



ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT
LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://hapevillega.civicclerk.com/Web/Player.aspx?id=622&key=-1&mod=-1&mk=-1&nov=0>

February 7, 2023 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chloe Alexander

3. WELCOME:

4. PLEDGE OF ALLEGIANCE:

5. INVOCATION:

6. PRESENTATIONS:

6.I. Willingham Corridor Improvement Study Presentation

Background:

Willingham Corridor Improvement Study Presentation by Hannah Palmer of Finding the Flint.

Supporting Document(s):

1. Willingham Corridor Study Presentation

7. PUBLIC HEARING:

- 7.I. Consideration and Action on Alcohol Beverage License request by Touché Lounge & Grill LLC at 1155 Virginia Ave Suite K, Hapeville, GA 30354.**

Background:

Touché Lounge & Grill LLC has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and Council. All departmental reports have been received, and advertising has been completed.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Touché Lounge Alcohol Application_Redacted
2. 1155 Virginia Ave Suite K Touché Planning & Zoning Report 2023

3. Fire Report
 4. Alcohol Establishment Inspection- Code Enforcement
 5. AD# 642593
- 7.II. Consideration and Action on Alcohol Beverage License request by Cafe Belli at 673 North Central Ave, Hapeville, GA 30354.

Background:

Cafe Belli has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and Council. All departmental reports have been received, and advertising has been completed.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Cafe Belli Alcohol Application_Redacted
 2. 673 North Central Cafe Belli Planning & Zoning Report 2023
 3. Fire Report
 4. Alcohol Establishment Inspection- Code Enforcement
 5. AD# 644200
- 7.III. Consideration on FY2022-2023 Proposed Mid-Year Budget Amendment – First Reading

Background:

Fiscal Year 2022-2023 budget was adopted on June 21, 2022. This adopted budget called for \$18.4M in General Fund expenditures with revenues listed as \$18.4M with no supplement by an apportionment from City Fund Balance. After finance reviewed revenues and expenditures, met with City Manager and all department heads, we are presenting the following recommended adjustments to the City's General Fund budget.

As of February 7, 2023, operational inflows are budgeted at 19.6M, which is 1.2M increase from adopted budget. The increase in operational inflows primarily consists of real and personal property tax (\$710K), local option sales taxes (\$100K), and hotel/motel tax (\$225K).

A review of the City's expenditures and budget realignment has allowed Finance to project the following summarized increases to the General Fund budget. Explanation of these projected increases are included in attached budget document.

- 1515 – Customer Financial Services – is a new Department broken out from Department 1510 – Finance & Reporting
- 3510 – Fire – \$219K – Overtime - Personnel Shortage
- 4100 – Publics Works Administration – \$3.4M - New Dept – Budget moved from Dept 6220 Park & Grounds
- 4210 – Highway & Streets – \$99K – Splash Pad and Supplies
- 6220 – Parks Areas & Grounds – \$0.00 – Budget of \$3.3M moved to 4100 Public Works Admin
- 9100 – Other Financing Uses/Transfers – Funding Source for 215 E-911 – Due to \$180K Projected Revenues and \$875K Projected Expenditures for 215 E-911 Fund

The updated 2022-2023 budget will be uploaded to the City's Website after Mayor and Council Approval

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. City of Hapeville FY2022-2023 Proposed Mid-Year Budget Request Summary - Exhibit A
2. City of Hapeville FY2022-2023 Proposed Mid-Year Budget Request Summary and Detail -

Exhibit B

3. City of Hapeville_Mid Year Budget Ordinance - FY2022-2023-(02-7-2023)
- 7.IV. Consideration of an amendment to the Code of Ordinances, City of Hapeville, Georgia, Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) - First Reading

Background:

The Hapeville City Council has approved a number of rezonings in the past year. The City's Zoning Map is updated annually to reflect these changes. The following parcels' zoning designations were changed.

- Parcel Identification Number 14 0096 LL0502 from RMU, Residential Mixed Use to U-V, Urban Village.
- Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-009-1, 14-0066-0001-007-6 from U-V, Urban Village and R-1, One Family Detached to P-D, Planned Unit Development.
- Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village.

The Planning Commission considered this item on January 17, 2023, and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Zoning Map Ordinance 2023 (03246347xA0B3B)
2. Hapeville Zoning Map_20230221
3. Planners Report 2023 Zoning Map Update
4. SUMMARY MINUTES - 01-17-2023

8. QUESTIONS ON AGENDA ITEMS:

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

9. CONSENT AGENDA:

- 9.I. Consideration and Action to approve the January 10th, Council Meeting minutes.

Supporting Document(s):

1. 1102023 Drafted Minutes

- 9.II. Consideration and Action to approve the January 10th, Executive Session Meeting minutes.

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to approve the MOU for the Hapeville Art Trail.

Background:

At the September 6, 2022, Council meeting, The ATL Airport District presented the drafted work for the Hapeville tagline – A Home for the Arts. The project would create an art trail to feature the City's numerous public art features, highlight its inclusivity and vibrancy, and sequentially allow the City to continue investing in public art. The draft Memorandum of Understanding has been reviewed by City and ATL Airport District attorneys and is presented to kick-start the project.

Supporting Document(s):

1. Hapeville Art Trail Service Agreement
- 11.II. Consideration and Action to approve the proposed Marijuana Ordinance.- Second Reading

Background:

At the October 18, 2022, Council meeting, Councilmember Reichert proposed that the Governing Body adopt a marijuana ordinance that reduces penalties for possession of small quantities of marijuana. The proposed ordinance states that individuals in Hapeville found possessing one ounce or less of marijuana would be cited, pay a fine, and no longer face arrest, a trial, or a misdemeanor record. Council instructed staff to bring forth a draft ordinance for review.

Supporting Document(s):

1. Drafted Marijuana Ordinance (03221613xAoB3B)
- 11.III. Consideration and Action to approve the Ordinance for the modified City Retirement Plan – Second Reading.

Background:

At the October 4, 2022, Council meeting City Staff brought forth a plan to develop an additional retirement option for full-time employees. Council approved the Staff recommendation to update City Retirement Plan. The proposed ordinance is the final phase to execute the Rule of 70 retirement agreement.

Supporting Document(s):

1. Hapeville AA Final
 2. Hapeville Addendum
- 11.IV. Consideration and Action to approve the Resolution for the Willingham Corridor Improvement Study.

Background:

The Aerotropolis Atlanta, in conjunction with the City of Hapeville, the City of College Park, and the City of East Point, had an improvement study prepared for the Willingham Drive Corridor. The study included developing a vision for the future area and identifying potential.

Catalytic sites, identifying potential public investment, highlighting the Flint River, and creating an area that connects the Tri-Cities.

Supporting Document(s):

1. Willingham Corridor Improvement Study_Final Draft_12-29-21
 2. Resolution on Willingham Drive Corridor Study (03243174xAoB3B)
 3. Planners Report Willingham LCI Study
 4. SUMMARY MINUTES - 01-17-2023
- 11.V. Discussion on the Civility Resolution.

Background:

The Georgia Municipal Association reports in a recent survey 93 percent of Americans believe incivility is a problem, with 68 percent identifying incivility as a major problem. Cities need to help counteract the growing polarization and challenges caused by incivility. Larry Hanson, CEO and Executive Director of GMA, said, “*Civility fosters respect, trust, and belonging. By modeling and practicing civility, city leaders set an expectation that vigorous debate and vetting of ideas can be respectful and productive, leading to better engagement and outcomes for all*”. GMA suggested cities sign up to pledge to and encourage a spirit of civility in its governance and interactions. Staff is asking Council to review and adopt this Civility Resolution to embrace the pledge.

Supporting Document(s):

1. Resolution-Civility
- 11.VI. Discussion on Hapeville’s tree health.

Background:

The age and health of city trees is a growing concern. Council members have recently requested an open discussion. Staff has made initial inquiries regarding obtaining an inventory of trees

and their health. Staff would like to hear more open discussion with Council so we can size and scope the project and set our future plans.

12. CITY MANAGER REPORTS:

13. PUBLIC COMMENTS:

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

14. MAYOR AND COUNCIL COMMENTS:

15. EXECUTIVE SESSION: *When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).*

16. ADJOURN:

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.



WILLINGHAM CORRIDOR STUDY

City of Hapeville
February 7, 2023



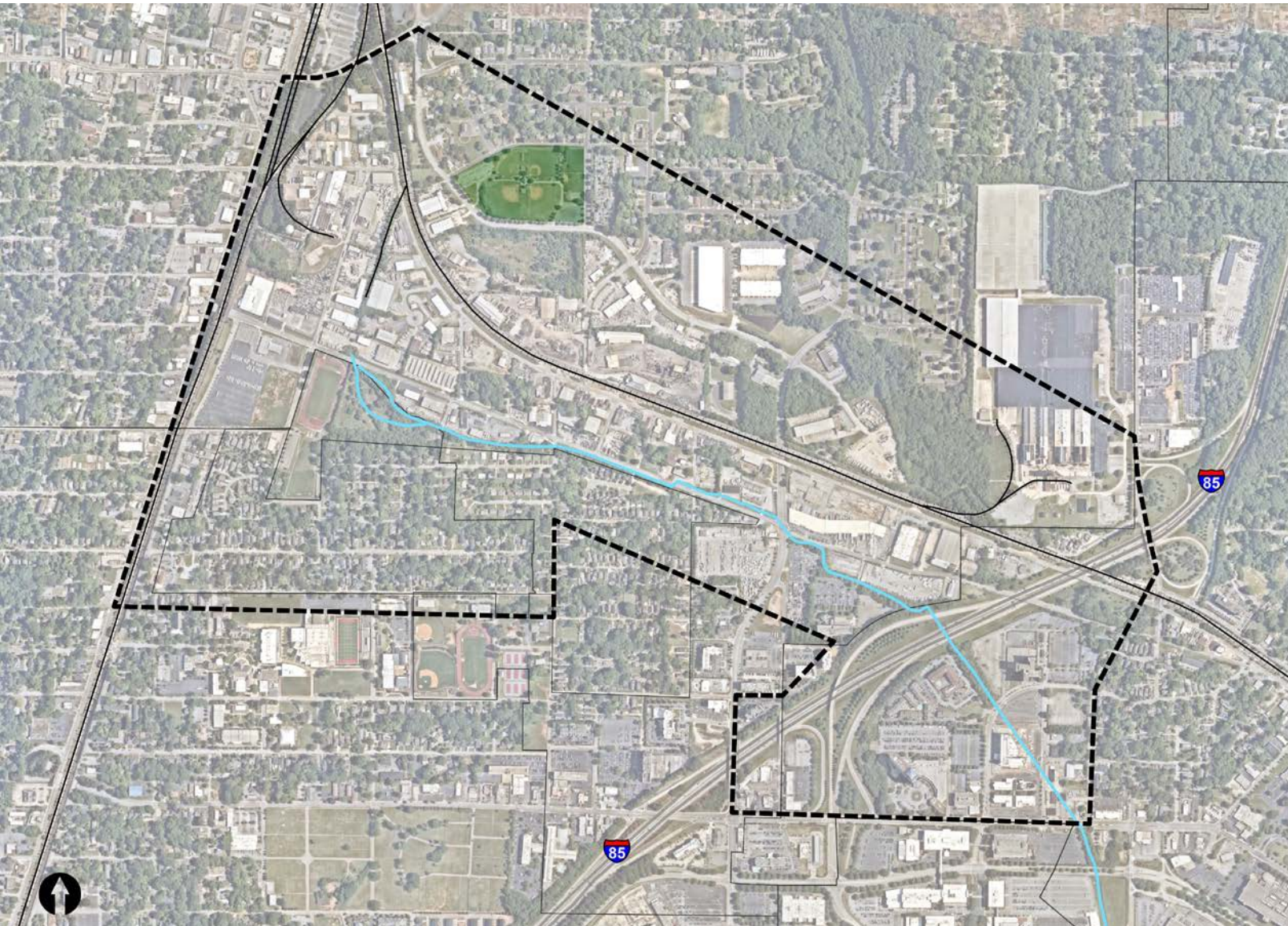
OVERVIEW

- Atlanta Regional Commission (ARC) funded Community Development Assistance Program (CDAP) study
- Existing Conditions and Market Assessment
- Identification of Catalytic Sites and Projects
- Recommendations

Outreach and Meetings:

- Stakeholder Meetings (3)
 - June-November
- Stakeholder and Elected Official Interviews
 - June-October
- Online Survey
 - July-September
- Public Meetings (2)
 - October-November

EXISTING CONDITIONS



- Predominately industrial
- Vehicle storage
- Vacant buildings and parcels
- Study area divided north/south
- Limited bike/ped facilities
- Limited accessible greenspace
- Adjacent to active downtowns
- Adjacent to MARTA stations
- Adjacent neighborhoods
- Flint River follows Willingham Dr.
- Loss of industrial jobs
- Growing hotel market
- Unknown, passthrough area

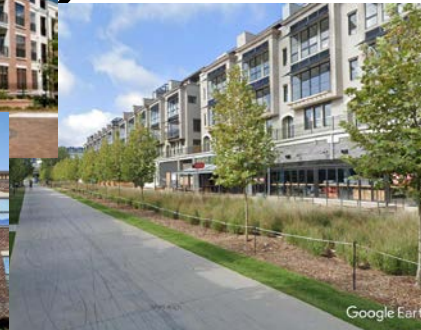
Flint River and Headwaters Trail



Headwaters District



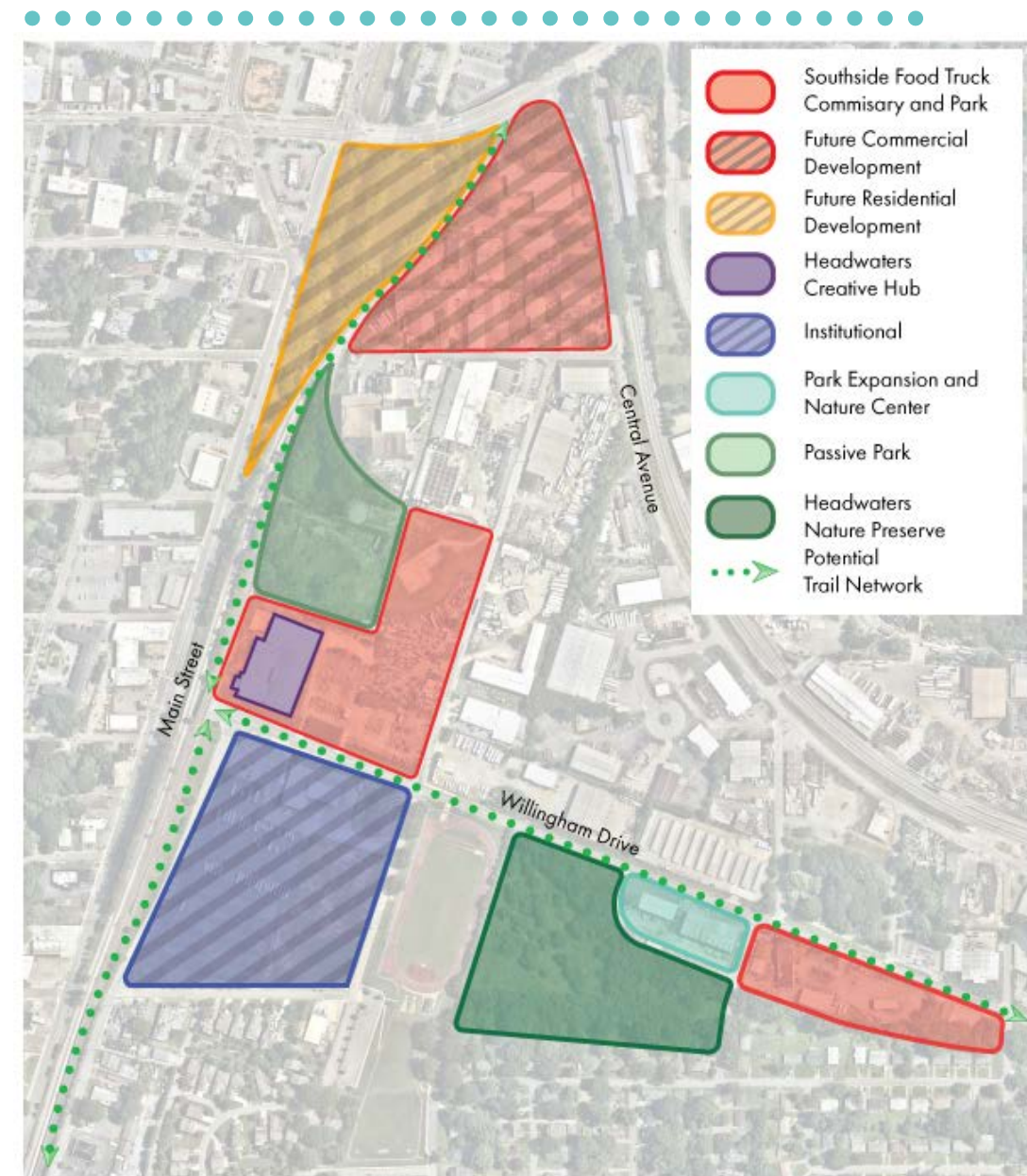
Neighborhood Node



International Node

Draft Catalytic Sites

Headwaters District



BREWERY



FOOD TRUCK



FLEX OFFICE



HEADWATERS TRAIL



NATURE CENTER

- **Centered on Headwaters Nature Preserve and Headwaters Hub**
- **Headwaters Hub**
 - **Brewery**
 - **Commercial Kitchens**
 - **Artisan Workspace**
 - **Makerspace**
 - **Flexible Office**
 - **Community event space**
- **Food truck park and commissary**
 - **Southside food truck hub**
- Gateway to/from Main Street
- **Nexus of future path connections**
- Connections to MARTA stations
- Pop-up Restaurant/Retail
- **MARTA bridge and wall mural**
- Potential future greenspace
- Additional development sites

Draft Catalytic Sites

Headwaters District

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Existing:

- Former Clarus building
- Vacant industrial building
- Adjacent to MARTA bridge
- Located at gateway
- Located close to Headwaters Nature Preserve

Draft Catalytic Sites

Headwaters District

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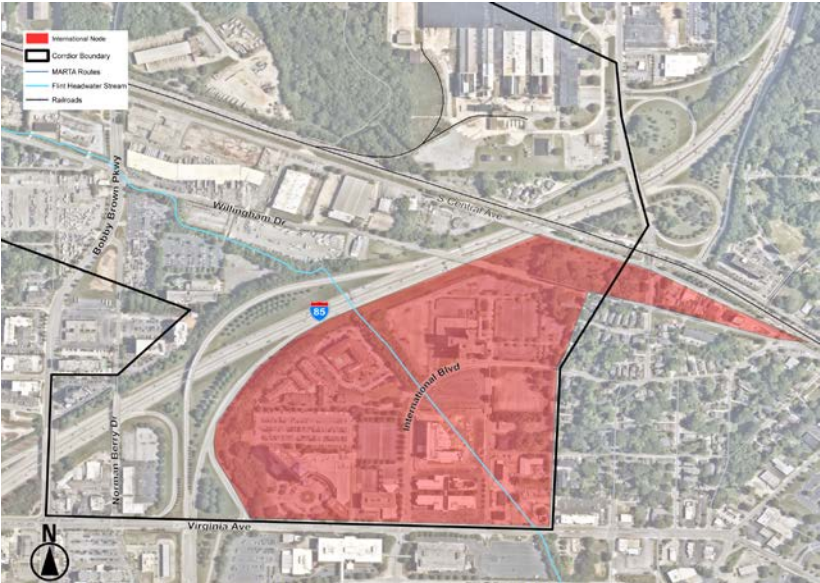
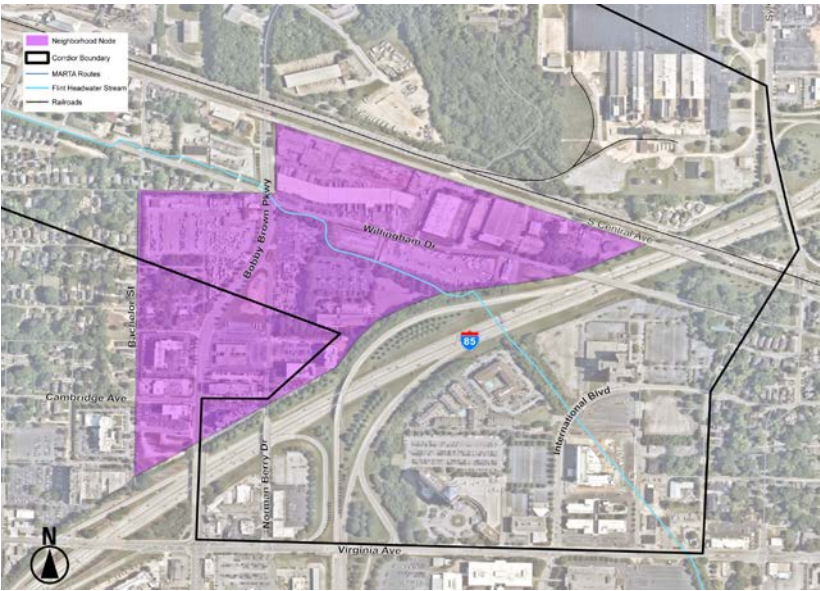


Reimagined:

- Center for creatives and entrepreneurs
- Flexible “creative” office space
- Makerspace and artisan workshops
- Brewery and mini food hall
- Community meeting space
- Art gallery
- Headwaters Trail
- Adjoins and opens onto proposed Food truck Park and Commissary
- MARTA bridge and wall mural

Draft Catalytic Sites

Neighborhood and International Nodes



Flint River and Headwaters Trail

Headwaters Trail

WILLINGHAM CORRIDOR



Draft Greenspace Recommendations

Headwaters Nature Preserve



- Catalytic project
- Complete planning and implementation
- Critical trail connections
- Potential expansion
- Nature Center
 - “Front Door” or “Store Front” for the Flint River
 - Flint River (Metro ATL to South Georgia)
 - Urban ecology, urban waterways
 - Partner with Woodward Academy, area schools
 - Community center/meeting space



Example Nature Center

Draft Catalytic Sites

Neighborhood Node Trail and Greenspace



- Creekside, Trail-Oriented Development
- Low-Impact Development (LID) within and adjacent to Headwater of the Flint River Floodplain
- Demonstration Stormwater/ Floodplain Park with Lookout Tower

Draft Catalytic Sites

Neighborhood Node Trail and Greenspace



- Existing, fenced parking lots
- Creek hidden behind barbed/razor-wire fencing and exotic/invasive plants

Draft Catalytic Sites

Neighborhood Node Greenspace

.....



- Providing views and access to the creek
- Orienting development to the creek and trail
- Creek bank restoration/re-stabilization
- Creekside trail with environmental education
- Tree-planting

Implementation



Organization

- **Create a Willingham Corridor Task Force**

Greenspace and Trails

- *Headwaters Nature Preserve**
- **Headwaters Trail Study**
- Headwaters Trail (first phase)

Land Use and Development

- **Zoning Changes/Revisions to Support Redevelopment**

Transportation

- **Improve MARTA Bus Stops**
- **Willingham Drive Sidewalk Extension**
- (Interchange Access Study)
- (Sylvan Road Connector Feasibility)
- (Safe Rail Crossing Study)

Economic Development

- **Establish Headwaters Creative Hub**
- Expand or Create a Tax Allocation District (TAD)
- Conduct Brownfield Assessment of Catalytic Sites

Placemaking and Programming

- **Public Art/MARTA Bridge and Wall Mural**
- Organize Streets Alive Willingham Drive
- Organize Flint River Festival

Implementation



100 Day Action Plan

Action/Description	Cost	Responsible Party	Funding Source	Partner Organizations
Educate elected officials/public on plan	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	College Park and East Point BIDA, Hapeville Development Authority
Initiate the creation of the Willingham Corridor Task Force	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	Aerotropolis Atlanta Alliance, Finding the Flint, Woodward Academy, Members of the Stakeholder Committee
Initiate discussions with MARTA on possible bridge and retaining wall art.	Staff Time	Cities of College Park and Hapeville	Cities of College Park; East Point; Hapeville	MARTA, Woodward Academy
Initiate coordination with ARC and MARTA on stop improvements	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	MARTA, ARC
Identify vacant building for temporary use including community event, art installation, etc.	Staff Time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	Aerotropolis Atlanta Alliance, Finding the Flint, Woodward Academy, Members of the Stakeholder Committee
Initiate discussions on organization of Streets Alive or Flint River Festival	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	Aerotropolis Atlanta Alliance, Finding the Flint, Woodward Academy, Members of the Stakeholder Committee
Confirm with Georgia Department of Community Affairs location and eligibility of State Opportunity Zones	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	Georgia DCA, College Park and East Point BIDA, Hapeville Development Authority
Initiate discussion with GDOT Office of Utilities about railroad crossing coordination	Staff time	City of Hapeville	City of Hapeville	GDOT
Code Enforcement	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	N/A
Continue discussions with the Georgia Environmental Protection Division (EPD) on assessing existing or new Brownfield grants	Staff Time	City of East Point	City of East Point; EPD Grant	Georgia EPD



Questions?

Hannah Palmer, Coordinator
Finding the Flint

Alcohol Beverage License Application

Instructions: This application must be typed or printed legibly and executed under oath. Each question must be fully answered. If space provided is not sufficient to answer the question please use a separate sheet of paper.

Holding an alcohol beverage license with the City of Hapeville is a privilege.

Date: 12.7.22 ☒ New ☐ Amended

Contact Name: Antonia Edwards Phone: [REDACTED]

Business/Trade Name: Touche Lounge & Grill LLC

D/B/A: Touche Lounge & Grill

Email: [REDACTED]

Emergency Contact Name: Brittney James Phone: [REDACTED]

Business Address: 1155 Virginia Ave Suite K Hapeville, GA 30354

TYPE OF BUSINESS

- | | |
|--|---|
| ☐ Convenience Store | ☐ Specialty Beverage Store |
| ☐ Grocery Store | ☒ Restaurant |
| ☐ Hotel/Motel | ☐ Restaurant under 2,000 Sq. Ft. |
| ☐ Package Store | ☐ Wholesale |
| ☐ Manufacturer | ☐ Other: _____ |

TYPE OF LICENSE AND FEES

Retail		On-Premise Consumption	Wholesale/Manufacturer
☐ Beer/Wine	\$3,150.00	☐ Beer/Wine \$3,150.00	☐ Beer/Wine \$3,150.00
☐ Package	\$5,000.00	☒ Beer/Wine/Liquor \$5,000.00	☐ Beer/Wine/Liquor \$5,000.00

On-Premise Consumption below 2,000 Sq. Ft.

- | | |
|--|-----------|
| ☒ Beer | \$750.00 |
| ☒ Wine | \$750.00 |
| ☒ Liquor | \$1600.00 |

APPLICANT INFORMATION

Please submit a passport photograph of owner(s) with completed application.

Full Name: Antonia Leshawn Edwards Date of Birth: [REDACTED] 1991

Current Address: [REDACTED]

Spouse Name: N/A

Address of Applicant (if different for the past 5 years):
[REDACTED]

Name and Location of Employers for the last five years: Georgia Department of Health Atlanta, GA

Have you been arrested in the last five years? ☐ Yes ☒ No (If yes, explain)

Has your spouse been arrested in the last five years? ☐ Yes ☐ No (If yes, explain) N/A

BUSINESS INFORMATION

Type of business entity: ☐ Sole Proprietorship ☐ Partnership ☐ Corporation ☒ Other

Has an Occupational Tax Certificate been obtained and paid for said business? ☒ Yes ☐ No (If not issued by the City of Hapeville please include a copy with application.)

Federal Tax ID Number: [REDACTED] State Tax ID Number:

Do you own the property? ☐ Yes ☒ No (If no, please provide name, address, and contact number for the landlord. A copy of the Lease must be attached to this application.) Christine Barrett, Property Manager Riverwood Properties, [REDACTED]

Name each person(s) having a financial interest in the Establishment.

Full Name	Position	Social Security Number	Address	% of Interest
Antonia Edwards	Owner	[REDACTED]	[REDACTED]	100%

Have you or anyone with interest in the establishment ever or do you currently hold an alcohol beverage license with any other municipality, county, or state? ☐ Yes ☒ No

If so, have you or anyone holding interest in the establishment ever been placed on probation or had your license revoked? ☐ Yes ☒ No (If yes, please explain on separate sheet of paper and attach hereto.)

Provide name, address, Social Security Number, and phone number for each Manager if different from owner. A passport photograph, Personnel Statement, and Background Check must be submitted for each manager.

Full Name	Social Security Number	Address	Phone Number

BUSINESS SPECIFIC INFORMATION

County Tax Parcel ID _____ Zoning District U-V ZONE (URBAN VILLAGE)

Nearest Intersection: Norman Berry Dr

Building Square Footage: _____ Business Square Footage (if not using entire building): 5,234

Patio/Outdoor Dining Square Footage (if applicable): _____

Number of Parking Spaces for business? (Attach site plan showing designated, striped parking and lighting)
89

If shared parking, detail of how many are dedicated to the business and details of other businesses sharing parking (addresses). there are 89 shared parking spaces on site with additional parking available through a shared parking easement agreement on the adjacent lot to the north.

Hours/days of operation: Tuesday to Thursday, 1030a to 12a,
Friday and Saturday 1030a -2am, and Sunday 12:30pm to 2am.

Description of adjacent properties (residential/commercial) _____
Commercial properties, Race Trac Gas Station, McDonalds, Ruby Tuesday

If application is for Retail Sale, attach a surveyor's certificate containing the following information:

- ☐ A scale drawing of the building and/or proposed building
- ☐ The proposed off-street parking facilities available to the building and all outdoor lighting on the premises
- ☐ The exact location of the business, including street address, ward, and county tax map number
- ☐ Current zoning classification of the location
- ☐ The distance from the business to each of the following: the nearest school, church building, and the nearest alcoholic treatment center owned and operated by state, county or municipality.

VERIFICATION OF APPLICATION

I hereby make application for an Alcohol Beverage License for the City of Hapeville. I understand that holding this license is a privilege. I do hereby affirm and swear that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand the City of Hapeville reserves the right to

enforce any and all ordinances regardless of payment of license fee and further that it is my/our responsibility to conform with said ordinances in full. I hereby acknowledge that all requirements shall be adhered to. I can read the English language and I freely and voluntarily have completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville pursuant to O.C.G.A. §16-10-20.

Antonia Edwards
Signature of Applicant or Agent

Antonia Edwards
Print or Type Name

I certify that _____ (name of applicant) personally appeared before me, and that he signed his name to the foregoing statements and answers made therein, and under oath, has sworn that said statements and answers are true.

This 7TH day of December, 2022.
[Signature]
Notary Public

My commission expires on: 12/03/2023

Antonio D Copeland
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 12/03/2023



Alcohol License Establishment Planning & Zoning Form

Date: January 19, 2023

Business Name: Touche Lounge & Grill, LLC

Business Address: 1155 Virginia Avenue, Ste K

Business Owner: Antonia Edwards

Building Square Footage: not provided

Square footage of Business Unit: 5,234 SF

Will the establishment provide patio/outdoor dining? No outdoor seating has been proposed. Should alcohol service be proposed for outdoor dining, all applicable regulations must be met

Number of Parking Spaces Provided: Shared parking, 89 shared spaces with additional parking available via shared easement.

STAFF USE ONLY

Zoning Classification: U-V, Urban Village

Sec. 93-11.2-3. Permitted uses.

Restaurants, grills, cafes, taverns and similar eating and drinking establishments with a maximum size of 6,000 square feet, but excluding drive-in restaurants, fast food restaurants, or restaurants in which patrons are not served exclusively seated or standing at a counter. Such restaurants, grills, cafes, taverns and similar eating and drinking establishments shall be allowed to operate no more than six billiard tables upon the premises.

Does the proposed use require a Conditional Use Permit? No.

Number of parking spaces required by zoning: 16, which will be met by shared parking.

Outdoor dining: None.

Staff Recommendation: The parking lot for the site has 115 approved spaces (89 are indicated in the application). Similar to other establishments in the building, staff recommends the owner/operator implement a valet parking system and have a valid off-site location for customer vehicles.

Zoning Compliance

Zoning Classification: U-V, Urban Village. The business is a restaurant which has an approved occupational tax permit in the U-V, Urban Village Zoning district.

Alcoholic Beverage Ordinance Compliance

Sec. 5-6-3. - On-premises consumption regulations generally.

The following regulations shall apply to licensed on-premises consumption establishments:

- (2) No pouring of liquor, malt beverages, or wine, or any other on-premises alcohol service shall be permitted between the hours of 12:00 a.m. and 8:00 a.m. for licensed establishments whose property lines abut an area zoned residential, and 2:00 a.m. and 8:00 a.m. for all others. Except for bed and breakfasts and hotels, all patrons shall vacate such licensed establishments whose property lines abut an area zoned residential no later than 12:45 a.m., and 2:45 a.m. for all others. For purposes of this subsection, "residential" shall mean any parcel of land designated for use as a single or multifamily dwelling and duplexes.

The stated business hours of Tuesday through Thursday, 1030am to 12am, Friday and Saturday 1030a-2am, and Sunday 12304p to 2am meet the hours required above. There are no residential properties abutting the proposed location.

Sec. 5-3-4. – Standards for approval, denial, renewal, suspension or revocation.

- (1) The nature of the neighborhood immediately adjacent to the proposed location, that is, whether the same is predominantly residential, industrial or business.

The proposed location is in a commercial area of Hapeville. There are other restaurants on the same property that have received alcohol licenses.

- (2) The proximity of churches, school buildings, school grounds, college campuses, and alcoholic treatment centers owned and operated by the state or any county or municipal government therein.

There is no minimum distance required for on-site premises consumption from the nearest churches, school/school grounds, college campuses, or alcohol treatment centers.

- (3) Whether the proposed location has adequate off-street parking facilities or other parking available for its patrons.

Parking available per the approved site plan (Board of Appeals) is 115 spaces. There are other restaurants in the building that also utilize the same parking lot. A valet program may be considered to adequately service the restaurant.

- (4) Whether the location would tend to increase and promote traffic congestion and resulting hazards therefrom.

This business is in an existing commercial center. No additional traffic is expected.

Sec. 5-6-7. - Regulations of restaurants; reporting food sales.

- (a) A restaurant holding an alcohol beverage license must (i) be open to the public at least six hours per day, serving at least two meals per day, with a minimum serving time of three hours per meal; and (ii) serve meals at least six days a week with the exception of weeks including holidays, vacations, and periods of redecorating. Before any repair, redecorating or any period of closure other than nationally recognized or religious holidays, vacations or emergencies, the details of such repair or redecorating shall require approval by the city manager who shall first submit such information to the city manager for review and recommendation. Where closure is the result of a catastrophic emergency, post closure review can be applied for; however, such review request must be applied for by the license holder no later than 30 days post closure or the same closure may be prosecuted as a violation of this section and may result in administrative proceedings as well.

Compliant

- (a) Serving of alcoholic beverages at off-premises locations shall not be the principal business of the restaurant and consumption on the premises shall only be incidental thereto.

N/A

- (b) As used in this section, seating capacity shall mean that no more than 25 percent of such seating shall be at a common table or counter area or shall be other than individual tables or booths designed for seating of at least two individuals.

Should be confirmed by Fire Marshall and/or Police Department

- (c) The restaurant, including its front facing exterior windows and doors, shall be designed in a manner which affords police and public safety personnel a clear view into the restaurant's interior.

Compliant, confirm with Fire Marshall and/or Police Department.

- (d) The restaurant, including its front facing exterior windows and doors, shall be designed in a manner which affords police and public safety personnel a clear view into the restaurant's interior.

- (e) The principal business of a restaurant shall be the sale of food. As used in this section, principal business shall mean that at least 30 percent of the receipts of such business shall come from the sale of food. While a separate license shall be required for each food establishment within a hotel, the food and alcohol sales percentages for a hotel shall be calculated as an aggregate number for the hotel and not based on each individually licensed establishment.

Compliant per occupational tax permit. Must submit receipts to City Clerk

Inspection No:	IAL 22-010
Inspection Date:	01/12/2023
Inspection Time:	1
Inspected By:	Eskew, Brian

HAPEVILLE FIRE DEPARTMENT FIRE INSPECTION REPORT



Inspection and Compliance Orders

Facility:	Touche Lounge and Grill	Address:	1155 Virginia Avenue #K		
Phone:	404-428-1069				
Fax:		City:	City of Hapeville		
Email:	edwards5074@gmail.com	State:	GA	Postal Code:	30354

Primary Contact

Contact:	Edwards, Antonia	Work:	
Email:	edwards5074@gmail.com	Cell:	404-428-1069

Inspection Type:	Inspection - Business License
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Violation Code	Days to Correct*	Violation	Notes	Location
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Inspection Notes:
Approved for Alcohol License

Inspector : Brian Eskew	
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* Number of days to correct from date inspected.

A variance procedure is available. Please contact the inspector named for further assistance with this or any other matter.



Alcohol Establishment Code Enforcement Inspection

Date: 02-2-2023

Business Name: Touche Lounge and Grill

Address: 11155 Virginia Ave Suite K

Exterior Observations:

Condition of Signage: Satisfactory

Window Signage & Visibility: Satisfactory

Condition of Property: Satisfactory

Exterior Illumination: ☐ Low Level ☒ Moderate Level ☐ High Level

Employee ID Badges: ☐ In Compliance ☐ Non-Compliant ☒ N/A (in progress)

Interior Observations:

Alcohol License ☐ In Compliance ☐ Non-Compliant ☒ Not issued

Interior Illumination: ☐ Low Level ☒ Moderate Level ☐ High Level

Cameras: ☒ In Compliance ☐ Non-Compliant ☐ N/A

(in-progress)
Broken Packages: ☒ In Compliance ☐ Non-Compliant ☐ N/A

Traffic Considerations:

Private Property Accidents 0 Notes: _____

COMPLIANCE: Please correct the code violations within 0 days from receipt of this notice to be considered for an Alcohol License.

RIGHT TO APPEAL: Appeals are made thru the ARB, City of Hapeville Mayor and Council by contacting City Hall at 404-669-2100. Non-compliance may result in a Court Citation.

Additional Violations Noted: _____

History:

Law Enforcement: 214 calls Code Enforcement: 3 calls

Inspector's Signature

A. Painter

Public Notice Order Confirmation

Ad Order # 0000642593 PO # Ordered By Antonia Edwards

Account # 9058810 Name EDWARDS, ANTONIA Address 150 SHADY BROOK WALK, FAYETTEVILLE, GA 30214
Phone 404-428-1069 Fax Email edwards5074@gmail.com

Daily Report

Placement: Business Position: Alcoholic Beverage License County:
Run Dates: 01/25, 02/01 # of Ins: 2 Ad Size: 63 Words
Subject: Touche Lounge & Grill (CC)

Gross Amount
500.00

Affidavit Fee
5.00

Amount Due
505.00

Ad Text Corrections Please review and provide corrections as needed.

ON PREMISE CONSUMPTION

APPLICATION HAS BEEN MADE BY TOUCHE LOUNGE & GRILL, OWNER ANTONIA EDWARDS AT 1155 VIRGINIA AVE SUITE K, HAPEVILLE, GA 30354 FOR THE ISSUANCE OF A 2023 ON PREMISE CONSUMPTION. A PUBLIC HEARING WILL BE HELD BY THE HAPEVILLE MAYOR AND COUNCIL ON FEBRUARY 7TH, AT 6:00PM, AT HAPEVILLE MUNICIPAL COMPLEX AT 700 DOUG DAVIS DRIVE, HAPEVILLE, GEORGIA 30354.
#0000642593:1/25-2AS

Payment By Credit Card

() Visa () MC () Amex

Credit Card #: Exp. Date: / Security Code:
Card Holder Name: Signature: Pmt Amount:

Alcohol Beverage License Application

Instructions: This application must be typed or printed legibly and executed under oath. Each question must be fully answered. If space provided is not sufficient to answer the question please use a separate sheet of paper.

Holding an alcohol beverage license with the City of Hapeville is a privilege.

Date: 12/9/22 ☒ New ☐ Amended

Contact Name: Maruf Ali Phone: [REDACTED]

Business/Trade Name: Cafe Belli

D/B/A: _____

Email: [REDACTED]

Emergency Contact Name: Samantha Ali Phone: [REDACTED]

Business Address: 673 North Central Ave, Hapeville GA 30354

TYPE OF BUSINESS

- | | |
|--|--|
| ☐ Convenience Store | ☐ Specialty Beverage Store |
| ☐ Grocery Store | ☐ Restaurant |
| ☐ Hotel/Motel | ☒ Restaurant under 2,000 Sq. Ft. |
| ☐ Package Store | ☐ Wholesale |
| ☐ Manufacturer | ☐ Other: _____ |

TYPE OF LICENSE AND FEES

Retail		On-Premise Consumption		Wholesale/Manufacturer	
☐ Beer/Wine	\$3,150.00	☐ Beer/Wine	\$3,150.00	☐ Beer/Wine	\$3,150.00
☐ Package	\$5,000.00	☒ Beer/Wine/Liquor	\$5,000.00	☐ Beer/Wine/Liquor	\$5,000.00

On-Premise Consumption below 2,000 Sq. Ft.

- | | |
|--|-----------|
| ☒ Beer | \$750.00 |
| ☒ Wine | \$750.00 |
| ☒ Liquor | \$1600.00 |

APPLICANT INFORMATION

Please submit a passport photograph of owner(s) with completed application.

Full Name: Maruf Ali Date of Birth: [REDACTED] / 1987
Current Address: [REDACTED] Hopeville, GA 30354Spouse Name: Samantha AliAddress of Applicant (if different for the past 5 years):

_____Name and Location of Employers for the last five years: Belli Pizzeria
1197 Peachtree St Ne, Atlanta GA 30361Have you been arrested in the last five years? ☐ Yes ☒ No (If yes, explain)

_____Has your spouse been arrested in the last five years? ☐ Yes ☒ No (If yes, explain) _____

_____**BUSINESS INFORMATION**Type of business entity: ☒ Sole Proprietorship ☐ Partnership ☐ Corporation ☐ OtherHas an Occupational Tax Certificate been obtained and paid for said business? ☒ Yes ☐ No (If not issued by the City of Hapeville please include a copy with application.)

Federal Tax ID Number: _____ State Tax ID Number: _____

Do you own the property? ☐ Yes ☒ No (If no, please provide name, address, and contact number for the landlord. A copy of the Lease must be attached to this application.) Laura Murphy [REDACTED]

Name each person(s) having a financial interest in the Establishment.

Full Name	Position	Social Security Number	Address	% of Interest
<u>Maruf Ali</u>	<u>Owner</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u> <u>Dr. Hopeville GA</u> <u>30354</u>	<u>100%</u>

Have you or anyone with interest in the establishment ever or do you currently hold an alcohol beverage license with any other municipality, county, or state? ☐ Yes ☒ No

If so, have you or anyone holding interest in the establishment ever been placed on probation or had your license revoked? ☐ Yes ☒ No (If yes, please explain on separate sheet of paper and attach hereto.)

Provide name, address, Social Security Number, and phone number for each Manager if different from owner. A passport photograph, Personnel Statement, and Background Check must be submitted for each manager.

Full Name	Social Security Number	Address	Phone Number

BUSINESS SPECIFIC INFORMATION

County Tax Parcel ID _____ Zoning District _____

Nearest Intersection: Dagwood Dr

Building Square Footage: 1,200 Business Square Footage (if not using entire building): _____

Patio/Outdoor Dining Square Footage (if applicable): 200

Number of Parking Spaces for business? (Attach site plan showing designated, striped parking and lighting)

8 Striped Parking Spaces

If shared parking, detail of how many are dedicated to the business and details of other businesses sharing parking (addresses). _____

Hours/days of operation: Monday - Friday 7am - 12am

Saturday 9am - 1am Sunday 9am - 12am

Description of adjacent properties (residential/commercial) A 2 story home to the left and Metro PCS Business to the right of building

If application is for Retail Sale, attach a surveyor's certificate containing the following information:

- ☐ A scale drawing of the building and/or proposed building
- ☐ The proposed off-street parking facilities available to the building and all outdoor lighting on the premises
- ☐ The exact location of the business, including street address, ward, and county tax map number
- ☐ Current zoning classification of the location
- ☐ The distance from the business to each of the following: the nearest school, church building, and the nearest alcoholic treatment center owned and operated by state, county or municipality.

VERIFICATION OF APPLICATION

I hereby make application for an Alcohol Beverage License for the City of Hapeville. I understand that holding this license is a privilege. I do hereby affirm and swear that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand the City of Hapeville reserves the right to

Signature of Applicant or Agent

Print or Type Name

This 19th day of December, 2022

Notary Public

09/08/2025





Alcohol License Establishment Planning & Zoning Form

Date: January 19, 2023

Business Name: Café Belli

Business Address: 673 N Central Ave

Business Owner: Naruf Ali

Building Square Footage: 1,200 SF

Square footage of Business Unit: 1,200 SF with 200 SF outdoor dining

Will the establishment provide patio/outdoor dining? Yes. All applicable regulations must be met

Number of Parking Spaces Provided: 8 designated spaces.

STAFF USE ONLY

Zoning Classification: U-V, Urban Village

Sec. 93-11.2-3. Permitted uses.

Restaurants, grills, cafes, taverns and similar eating and drinking establishments with a maximum size of 6,000 square feet, but excluding drive-in restaurants, fast food restaurants, or restaurants in which patrons are not served exclusively seated or standing at a counter. Such restaurants, grills, cafes, taverns and similar eating and drinking establishments shall be allowed to operate no more than six billiard tables upon the premises.

Does the proposed use require a Conditional Use Permit? No.

Number of parking spaces required by zoning: 5, met

Outdoor dining: Yes.

Staff Recommendation: The outdoor dining must be surrounded by a fence or wall. Planters will not suffice.

Zoning Compliance

Zoning Classification: U-V, Urban Village. The business is a restaurant which has an approved occupational tax permit in the U-V, Urban Village Zoning district.

Alcoholic Beverage Ordinance Compliance

Sec. 5-6-3. - On-premises consumption regulations generally.

The following regulations shall apply to licensed on-premises consumption establishments:

- (2) No pouring of liquor, malt beverages, or wine, or any other on-premises alcohol service shall be permitted between the hours of 12:00 a.m. and 8:00 a.m. for licensed establishments whose property lines abut an area zoned residential, and 2:00 a.m. and 8:00 a.m. for all others. Except for bed and breakfasts and hotels, all patrons shall vacate such licensed establishments whose property lines abut an area zoned residential no later than 12:45 a.m., and 2:45 a.m. for all others. For purposes of this subsection, "residential" shall mean any parcel of land designated for use as a single or multifamily dwelling and duplexes.

The stated business hours of Monday through Friday, 7am to 12am, Saturday 9a-1am, and Sunday 9a to 12am meet the hours required above. There are no residential properties directly abutting the proposed location, however, there is a single family residence two properties to the west. The applicant should be mindful of the City's noise ordinance.

Sec. 5-3-4. – Standards for approval, denial, renewal, suspension or revocation.

- (1) The nature of the neighborhood immediately adjacent to the proposed location, that is, whether the same is predominantly residential, industrial or business.

The proposed location is in a commercial area of Hapeville.

- (2) The proximity of churches, school buildings, school grounds, college campuses, and alcoholic treatment centers owned and operated by the state or any county or municipal government therein.

There is no minimum distance required for on-site premises consumption from the nearest churches, school/school grounds, college campuses, or alcohol treatment centers.

- (3) Whether the proposed location has adequate off-street parking facilities or other parking available for its patrons.

Parking meets minimum requirements.

- (4) Whether the location would tend to increase and promote traffic congestion and resulting hazards therefrom.

No additional traffic is expected.

Sec. 5-6-7. - Regulations of restaurants; reporting food sales.

- (a) A restaurant holding an alcohol beverage license must (i) be open to the public at least six hours per day, serving at least two meals per day, with a minimum serving time of three hours per meal; and (ii) serve meals at least six days a week with the exception of weeks including holidays, vacations, and periods of redecorating. Before any repair, redecorating or any period of closure other than nationally recognized or religious holidays, vacations or emergencies, the details of such repair or redecorating shall require approval by the city manager who shall first submit such information to the city manager for review and recommendation. Where closure is the result of a catastrophic emergency, post closure review can be applied for; however, such review request must be applied for by the license holder no later than 30 days post closure or the same closure may be prosecuted as a violation of this section and may result in administrative proceedings as well.

Compliant

- (a) Serving of alcoholic beverages at off-premises locations shall not be the principal business of the restaurant and consumption on the premises shall only be incidental thereto.

N/A

- (b) As used in this section, seating capacity shall mean that no more than 25 percent of such seating shall be at a common table or counter area or shall be other than individual tables or booths designed for seating of at least two individuals.

Should be confirmed by Fire Marshall and/or Police Department

- (c) The restaurant, including its front facing exterior windows and doors, shall be designed in a manner which affords police and public safety personnel a clear view into the restaurant's interior.

Compliant, confirm with Fire Marshall and/or Police Department.

- (d) The restaurant, including its front facing exterior windows and doors, shall be designed in a manner which affords police and public safety personnel a clear view into the restaurant's interior.

- (e) The principal business of a restaurant shall be the sale of food. As used in this section, principal business shall mean that at least 30 percent of the receipts of such business shall come from the sale of food. While a separate license shall be required for each food establishment within a hotel, the food and alcohol sales percentages for a hotel shall be calculated as an aggregate number for the hotel and not based on each individually licensed establishment.

Compliant per occupational tax permit. Must submit receipts to City Clerk

Inspection No:	IAL 23-012
Inspection Date:	01/18/2023
Inspection Time:	0.12
Inspected By:	Eskew, Brian

HAPEVILLE FIRE DEPARTMENT FIRE INSPECTION REPORT



Inspection and Compliance Orders					
Facility:	Cafe Belli	Address:	573 North Central Avenue		
Phone:	407-202-5744				
Fax:		City:	City of Hapeville		
Email:	cafebelliatl@gmail.com	State:	GA	Postal Code:	30354
Primary Contact					
Contact:	Naruf, Ali	Work:			
Email:	cafebelliatl@gmail.com	Cell:	407-202-5744		
Inspection Type:	Inspection - Business License				

Violation Code	Days to Correct*	Violation	Notes	Location
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Inspection Notes: Approved for Alcohol License
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Inspector : Brian Eskew	
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* Number of days to correct from date inspected.

A variance procedure is available. Please contact the inspector named for further assistance with this or any other matter.

Code Enforcement Office
700 Doug Davis Drive
Hapeville, GA 30354



Office 404-669-2123
Fax 404-669-2140

Alcohol Establishment Code Enforcement Inspection

Date: 02-2-2023

Business Name: Cafe Belli

Address: 673 N Central Ave

Exterior Observations:

Condition of Signage: Satisfactory

Window Signage & Visibility: Satisfactory

Condition of Property: Satisfactory

Exterior Illumination: ☐ Low Level ☒ Moderate Level ☐ High Level

Employee ID Badges: ☐ In Compliance ☐ Non-Compliant ☒ N/A (in progress)

Interior Observations:

Alcohol License ☐ In Compliance ☐ Non-Compliant ☒ Not issued

Interior Illumination: ☐ Low Level ☒ Moderate Level ☐ High Level

Cameras: ☒ In Compliance ☐ Non-Compliant ☐ N/A

(in-progress)
Broken Packages: ☒ In Compliance ☐ Non-Compliant ☐ N/A

Traffic Considerations:

Private Property Accidents 0 Notes: _____

COMPLIANCE: Please correct the code violations within _____ days from receipt of this notice to be considered for an Alcohol License.

RIGHT TO APPEAL: Appeals are made thru the ARB, City of Hapeville Mayor and Council by contacting City Hall at 404-669-2100. Non-compliance may result in a Court Citation.

Additional Violations Noted: _____

History:

Law Enforcement: 18 calls Code Enforcement: 2 calls

Inspector's Signature

A. Painter

Public Notice Order Confirmation

Ad Order # 0000644200 PO # Ordered By Mario Ali

Account # 9058923 Name ALI, MARUF Address 673 N CENTRAL AVE, HAPEVILLE, GA 30354
Phone 313-647-6126 Fax Email

Daily Report

Placement: Business Position: Alcoholic Beverage License County:
Run Dates: 02/02, 02/03 # of Ins: 2 Ad Size: 137 Words
Subject: Cafe Belli (CC)

Gross Amount	Affidavit Fee	Amount Due
500.00	5.00	505.00

Ad Text Corrections Please review and provide corrections as needed.

TYPE OF LICENSE: ON-PREMISES CONSUMPTION
BELOW 2,000 SQ. FT

APPLICATION HAS BEEN MADE BY [CAFE BELLI],
OWNER [MARUF ALI] AT [673 N CENTRAL AVE],
HAPEVILLE, GA 30354 FOR THE ISSUANCE OF A
2023 [ON- PREMISES CONSUMPTION BELOW
2,000 SQ FT]. A PUBLIC HEARING WILL BE HELD
BY HAPEVILLE MAYOR AND COUNCIL ON
[FEBRUARY 7], AT 6:00 PM, AT HAPEVILLE MUNICI-
PAL COMPLEX AT 700 DOUG DAVIS DRIVE,
HAPEVILLE, GEORGIA 30354.

Payment By Credit Card

() Visa () MC () Amex

Credit Card #: Exp. Date: / Security Code:
Card Holder Name: Signature: Pmt Amount:

CITY OF HAPEVILLE
FISCAL YEAR 2022-2023 PROPOSED MID YEAR BUDGET REQUEST SUMMARY

EXHIBIT A

	FY21-22 Y-T-D Actual	Current Approved Budget 2022-23	Current Y-T-D Actual (February 3, 2023)	Proposed Budget Request 2022-23	Proposed Budget vs Current Budget Over/(Under)	Justification for Major Increase Requests STAFF COMMENTS
REVENUE/EXPENDITURES SUMMARY:						

REVENUE:

GENERAL FUND:

REVENUE DESCRIPTION						
TOTAL TAXES	11,025,315	10,971,500	8,522,406	11,820,000	848,500	Includes Budget Increase of 710K for Real Prop Tax
TOTAL LICENSES & PERMITS	1,552,131	1,195,500	565,041	1,200,500	5,000	Includes Projected Budget of 5K for Short Term Rental Fees
TOTAL INTERGOVERNMENTAL REV	11,594	-	-	0	0	
TOTAL CHARGES FOR SERVICES	487,876	333,200	271,337	410,470	77,270	Includes 48K Receipts - Tree Removal Fees
TOTAL FINES AND FORFEITURES	535,833	496,500	273,880	496,500	0	
TOTAL INVESTMENT INCOME	7	100	4	100	0	
TOTAL CONTRIBUTIONS	6,830	2,200	647	2,200	0	
TOTAL MISC REVENUE	152,047	93,500	40,183	109,500	16,000	Includes Add'tl 16K of Facility Rental Fees
TOTAL OTHER FINANCING SOURCES - (LESS FUND BAL ALLOC)	1,197,968	5,348,500	2,723,456	5,603,750	255,250	Add'tl 225K GF Portion of Hotel/Motel Projected Receipts
TOTAL REVENUE-GF: (NOT INCLUDING FUND BALANCE ALLOC)	14,969,599	18,441,000	12,396,953	19,643,020	1,202,020	

PROJECTED FUND BALANCE ALLOCATION - GENERAL FUND	0	0	0	0	0	
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REVENUE SUMMARY - ALL FUNDS:

FUND : FUND DESCRIPTION						
100	GENERAL FUND - (FUND BALANCE ALLOCATION NOT INCLUDED)	14,969,599	18,441,000	12,396,953	19,643,020	1,202,020
201	SPECIAL REVENUE FUNDS	6,909	5,980	4,005	9,500	3,520
215	E-911 FUND	590,359	887,081	76,972	874,783	(12,298)
220	ARP GRANT FUND	1,313,503	87,000	86,547	148,300	61,300
275	HOTEL & MOTEL TAX FUND	3,032,107	2,700,000	1,448,548	3,300,000	600,000
280	VEHICLE EXCISE FUND	274,009	220,000	106,146	220,000	0
290	TRADE & TOURISM FUND	2,169,076	1,907,500	905,343	2,282,500	375,000
301	CAPITAL PROJECTS FUND	872,044	630,000	83,561	650,655	20,655
350	T-SPLOST FUND	1,423,095	1,380,000	667,968	1,380,000	0
505	WATER & SEWER FUND	4,868,819	5,200,011	3,071,667	6,524,311	1,324,300
506	STORMWATER UTILITY FUND	261,597	275,000	62,200	275,000	0
540	SOLID WASTE/RECYCLING FUND	561,017	548,649	330,155	550,699	2,050
TOTAL REVENUE - ALL FUNDS:		30,342,135	32,282,221	19,240,066	35,858,768	3,576,547

CITY OF HAPEVILLE
FISCAL YEAR 2022-2023 PROPOSED MID YEAR BUDGET REQUEST SUMMARY

		FY21-22 Y-T-D Actual	Current Approved Budget 2022-23	Current Y-T-D Actual (February 3, 2023)	Proposed Budget Request 2022-23	Proposed Budget vs Current Budget Over/(Under)	Justification for Major Increase Requests STAFF COMMENTS
REVENUE/EXPENDITURES SUMMARY:							

EXPENDITURES BY DEPARTMENT & FUND

GENERAL FUND - EXPENDITURES - BY DEPARTMENT

DEPT#	DEPT NAME						
1110	CITY COUNCIL	50,198	82,627	26,282	61,628	(20,999)	
1310	MAYOR	20,342	26,343	14,339	26,843	500	
1320	CITY MANAGER	682,052	1,077,309	681,726	1,048,050	(29,259)	
1330	CITY CLERK	198,790	223,355	106,225	221,728	(1,627)	
1400	ELECTIONS	11,508	17,500	180	17,500	0	
1510	FINANCE & ADMINISTRATION	897,848	922,535	286,426	462,397	(460,138)	
1515	CUSTOMER FINANCIAL SERVICES	0	0	275,886	443,915	443,915	Moved Customer Service of Finance to Separate Department - 1515 Customer Financial Services
1530	LEGAL SERVICES	296,059	220,000	89,941	220,000	0	
1540	HUMAN RESOURCES	390,229	506,935	331,347	551,474	44,539	Paycom & Retirement Related Charges
1565	INFORMATION TECHNOLOGY	564,481	679,688	531,165	651,500	(28,188)	
2650	MUNICIPAL COURT	328,694	333,730	200,861	326,939	(6,791)	
3210	POLICE ADMINISTRATION	2,775,146	3,968,478	2,140,162	3,932,346	(36,132)	
3510	FIRE ADMINISTRATION	3,141,421	3,951,700	2,365,953	4,171,103	219,403	Personnel Shortage - Overtime
4100	PUBLIC WORKS ADMINISTRATION	0	0	1,409,681	3,387,184	3,387,184	Moved Dept 6220 Parks & Grounds to dept 4100 Public Works Admin Per Audit & GA UCOA+added 73K Supplies
4210	HIGHWAY AND STREETS	1,300,484	1,341,006	806,088	1,439,773	98,767	Increase in supplies and more improvements to Splash Pad area and new facilities
6120	PARTICIPANT RECREATION	740,244	865,494	524,995	890,062	24,568	Personnel & Additional Festival events
6220	PARK AREAS & GROUNDS	3,841,428	3,313,834	0	0	(3,313,834)	Moved budget activity from dept 6220 to dept 4100 Public Works Administration
7400	PLANNING & ZONING	97,239	104,678	51,733	106,778	2,100	
7450	CODE ENFORCEMENT	128,663	194,174	119,722	233,476	39,302	Personnel & 2019 Ford Fiesta Purchase
7520	ECONOMIC DEVELOPMENT	423,908	561,917	243,485	591,726	29,809	Expenses Related to Day of the Dead & Additional Events
7550	MAIN STREET	43,489	49,700	15,375	49,700	0	
9100	OTHER FINANCING USES/TRANSFERS	426,133	0	0	706,974	706,974	Funding Source for 215-E-911
TOTAL: GENERAL FUND EXPENDITURES		16,358,358	18,441,003	10,221,572	19,541,096	1,100,093	

FUND DESCRIPTION

100	GENERAL FUND	16,358,358	18,441,003	10,221,572	19,541,096	1,100,093	
201	SPECIAL REVENUE FUNDS	6,909	5,980	4,727	9,500	3,520	
215	E-911 FUND	563,344	887,081	449,972	874,783	(12,298)	
220	ARP GRANT FUND	1,313,503	87,000	85,482	148,300	61,300	Boost Grant
275	HOTEL & MOTEL TAX FUND	3,032,107	2,700,000	1,448,548	3,300,000	600,000	Projected Increase in Hotel/Motel Alloc Expenses-600K
280	VEHICLE EXCISE FUND	274,009	220,000	0	220,000	0	
290	TRADE & TOURISM FUND	1,936,999	1,907,500	1,076,043	2,282,500	375,000	
301	CAPITAL PROJECTS FUND	777,856	630,000	836,798	650,655	20,655	
350	T-SPLOST FUND	599,189	1,380,000	738,225	1,380,000	0	
505	WATER & SEWER FUND	5,516,224	5,200,011	2,614,465	6,597,376	1,397,365	Includes 400K Waterlines/Sewer Repairs at Willingham, Elm St, Chestnut & GA Ave - New Development+1M for MOST Capital Expenditures
506	STORMWATER UTILITY FUND	385,896	275,000	100,379	268,105	(6,895)	
540	SOLID WASTE/RECYCLING FUND	561,493	548,649	294,227	585,945	37,296	Includes Additional Fuel Costs (19K) & Additional Supplies-(15K)
TOTAL EXPENDITURES - ALL FUNDS		31,325,887	32,282,224	17,870,439	35,858,260	3,576,036	

CITY OF HAPEVILLE
FISCAL YEAR 2022-2023 PROPOSED MID YEAR BUDGET REQUEST SUMMARY

	FY21-22 Y-T-D Actual	Current Approved Budget 2022-23	Current Y-T-D Actual (February 3, 2023)	Proposed Budget Request 2022-23	Proposed Budget vs Current Budget Over/(Under)	Justification for Major Increase Requests STAFF COMMENTS
REVENUE/EXPENDITURES SUMMARY:						

TOTAL REVENUE OVER/(UNDER) TOTAL EXPENDITURES-ALL FUNDS	(983,753)	(3)	1,369,627	508	511	
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*** Explanation for Excess Expenditures Over Revenue**

Fund Balance Allocations 100 GENERAL FUND Not Included in Revenue	(1,388,758)	(3)	2,175,381	101,924	101,927	102K will be added to Fund Balance
201 SPECIAL REVENUE FUNDS	(0)	0	(722)	0	0	
215 E-911 FUND	27,015	0	(372,999)	0	0	
220 ARP GRANT FUND	0	0	1,065	0	0	
275 HOTEL & MOTEL TAX FUND	(0)	0	0	0	0	
280 VEHICLE EXCISE FUND	0	0	106,146	0	0	
290 TRADE & TOURISM FUND	232,077	0	(170,701)	(0)	(0)	
301 CAPITAL PROJECTS FUND	94,188	0	(753,237)	0	0	
350 T-SPLOST FUND	823,906	0	(70,256)	0	0	
* Excess Expenditures in 505 Water & Sewer than Revenue	(647,405)	0	457,202	(73,065)	(73,065)	
Excess Expenditures in 506 StormWater Fund than Revenue	(124,299)	0	(38,179)	6,895	6,895	
* Excess Expenditures in 540 Solid Waste Fund than Revenue	(476)	0	35,928	(35,246)	(35,246)	
TOTAL	(983,753)	(3)	1,369,627	508	511	

CITY OF HAPEVILLE

FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

EXHIBIT B

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
100 GENERAL FUND - REVENUE SUM						
DESCRIPTION						
TAXES	11,025,315	10,971,500	8,522,406	848,500	11,820,000	Includes Budget Increase of 710K for Real Property Taxes
LICENSES AND PERMITS	1,552,131	1,195,500	565,041	5,000	1,200,500	Includes Projected Budget of 5K for Short Term Rental Fees
INTERGOVERNMENTAL REV	11,594	0	0	0	0	
CHARGES FOR SERVICES	487,876	333,200	271,337	77,270	410,470	48K Receipts - Tree Removal Fees
FINES AND FORFEITURES	535,833	496,500	273,880	0	496,500	
INVESTMENT INCOME	7	100	4	0	100	
CONTRIBUTIONS	6,830	2,200	647	0	2,200	
MISC REVENUE	152,047	93,500	40,183	16,000	109,500	Includes Additional 16K Projected for Facility Rental Fees
OTHER FINANCING SOURCES	1,197,968	5,348,500	2,723,456	255,250	5,603,750	Additional 225K GF Portion of Hotel/Motel Projected Receipts
TOTAL REVENUES	14,969,599	18,441,000	12,396,953	1,202,020	19,643,020	
100 GENERAL FUND - EXPENDITURE SUMMARY						
DEPARTMENTS						
1110 - CITY COUNCIL	50,198	82,627	26,282	(20,999)	61,628	
1310 - MAYOR	20,342	26,343	14,339	500	26,843	
1320 - CITY MANAGER	682,052	1,077,309	681,726	(29,259)	1,048,050	
1330 - CITY CLERK	198,790	223,355	106,225	(1,627)	221,728	Increase in supplies and Municipal Clerks Association Dues & Additional Monthly Subscriptions/Newspaper - DocuSign - Canva
1400 - ELECTIONS	11,508	17,500	180	0	17,500	
1510 - FINANCE & ADMINISTRATION	897,848	922,535	286,426	(460,138)	462,397	
1515 - CUSTOMER FINANCIAL SERVICES	0	0	275,886	443,915	443,915	Moved Customer Service of Finance to Separate Department - 1515 Customer Financial Services
1530 - LEGAL SERVICES	296,059	220,000	89,941	0	220,000	
1540 - HUMAN RESOURCES	390,229	506,935	331,347	44,539	551,474	Paycom & Retirement Related Charges
1565 - INFORMATION TECHNOLOGY	564,481	679,688	531,165	(28,188)	651,500	
2650 - MUNICIPAL COURT	328,694	333,730	200,861	(6,791)	326,939	
3210 - POLICE ADMINISTRATION	2,775,146	3,968,478	2,140,162	(36,132)	3,932,346	
3510 - FIRE ADMINISTRATION	3,141,421	3,951,700	2,365,953	219,403	4,171,103	Personnel Shortage - Overtime
4100 - PUBLIC WORKS ADMINISTRATION	0	0	1,409,681	3,387,184	3,387,184	Moved Dept 6220 Parks & Grounds to dept 4100 Public Works Admin Per Audit & GA UCOA+added 73K Supplies
4210 - HIGHWAY AND STREETS	1,300,484	1,341,006	806,088	98,767	1,439,773	Increase in supplies and more improvements to Splash Pad area and new facilities
6120 - PARTICIPANT RECREATION	740,244	865,494	524,995	24,568	890,062	Personnel & Additional Festival events
6220 - PARK AREAS & GROUNDS	3,841,428	3,313,834	0	(3,313,834)	0	Moved budget activity from dept 6220 to dept 4100 Public Works Administration
7400 - PLANNING & ZONING	97,239	104,678	51,733	2,100	106,778	
7450 - CODE ENFORCEMENT	128,663	194,174	119,722	39,302	233,476	Personnel & 2019 Ford Fiesta Purchase
7520 - ECONOMIC DEVELOPMENT	423,908	561,917	243,485	29,809	591,726	Expenses Related to Day of the Dead & Additional Events
7550 - MAIN STREET	43,489	49,700	15,375	0	49,700	
9100 - OTHER FINANCING USES/TRANSFERS	426,133	0	0	706,974	706,974	Funding Source for 215-E-911
TOTAL EXPENDITURES:	16,358,358	18,441,003	10,221,572	1,100,093	19,541,096	
REVENUE OVER/(UNDER) EXPENDITURES	(1,388,758)	(3)	2,175,381	101,927	101,924	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
100 GENERAL FUND - REVENUE DETAIL						
REVENUES						
TAXES						
100-0-0000-311100 Real Property-Current	4,879,812	4,950,000	5,528,768	710,000	5,660,000	
100-0-0000-311110 Special Tax Distr-Real	97,199	100,000	94,189	0	100,000	
100-0-0000-311150 Public Utilities - CY	447,951	475,000	0	0	475,000	Expected Collections in the February 2023 - March 2023 timeframe
100-0-0000-311160 Public Utilities - Pri	371	1,500	0	8,500	10,000	
100-0-0000-311200 Real Property -Prior Y	44,057	100,000	40,110	(25,000)	75,000	
100-0-0000-311300 Personal Property-Curr	839,610	800,000	798,971	25,000	825,000	
100-0-0000-311310 Motor Vehicle	177,834	200,000	114,817	0	200,000	
100-0-0000-311400 Personal Property-Prio	5,521	7,500	16,492	17,500	25,000	
100-0-0000-311600 Real Estate Intangible	80,460	70,000	53,034	0	70,000	
100-0-0000-311710 Franchise Tax-Georgia	516,322	525,000	0	0	525,000	
100-0-0000-311730 Franchise Tax-Atlanta	67,123	67,000	34,046	0	67,000	
100-0-0000-311750 Franchise Tax-Televisi	44,882	45,000	0	0	45,000	
100-0-0000-311760 Franchise Tax-Bell Sou	37,416	30,000	20,332	0	30,000	
100-0-0000-311770 Franchise Tax - Verizo	195	0	0	0	0	
100-0-0000-311790 Franchise Tax-Other	24,538	25,000	9,699	0	25,000	
100-0-0000-313100 Local Option Sales & U	2,438,791	2,250,000	1,012,622	100,000	2,350,000	
100-0-0000-313910 Real Estate Transfer T	36,593	35,000	20,476	0	35,000	
100-0-0000-313920 Railroad Tax	6,647	3,500	0	0	3,500	
100-0-0000-314200 Alcoholic Beverage Exc	191,293	210,000	122,674	0	210,000	
100-0-0000-314300 Local Option Mixed Dri	68,856	75,000	49,900	0	75,000	
100-0-0000-316100 Occupational Tax Fee	402,838	390,000	24,439	0	390,000	
100-0-0000-316200 Insurance Premium Taxe	554,124	575,000	541,142	0	575,000	
100-0-0000-319100 Property Tax Penalties	55,384	30,000	33,290	10,000	40,000	
100-0-0000-319500 Fi Fe	2,919	2,000	1,750	0	2,000	
100-0-0000-319600 GTS Fees	4,490	5,000	5,656	2,500	7,500	
100-0-0000-319900 Other Taxes	90	0	0	0	0	
TOTAL TAXES	11,025,315	10,971,500	8,522,406	848,500	11,820,000	
LICENSES AND PERMITS						
100-0-0000-321100 Alcoholic Beverage Lic	168,037	165,000	151,450	0	165,000	
100-0-0000-321140 Alcohol Server ID Card	12,231	10,500	9,130	0	10,500	
100-0-0000-322400 Film Permit Fees	31,475	20,000	1,600	0	20,000	
100-0-0000-322900 Building Permits	1,340,388	1,000,000	400,861	0	1,000,000	
100-0-0000-323200 Notary Fees	0	0	0	0	0	
100-0-0000-323301 ST Rental-(STR)-App Fee	0	0	2,000	5,000	5,000	
100-0-0000-323302 ST Rental-(STR)-Penalty	0	0	0	0	0	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
100-0-0000-323303 ST Rental-(STR)-Renewal	0	0	0	0	0	
TOTAL LICENSES AND PERMITS	1,552,131	1,195,500	565,041	5,000	1,200,500	
INTERGOVERNMENTAL REV						
100-0-0000-331105 Fire Grant/Safety Equi	3,594	0	0	0	0	
100-0-0000-335100 Arts Council Grant	8,000	0	0	0	0	
TOTAL INTERGOVERNMENTAL REV	11,594	0	0	0	0	
CHARGES FOR SERVICES						
100-0-0000-341100 Court Costs	0	0	10	10	10	
100-0-0000-341110 Technology Fee - Court	48,477	40,000	25,709	0	40,000	
100-0-0000-341120 Probation Fees/Fines	95,517	75,000	53,417	0	75,000	
100-0-0000-341130 Restitution	11	0	10	10	10	
100-0-0000-341191 Return Check Fees	34	0	0	0	0	
100-0-0000-341300 Planning & Dev Fees &	35,841	30,000	8,795	0	30,000	
100-0-0000-341330 Tree Removal Fees	33,125	0	48,300	48,300	48,300	
100-0-0000-341910 Election Qualifying Fe	1,170	0	0	0	0	
100-0-0000-341920 Convenience Fees	14,205	12,000	9,188	0	12,000	
100-0-0000-341930 Wrecker Fees	8,000	0	4,500	4,500	4,500	
100-0-0000-341935 Booting Permits	120	0	0	0	0	
100-0-0000-342120 Accident Reports	1,600	2,000	1,190	0	2,000	
100-0-0000-342125 VIN Check Fees	1,560	1,000	1,175	200	1,200	
100-0-0000-342310 Fingerprinting Fee	240	1,000	0	0	1,000	
100-0-0000-342330 Prisoner Housing Fee	0	700	0	0	700	
100-0-0000-342600 Ambulance Fees	186,245	130,000	86,188	18,000	148,000	
100-0-0000-342660 Fire Department Report	0	0	0	0	0	
100-0-0000-342670 Fire Dept Fees	0	0	211	250	250	
100-0-0000-342675 Plan Review	0	300	0	0	300	
100-0-0000-342680 Fire Dept Permits	15	100	5	0	100	
100-0-0000-342900 Criminal History	5,230	5,000	2,940	0	5,000	
100-0-0000-347200 Rec Activity Fee	0	250	0	0	250	
100-0-0000-347500 Rec Rental & Miscellan	1,165	1,100	2,855	1,800	2,900	
100-0-0000-347501 Rec Concessions	0	0	4,100	0	0	
100-0-0000-347502 Rec Cheerleading/Dance	6,075	5,000	9,175	4,200	9,200	
100-0-0000-347503 Rec Football	12,075	11,500	1,770	0	11,500	
100-0-0000-347504 Rec Basketball	9,244	6,000	3,540	0	6,000	
100-0-0000-347505 Rec Tournaments	748	750	0	0	750	
100-0-0000-347506 Rec Baseball/Girl's So	3,890	1,500	0	0	1,500	
100-0-0000-347507 Rec. Adult Softball	0	0	0	0	0	
100-0-0000-347508 Rec Children's Program	23,165	10,000	8,260	0	10,000	
100-0-0000-347509 Rec Seniors Programs	125	0	0	0	0	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
TOTAL CHARGES FOR SERVICES	487,876	333,200	271,337	77,270	410,470	
FINES AND FORFEITURES						
100-0-0000-351100 Court Fines	532,292	495,000	273,880	0	495,000	
100-0-0000-351150 Code Enforcement Liens	3,541	1,500	0	0	1,500	
TOTAL FINES AND FORFEITURES	535,833	496,500	273,880	0	496,500	
INVESTMENT INCOME						
100-0-0000-361100 Interest Revenues	7	100	4	0	100	
TOTAL INVESTMENT INCOME	7	100	4	0	100	
CONTRIBUTIONS						
100-0-0000-371400 Contributions & Donati	0	0	0	0	0	
100-0-0000-373210 Contributions/Donation	0	0	0	0	0	
100-0-0000-375000 Festival Contributions	6,830	2,200	647	0	2,200	
TOTAL CONTRIBUTIONS	6,830	2,200	647	0	2,200	
MISC REVENUE						
100-0-0000-381001 Facilities Rental Fees	45,600	30,000	22,900	16,000	46,000	
100-0-0000-381110 Misc Revenue	63,728	25,000	14,136	0	25,000	
100-0-0000-381150 Insurance Reimbursemen	11,300	8,500	1,091	0	8,500	
100-0-0000-381160 CARES Act Funding	0	0	0	0	0	
100-0-0000-381200 Other Reimbursements	31,419	30,000	2,056	0	30,000	
100-0-0000-381300 Gas South Fees	0	0	0	0	0	
TOTAL MISC REVENUE	152,047	93,500	40,183	16,000	109,500	
OTHER FINANCING SOURCES	0					
100-0-0000-392100 Sale of General Fixed	2,309	0	0	0	0	
100-0-0000-392200 Proceeds from Property	6,000	2,150,000	2,180,250	30,250	2,180,250	Perkins (1.8M), Transfer Station - S Central (250K), King Arnold (100K)-1.8M Funds Rec'd
100-0-0000-393200 Proceeds from Loans	0	2,131,000	0	0	2,131,000	Loans: 300K Ballfields, 746K PD and City Hall Roofs, 725K Public Works, PD Vehicle loan
100-0-0000-395220 Transfer from ARP Gran	0	0	0	0	0	
100-0-0000-395250 PY Fund Balance Alloc	0	0	0	0	0	
100-0-0000-395295 Transfer from Dev Auth	52,619	55,000	0	0	55,000	
100-0-0000-395300 Transfer from Hotel/M	1,137,040	1,012,500	543,206	225,000	1,237,500	GF - 37.50% of additional 600K request

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
TOTAL OTHER FINANCING SOURCES	1,197,968	5,348,500	2,723,456	255,250	5,603,750	
TOTAL REVENUE	14,969,599	18,441,000	12,396,953	1,202,020	19,643,020	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
100-GENERAL FUND						
DEPARTMENTAL EXPENDITURES						
DEPARTMENT - COUNCIL						
PERSONNEL SERVICES						
100-5-1110-511200 Part-time Employees	31,419	31,200	17,781	0	31,200	
100-5-1110-512200 Social Security FICA C	1,948	1,934	1,102	0	1,934	
100-5-1110-512300 Medicare	456	452	258	0	452	
TOTAL PERSONNEL SERVICES	33,823	33,587	19,141	1	33,588	
CONTRACTED SERVICES	0					
100-5-1110-521206 Sponsorships	0	25,000	0	(25,000)	0	Remove Per City Manager
100-5-1110-522050 Meeting expenses	1,798	7,000	2,703	3,000	10,000	South Fulton Municipal Assoc - Council Retreat
100-5-1110-523500 Travel	9,773	9,000	381	0	9,000	GMA Conference & Hotel
100-5-1110-523700 Education & Training	4,040	7,040	2,070	0	7,040	Training for Council Members & GMA Conference
TOTAL CONTRACTED SERVICES	15,611	48,040	5,153	(22,000)	26,040	
SUPPLIES & MINOR EQPT						
100-5-1110-531100 Supplies	764	1,000	1,988	1,000	2,000	Increased cost of supplies
TOTAL SUPPLIES & MINOR EQPT	764	1,000	1,988	1,000	2,000	
TOTAL COUNCIL	50,198	82,627	26,282	(20,999)	61,628	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - MAYOR						
PERSONNEL SERVICES						
100-5-1310-511200 Part-time Employees	8,459	8,400	4,787	0	8,400	
100-5-1310-512200 Social Security FICA C	529	521	297	(0)	521	
100-5-1310-512300 Medicare	118	122	69	(0)	122	
TOTAL PERSONNEL SERVICES	9,106	9,043	5,153	(0)	9,043	
CONTRACTED SERVICES	0					
100-5-1310-523500 Travel	3,698	3,800	0	0	3,800	GMA Conference & Hotel
100-5-1310-523700 Education & Training	660	3,000	0	0	3,000	
TOTAL CONTRACTED SERVICES	4,358	6,800	0	0	6,800	
SUPPLIES & MINOR EQPT						
100-5-1310-531100 Supplies	6,878	3,500	2,758	500	4,000	Additional Supplies for Christmas Luncheon & Awards
100-5-1310-531700 Supplies - Other	0	7,000	6,427	0	7,000	Employee & Holiday Luncheans
TOTAL SUPPLIES & MINOR EQPT	6,878	10,500	9,186	500	11,000	
TOTAL MAYOR	20,342	26,343	14,339	500	26,843	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - CITY MANAGER	0					
PERSONNEL SERVICES						
100-5-1320-511100 Regular Employees	99,548	100,006	56,990	(6)	100,000	
100-5-1320-511335 Incentive Wages-(1TP)	2,000	3,000	2,000	(1,000)	2,000	
100-5-1320-512100 Group Insurance	11,929	9,567	10,711	(2,623)	6,944	
100-5-1320-512200 Social Security - FICA	6,280	6,386	3,579	(62)	6,324	
100-5-1320-512300 Medicare	1,414	1,494	837	(15)	1,479	
100-5-1320-512500 Money Purchase Pension	12,800	12,876	6,450	(126)	12,750	
100-5-1320-512700 Worker's Compensation	0	1,179	0	91	1,270	
100-5-1320-512740 Auto Allowance	4,800	4,800	2,800	0	4,800	
TOTAL PERSONNEL SERVICES	138,771	139,309	83,367	(3,740)	135,569	
CONTRACTED SERVICES						
100-5-1320-521200 Professional	0	0	823	1,000	1,000	
100-5-1320-522200 Repairs & Maintenance	0	0	0	0	0	
100-5-1320-523110 Insurance - Liability	375,643	400,000	186,098	(72,000)	328,000	Projected 328K - (Georgia Interlocal (61K x 4 = 246) + 82K)
100-5-1320-523115 Insurance - Worker's C	141,611	150,000	205,482	55,482	205,482	Increased Cost - Arthur Gallagher
100-5-1320-523200 Communications	4,658	1,600	850	0	1,600	
100-5-1320-523210 Information Technology	0	10,000	0	0	10,000	Additional IT Service
100-5-1320-523300 Advertising	0	500	0	0	500	
100-5-1320-523500 Travel	2,457	3,000	1,088	0	3,000	
100-5-1320-523600 Dues & Fees	831	1,400	551	0	1,400	
100-5-1320-523700 Education & Training	14,562	8,000	2,135	0	8,000	GMA Conference-Retreat
TOTAL CONTRACTED SERVICES	539,762	574,500	397,025	(15,518)	558,982	
SUPPLIES & MINOR EQPT						
100-5-1320-531100 Supplies	2,157	2,000	322	0	2,000	
100-5-1320-531300 Operating Lease	1,362	1,500	1,012	0	1,500	
100-5-1320-531600 Small Equipment<5000	0	0	0	0	0	
TOTAL SUPPLIES & MINOR EQPT	3,519	3,500	1,334	0	3,500	
CAPITAL OUTLAYS > \$5000						
	0					
100-5-1320-541200 Site Improvements	0	0	0	0	0	
100-5-1320-542300 Furniture & Fixtures	0	0	0	0	0	
100-5-1320-542400 Computers	0	0	0	0	0	
100-5-1320-542410 Technology	0	0	0	0	0	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
TOTAL CAPITAL OUTLAYS > \$5000	0	0	0	0	0	
DEBT SERVICE						
100-5-1320-580008 Trf to Dev Auth-2019B	0	360,000	200,000	(10,000)	350,000	Total 2019B Bond Sinking Fund Transfers - 350K - 100% Per City Mgr
TOTAL DEBT SERVICE	0	360,000	200,000	(10,000)	350,000	
TOTAL CITY MANAGER	682,052	1,077,309	681,726	(29,259)	1,048,050	

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - CITY CLERK						
PERSONNEL SERVICES						
100-5-1330-511100 Regular Employees	100,264	110,769	61,895	(1,035)	109,734	
100-5-1330-511300 Overtime	0	100	0	0	100	
100-5-1330-511335 Incentive Wages-(1TP)	2,109	3,323	2,172	(1,151)	2,172	
100-5-1330-512100 Group Insurance	14,438	19,134	9,960	(5,245)	13,889	
100-5-1330-512200 Social Security FICA C	6,152	7,080	3,852	(136)	6,944	
100-5-1330-512300 Medicare	1,379	1,656	901	(32)	1,624	
100-5-1330-512400 Retirement Contributio	18,221	17,438	17,560	82	17,520	
100-5-1330-512700 Worker's Compensation	0	1,305	0	89	1,394	
TOTAL PERSONNEL SERVICES	142,562	160,805	96,341	(7,427)	153,378	
CONTRACTED SERVICES						
100-5-1330-521200 Professional	13,786	11,000	484	0	11,000	
100-5-1330-523200 Communications	216	850	375	0	850	
100-5-1330-523210 Information Technology	8,864	0	873	7,000	7,000	CIVICPLUS & JUSTFOIA - (Moved 6K from 523400 Printing/Binding)
100-5-1330-523300 Advertising	550	1,750	120	0	1,750	
100-5-1330-523400 Printing & Binding	4,901	10,000	538	(6,000)	4,000	MOVED 6K TO 523210 Information Technology
100-5-1330-523500 Travel	1,311	1,600	1,839	400	2,000	
100-5-1330-523600 Dues & Fees	769	1,000	2,655	2,000	3,000	Municipal Clerks Association Dues & Additional Monthly Subscriptions/Newspaper - Docusign - Canva
100-5-1330-523700 Education & Training	775	2,000	492	0	2,000	Additional Training for Maria Rodriguez
100-5-1330-523900 Other	(40)	0	0	0	0	
TOTAL CONTRACTED SERVICES	31,132	28,200	7,376	3,400	31,600	
SUPPLIES & MINOR EQPT						
100-5-1330-531100 Supplies	1,984	2,300	1,106	2,400	4,700	Additional supplies needed & increased cost
100-5-1330-531300 Operating Lease	1,362	2,500	1,084	0	2,500	
100-5-1330-531600 Small Equipment<5000	151	350	318	0	350	
TOTAL SUPPLIES & MINOR EQPT	3,497	5,150	2,508	2,400	7,550	
CAPITAL OUTLAYS > \$5000						
100-5-1330-542300 Furniture & Fixtures	4,469	3,000	0	0	3,000	
100-5-1330-542410 Technology	17,129	26,200	0	0	26,200	
TOTAL CAPITAL OUTLAYS > \$5000	21,598	29,200	0	0	29,200	

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
TOTAL CITY CLERK	198,790	223,355	106,225	(1,627)	221,728	Increase in supplies and Municipal Clerks Association Dues & Additional Monthly Subscriptions/Newspaper - DocuSign - Canva

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	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - ELECTIONS						
100-5-1400-523300 Advertising	0	2,500	180	0	2,500	
100-5-1400-523850 Contract Labor	11,508	15,000	0	0	15,000	Confirm with Tim when 25K services will be rendered/invoice rec'd
TOTAL CONTRACTED SERVICES	11,508	17,500	180	0	17,500	
TOTAL ELECTIONS	11,508	17,500	180	0	17,500	

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	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - FINANCIAL ADMINISTRATION						
PERSONNEL SERVICES						
100-5-1510-511100 Regular Employees	324,414	375,705	113,325	(173,381)	202,324	
100-5-1510-511300 Overtime	5,191	10,000	4,121	0	10,000	
100-5-1510-511335 Incentive Wages-(1TP)	6,889	9,958	4,005	(5,953)	4,005	
100-5-1510-512100 Group Insurance	23,249	57,403	13,858	(36,570)	20,833	
100-5-1510-512200 Social Security FICA C	26,518	24,531	7,285	(11,119)	13,412	
100-5-1510-512300 Medicare	4,519	5,737	1,744	(2,600)	3,137	
100-5-1510-512400 Retirement Contributio	61,540	60,421	33,868	(26,600)	33,821	
100-5-1510-512600 Unemployment Insurance	0	0	0	0	0	
100-5-1510-512700 Worker's Compensation	583	4,426	0	(1,856)	2,570	
TOTAL PERSONNEL SERVICES	452,903	548,181	178,206	(258,078)	290,103	
CONTRACTED SERVICES						
100-5-1510-521100 Contract Services	0	2,000	0	(2,000)	0	
100-5-1510-521200 Professional Services	268,084	200,000	65,608	(110,000)	90,000	Mauldin & Jenkins-(53K), Steve Garber-(13K), PAYCOM-(24k) Moved to HR
100-5-1510-521203 W/C - Professional Sv	4,798	6,000	0	(6,000)	0	W/C Fees Moved to HR - Recl YTD Actuals (2,615.52)
100-5-1510-521205 Bank Charges	86,192	68,000	0	(68,000)	0	Moved bank charges to 523600 Dues & Fees
100-5-1510-522200 Repairs & Maintenance	0	500	0	0	500	
100-5-1510-523115 Insurance - Worker's C	1,205	1,205	1,156	0	1,205	State Board of Workers - Annual Assessment
100-5-1510-523200 Communications	12,490	10,000	6,957	0	10,000	
100-5-1510-523210 Information Technology	0	0	640	640	640	STAFF (ROLANDO) NETWORK DROP IN NEW OFFICE
100-5-1510-523300 Advertising	2,838	3,200	45	(2,200)	1,000	
100-5-1510-523500 Travel	0	0	0	0	0	
100-5-1510-523600 Dues & Fees	19,786	20,000	18,739	10,000	30,000	Moved 21K bank charges from 521205 to 523600 Dues & Fees
100-5-1510-523700 Education & Training	2,051	9,500	600	(4,700)	4,800	Projected 1.6K Per Staff (1,600 x 3) = 4,800
100-5-1510-523900 Other	0	0	0	0	0	
TOTAL CONTRACTED SERVICES	397,444	320,405	93,745	(182,260)	138,145	
SUPPLIES & MINOR EQPT						
100-5-1510-531100 Supplies	14,637	10,149	4,977	0	10,149	
100-5-1510-531220 Natural Gas	2,020	2,000	259	(1,000)	1,000	Split 50/50 - 1510 & 1515
100-5-1510-531230 Electricity	10,819	15,000	5,481	(3,000)	12,000	
100-5-1510-531300 Operating Lease	7,110	10,000	1,677	(5,000)	5,000	Split 50/50 - 1510 & 1515
100-5-1510-531400 Books & Periodicals	595	1,000	595	0	1,000	
100-5-1510-531600 Small Equipment<5000	0	2,000	1,488	0	2,000	
TOTAL SUPPLIES & MINOR EQPT	35,181	40,149	14,475	(9,000)	31,149	

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	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
CAPITAL OUTLAYS > \$5000						
100-5-1510-542400 Computers	1,521	3,000	0	0	3,000	New computer equiment needed
100-5-1510-542410 Technology	0	0	0	0	0	
100-5-1510-542525 Equipment lease	10,800	10,800	0	(10,800)	0	Moved Budget to 1540 PAYCOM Equipment Lease (Time Clock)
TOTAL CAPITAL OUTLAYS > \$5000	12,321	13,800	0	(10,800)	3,000	
TOTAL FINANCIAL ADMINISTRATION	897,848	922,535	286,426	(460,138)	462,397	

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	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - CUSTOMER FINANCIAL SVCS						
PERSONNEL SERVICES						
100-5-1515-511100 Regular Employees	0	0	91,956	163,344	163,344	Added 3% Merit Increase for Angela
100-5-1515-511300 Overtime	0	0	664	2,500	2,500	
100-5-1515-511335 Incentive Wages-(1TP)	0	0	3,222	3,222	3,222	
100-5-1515-512100 Group Insurance	0	0	14,508	20,833	20,833	
100-5-1515-512200 Social Security FICA C	0	0	5,734	10,482	10,482	
100-5-1515-512300 Medicare	0	0	1,300	2,451	2,451	
100-5-1515-512400 Retirement Contributio	0	0	26,629	26,436	26,436	
100-5-1515-512700 Worker's Compensation	0	0	0	2,075	2,075	
100-5-1515-512740 Car Allowance	0	0	0	0	0	
100-5-1515-512750 Housing Allowance	0	0	0	0	0	
100-5-1515-512760 Moving Allowance	0	0	0	0	0	
TOTAL PERSONNEL SERVICES	0	0	144,013	231,343	231,343	
CONTRACTED SERVICES						
100-5-1515-521100 Contract Services	0	0	13,905	50,000	50,000	Increase for Fincher Denmark & GTS - (YTD Actual of 62,379 Move here Per CT)
100-5-1515-521200 Professional Services	0	0	55,245	65,000	65,000	Granicus & Tyler Technologies
100-5-1515-521201 Other Contract Service	0	0	0	0	0	
100-5-1515-521203 W/C - Professional Sv	0	0	0	0	0	
100-5-1515-521204 Workers Comp Claims Ex	0	0	0	0	0	
100-5-1515-521205 Bank Charges	0	0	0	0	0	
100-5-1515-522100 Operating Leases	0	0	0	0	0	
100-5-1515-522200 Repairs & Maintenance	0	0	0	0	0	
100-5-1515-523115 Insurance-Worker's Com	0	0	0	0	0	
100-5-1515-523200 Communications	0	0	1,119	1,200	1,200	Pitney Bowes
100-5-1515-523210 Information Technology	0	0	0	0	0	
100-5-1515-523300 Advertising	0	0	2,763	2,800	2,800	
100-5-1515-523400 Printing & Binding	0	0	1,522	3,000	3,000	Stormwater billing, business license renewals, Martino & White
100-5-1515-523500 Travel	0	0	0	172	172	
100-5-1515-523600 Dues & Fees	0	0	52,473	70,000	70,000	Moved bank charges to 523600 Dues & Fees-Includes Elevon - credit card charges, point of sales fees and website
100-5-1515-523700 Education & Training	0	0	692	3,000	3,000	Requested Increase to 3K = 1K per employee
100-5-1515-523750 Misc Expense	0	0	0	2,500	2,500	
100-5-1515-523900 Other	0	0	100	100	100	
TOTAL CONTRACTED SERVICES	0	0	127,818	197,772	197,772	

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SUPPLIES & MINOR EQPT						
100-5-1515-531100 Supplies	0	0	2,009	6,000	6,000	Run rate of 500 per month - 6K Projected
100-5-1515-531220 Natural Gas	0	0	259	600	600	Run rate of 50 per month - 600 Projected
100-5-1515-531230 Electricity	0	0	429	800	800	
100-5-1515-531270 Gasoline/Diesel	0	0	0	0	0	
100-5-1515-531300 Operating Lease	0	0	1,358	2,400	2,400	Increased Projections
100-5-1515-531400 Books & Periodicals	0	0	0	0	0	
100-5-1515-531600 Small Equipment<5000	0	0	0	0	0	
100-5-1515-531700 Other Supplies	0	0	0	5,000	5,000	Supplies for Office Improvements
TOTAL SUPPLIES & MINOR EQPT	0	0	4,054	14,800	14,800	
	0	0	0	0	0	
TOTAL CUSTOMER FINANCIAL SVCS	0	0	275,886	443,915	443,915	New department 1515 created moved from 1510

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - LAW						
CONTRACTED SERVICES						
100-5-1530-521200 Professional - City At	296,058	220,000	89,941	0	220,000	Litigations
100-5-1530-523900 Other	1	0	0	0	0	
TOTAL CONTRACTED SERVICES	296,059	220,000	89,941	0	220,000	
TOTAL LAW	296,059	220,000	89,941	0	220,000	

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - HUMAN RESOURCES						
PERSONNEL SERVICES						
100-5-1540-511100 Regular Employees	75,420	121,919	68,474	(687)	121,232	
100-5-1540-511300 Overtime	0	0	173	500	500	Increase needed for open enrollment
100-5-1540-511335 Incentive Wages-(1TP)	1,350	3,658	2,400	(1,258)	2,400	
100-5-1540-512100 Group Insurance	1,093	19,135	2,291	(5,246)	13,889	
100-5-1540-512150 Group Insurance - Reti	186,257	195,000	99,491	0	195,000	
100-5-1540-512160 Medicare Reim/Stipends	85,860	110,000	85,860	0	110,000	
100-5-1540-512200 Social Security FICA C	4,394	7,786	4,180	(90)	7,696	
100-5-1540-512300 Medicare	1,050	1,821	978	(21)	1,800	
100-5-1540-512400 Retirement Contributio	19,953	19,177	19,380	238	19,415	
100-5-1540-512700 Worker's Compensation	0	1,436	0	104	1,540	
TOTAL PERSONNEL SERVICES	375,376	479,931	283,226	(6,461)	473,470	
CONTRACTED SERVICES						
100-5-1540-521200 Professional	4,165	4,574	30,783	45,200	49,774	Increased for PAYCOM Billing - Moved from 1510 (Payroll related)+Flores, & Medical Cost Containment
100-5-1540-521203 W/C - Professional Svcs	0	0	3,208	5,300	5,300	Based on current projections - USIS - CLAIMS FEES
100-5-1540-522200 Repairs & Maintenance	0	1,000	0	0	1,000	
100-5-1540-523200 Communications	528	1,100	549	0	1,100	Cell phone service for new employee
100-5-1540-523210 Information Technology	0	500	0	0	500	
100-5-1540-523300 Advertising	30	200	0	0	200	
100-5-1540-523400 Printing & Binding	0	500	0	0	500	
100-5-1540-523500 Travel	429	1,200	541	500	1,700	GLGPA Conferences - Additional Travel Cost
100-5-1540-523600 Dues & Fees	349	1,500	757	0	1,500	Motor Vehicle checks for full year
100-5-1540-523700 Education & Training	2,468	2,700	718	0	2,700	GMA Conference
TOTAL CONTRACTED SERVICES	7,969	13,274	36,555	51,000	64,274	
SUPPLIES & MINOR EQPT						
100-5-1540-531100 Supplies	1,936	4,000	1,754	0	4,000	Additional Office Supplies needed
100-5-1540-531300 Operating Lease	1,362	2,530	1,012	0	2,530	
100-5-1540-531400 Books & Periodicals	0	200	0	0	200	
100-5-1540-531600 Small Equipment<5000	555	1,000	371	0	1,000	
TOTAL SUPPLIES & MINOR EQPT	3,853	7,730	3,138	0	7,730	
CAPITAL OUTLAYS > \$5000						

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100-5-1540-542300 Furniture & Fixtures	0	4,000	2,196	0	4,000	New Office Furniture
100-5-1540-542400 Computers	1,352	2,000	0	200	2,200	Adjusted total cost for computer purchase
100-5-1540-542410 Technology	1,679	0	0	0	0	
100-5-1540-542525 Equipment Lease	0	0	6,231	11,000	11,000	PAYCOM Time Clock Lease - Moved from 1510 (Payroll related)
TOTAL CAPITAL OUTLAYS > \$5000	3,031	6,000	8,427	11,200	17,200	
TOTAL HUMAN RESOURCES	390,229	506,935	331,347	44,539	551,474	

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DEPARTMENT - INFORMATION TECHNOLOGY						
CONTRACTED SERVICES						
100-5-1565-521100 Contract Services	246,768	350,000	312,784	10,500	360,500	Additional IT Support & Server
100-5-1565-523200 Communications	255,964	232,000	170,689	0	232,000	Increased Cost of Service
100-5-1565-523210 Information Technology	0	1,000	0	0	1,000	
100-5-1565-523600 Dues & Fees	0	32,000	47,691	16,000	48,000	Additional Cost for Meraki License + 16K
TOTAL CONTRACTED SERVICES	502,732	615,000	531,165	26,500	641,500	
CAPITAL OUTLAYS > \$5000						
100-5-1565-542400 Computers	0	5,000	0	0	5,000	
100-5-1565-542410 Technology	7,073	5,000	0	0	5,000	
100-5-1565-543200 Equipment lease	0	54,688	0	(54,688)	0	De Lage account-paid in full. Last pymt 11/18/2021.
TOTAL CAPITAL OUTLAYS > \$5000	7,073	64,688	0	(54,688)	10,000	
DEBT SERVICE						
100-5-1565-581220 Principal Capital Leas	52,855	0	0	0	0	
100-5-1565-582220 Interest Capital Lease	1,823	0	0	0	0	
TOTAL DEBT SERVICE	54,677	0	0	0	0	
TOTAL INFORMATION TECHNOLOGY	564,481	679,688	531,165	(28,188)	651,500	

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DEPARTMENT - MUNICIPAL COURT						
PERSONNEL SERVICES						
100-5-2650-511100 Regular Employees	86,618	89,508	49,731	(863)	88,645	
100-5-2650-511300 Overtime	4,356	4,000	1,424	0	4,000	
100-5-2650-511325 Incentive Wages	0	1,000	0	0	1,000	
100-5-2650-511335 Incentive Wages-(1TP)	1,704	2,685	1,755	(930)	1,755	
100-5-2650-512100 Group Insurance	7,470	19,134	11,449	(5,245)	13,889	
100-5-2650-512200 Social Security FICA C	5,487	5,964	3,085	(49)	5,915	
100-5-2650-512300 Medicare	1,225	1,395	722	(12)	1,383	
100-5-2650-512400 Retirement Contributio	15,450	14,689	14,944	236	14,925	
100-5-2650-512700 Worker's Compensation	0	1,054	0	72	1,126	
TOTAL PERSONNEL SERVICES	122,310	139,430	83,110	(6,791)	132,639	
CONTRACTED SERVICES						
100-5-2650-521200 Professional	63,390	60,000	31,175	0	60,000	
100-5-2650-523210 Information Technology	2,908	20,000	11,578	0	20,000	
100-5-2650-523400 Printing & Binding	557	1,500	678	0	1,500	
100-5-2650-523500 Travel	0	200	0	0	200	
100-5-2650-523600 Dues & Fees	190	800	60	0	800	
100-5-2650-523700 Education & Training	0	500	150	0	500	
TOTAL CONTRACTED SERVICES	67,045	83,000	43,641	0	83,000	
SUPPLIES & MINOR EQPT						
100-5-2650-531100 Supplies	69	500	0	0	500	
100-5-2650-531600 Small Equipment<5000	430	800	0	0	800	
TOTAL SUPPLIES & MINOR EQPT	499	1,300	0	0	1,300	
OTHER COSTS (NOC)						
100-5-2650-572800 Other Costs (NOC)	138,840	110,000	74,111	0	110,000	
TOTAL OTHER COSTS (NOC)	138,840	110,000	74,111	0	110,000	
TOTAL MUNICIPAL COURT	328,694	333,730	200,861	(6,791)	326,939	

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - POLICE ADMINISTRATION						
PERSONNEL SERVICES						
100-5-3210-511100 Regular Employees	1,884,889	1,792,553	975,372	31,833	1,824,386	Churn Factor - 3 Police Officers-(Partial Cola-26/9-Reduced by 39K)
100-5-3210-511110 Dispatch Salaries	(334,330)	0	0	0	0	Amount moved to 215 E-911 Fund
100-5-3210-511120 Salaries - Public Saf	(610,008)	0	0	0	0	ARPA phased out - Last expected receipt-FY2021-2022
100-5-3210-511200 Part-time employees	99,864	171,160	19,961	(12,638)	158,522	
100-5-3210-511300 Overtime	133,240	120,000	50,800	0	120,000	
100-5-3210-511325 Incentive Wages	0	10,000	0	0	10,000	
100-5-3210-511335 Incentive Wages-(1TP)	39,780	54,635	37,161	(17,474)	37,161	
100-5-3210-512100 Group Insurance	291,615	252,899	184,750	(45,490)	207,409	Churn Factor - 3 Police Officers
100-5-3210-512200 Social Security FICA C	37,068	171	19,546	17,937	18,108	Overage due to Academy Officers taxed until certified.
100-5-3210-512300 Medicare	29,913	31,006	14,951	170	31,176	Churn Factor - 3 Police Officers
100-5-3210-512400 Retirement Contributio	347,857	324,810	338,158	(13,597)	311,213	
100-5-3210-512600 Unemployment Insurance	6,935	0	0	0	0	
100-5-3210-512700 Worker's Compensation	7,912	22,998	1,851	174	23,172	
100-5-3210-512800 Vacant postions	0	0	0	0	0	
TOTAL PERSONNEL SERVICES	1,934,735	2,780,232	1,642,551	(39,086)	2,741,146	
CONTRACTED SERVICES						
100-5-3210-521200 Professional	7,861	10,000	3,513	0	10,000	
100-5-3210-522200 Repairs & Maintenance	219,730	100,000	76,459	0	100,000	Aging fleet
100-5-3210-522310 Fingerprinting Expense	0	2,500	0	0	2,500	
100-5-3210-523200 Communications	45,700	88,000	24,528	0	88,000	
100-5-3210-523210 Information Technology	135,025	117,000	89,162	0	117,000	Implementation of Cameras and aged out mobile laptops
100-5-3210-523300 Advertising	32	300	0	0	300	
100-5-3210-523400 Printing & Binding	430	1,200	584	0	1,200	
100-5-3210-523500 Travel	1,060	1,200	609	0	1,200	
100-5-3210-523600 Dues & Fees	3,204	2,100	1,236	0	2,100	Increase in association fees
100-5-3210-523700 Education & Training	4,203	5,000	486	0	5,000	
100-5-3210-523900 Prisoner Housing	38,005	28,000	19,340	10,000	38,000	Post Pandemic Operations
TOTAL CONTRACTED SERVICES	455,250	355,300	215,917	10,000	365,300	
SUPPLIES & MINOR EQPT						
100-5-3210-531100 Supplies	20,540	18,000	9,492	0	18,000	
100-5-3210-531220 Natural Gas	1,908	2,500	581	0	2,500	
100-5-3210-531230 Electricity	26,290	25,000	12,751	0	25,000	
100-5-3210-531270 Gasoline/Diesel	115,512	95,000	74,258	25,000	120,000	Rising fuel cost

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
100-5-3210-531300 Operating Leases	13,695	13,000	8,230	3,000	16,000	Moved to new copiers
100-5-3210-531400 Books & Periodicals	0	800	0	0	800	
100-5-3210-531600 Small Equipment<5000	9,787	5,000	3,855	0	5,000	
100-5-3210-531700 Other Supplies-Uniform	25,397	20,000	21,283	8,000	28,000	Increased cost of officers uniform
TOTAL SUPPLIES & MINOR EQPT	213,130	179,300	130,452	36,000	215,300	
CAPITAL OUTLAYS > \$5000						
100-5-3210-542200 Vehicles	15,234	360,000	38,000	38,000	398,000	Planning for 6 vehicles total for FY22-23 + Purchase of used vehicle at 38K
100-5-3210-542400 Computers	0	8,000	0	0	8,000	To replace old computers
100-5-3210-542500 Equipment	26,811	34,000	28,044	0	34,000	Include vehicle radios
TOTAL CAPITAL OUTLAYS > \$5000	42,045	402,000	66,044	38,000	440,000	
DEBT SERVICE						
100-5-3210-580400 Transfers to Debt Serv	0	0	0	0	0	
100-5-3210-580404 Principal Phase 3 Lea	0	0	0	0	0	
100-5-3210-580418 P&I - Regions Leases 2	11,835	0	3,583	9,200	9,200	TRUIST EQUIPMENT FINANCE-POLICE RADIOS-INTEREST
100-5-3210-580419 Principal - Regions 20	77,740	90,000	41,205	(9,600)	80,400	TRUIST EQUIPMENT FINANCE-POLICE RADIOS-PRINCIPAL
100-5-3210-582404 Interest Phase 3 Lease	0	0	0	0	0	
100-5-3210-582406 TRUIST Vehicle Lease-P	37,703	150,812	37,931	(74,812)	76,000	(BB&T/TRUIST-Vehicles-Financed (6)
100-5-3210-582407 TRUIST Vehicle Lease-I	2,709	10,834	2,481	(5,834)	5,000	(BB&T/TRUIST-Vehicles-Financed (6)
100-5-3210-582419 Interest - Regions 201	0	0	0	0	0	
TOTAL DEBT SERVICE	129,986	251,646	85,199	(81,046)	170,600	
TOTAL POLICE ADMINISTRATION	2,775,146	3,968,478	2,140,162	(36,132)	3,932,346	

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - FIRE ADMINISTRATION						
PERSONNEL SERVICES						
100-5-3510-511100 Regular Employees	1,999,054	2,178,742	1,051,209	(49,262)	2,129,480	Requesting \$180K Increase-Firefighter Paramedic: \$60K X 3 - Churn Factor - 3 Fire Paramedics
100-5-3510-511120 Salaries - Public Saf	(610,008)	0	0	0	0	ARPA phased out - Last expected receipt-FY2021-2022
100-5-3510-511300 Overtime	385,874	249,000	339,505	333,000	582,000	Personnel shortage
100-5-3510-511335 Incentive Wages-(1TP)	40,249	60,936	39,396	(21,540)	39,396	
100-5-3510-512100 Group Insurance	289,498	319,869	204,880	(77,737)	242,132	Churn Factor - 3 Fire Paramedics
100-5-3510-512200 Social Security FICA C	1,222	2,901	2,167	2,951	5,852	
100-5-3510-512300 Medicare	33,718	35,835	19,894	3,814	39,649	Churn Factor - 3 Fire Paramedics
100-5-3510-512400 Retirement Contributio	421,528	408,090	405,628	21,775	429,865	
100-5-3510-512700 Worker's Compensation	5,301	27,828	1,407	(780)	27,048	
100-5-3510-512800 Vacant Positions	0	0	0	0	0	
TOTAL PERSONNEL SERVICES	2,566,435	3,283,200	2,064,087	212,220	3,495,420	
CONTRACTED SERVICES						
100-5-3510-521200 Professional Fees	200	250	399	350	600	Increase to 600 Per Chief - New Hire expectation.
100-5-3510-521210 Licenses	27,986	36,400	18,335	0	36,400	Added additional Medic Unit-Increase budget by 1,400.00
100-5-3510-522200 Repairs & Maintenance	51,377	65,000	20,281	0	65,000	
100-5-3510-523200 Communications	16,642	13,600	6,569	0	13,600	Increased cost and additional service
100-5-3510-523500 Travel	1,206	5,000	0	0	5,000	Increased cost related to training
100-5-3510-523600 Dues & Fees	1,636	2,000	87	0	2,000	
100-5-3510-523700 Education & Training	2,207	10,000	1,773	0	10,000	
100-5-3510-523850 Community Risk Reducti	4,225	10,000	3,585	0	10,000	
TOTAL CONTRACTED SERVICES	105,480	142,250	51,029	350	142,600	
SUPPLIES & MINOR EQPT						
100-5-3510-531100 Supplies	7,881	10,000	6,089	2,000	12,000	Additional supplies needed
100-5-3510-531220 Natural Gas	5,748	7,000	1,946	0	7,000	
100-5-3510-531230 Electricity	16,833	20,000	9,127	0	20,000	
100-5-3510-531270 Gasoline/Diesel	22,478	25,000	17,068	5,000	30,000	Increased Fuel Cost
100-5-3510-531300 Operating Lease	3,617	8,000	2,027	0	8,000	
100-5-3510-531400 Books & Periodicals	32	2,000	425	0	2,000	
100-5-3510-531600 Small Equipment<5000	1,196	2,000	764	0	2,000	
100-5-3510-531700 Uniform Supplies	19,684	30,000	5,184	0	30,000	Increased Personnel (3)
100-5-3510-531710 EMS	41,197	45,000	17,274	0	45,000	

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
TOTAL SUPPLIES & MINOR EQPT	118,666	149,000	59,905	7,000	156,000	
CAPITAL OUTLAYS > \$5000						
100-5-3510-542200 Vehicles	0	0	0	0	0	
100-5-3510-542300 Furniture & Fixtures	3,435	5,000	0	0	5,000	Replacement of fire stations furnishings
100-5-3510-542400 Computers	1,972	10,000	0	0	10,000	Replace outdated Desk tops & Laptop Computures
100-5-3510-542500 Equipment	47,478	63,000	14,719	0	63,000	Replace LifePAK 12 & all firefighter gear to be compliant with NFPA standards.
TOTAL CAPITAL OUTLAYS > \$5000	52,885	78,000	14,719	0	78,000	
DEBT SERVICE						
100-5-3510-580401 Principal Phase 1 Leas	28,181	29,003	0	0	29,003	Stryker 3rd & Final Payment Due
100-5-3510-580402 Principal Phase 2 Lease	9,041	10,200	4,629	(800)	9,400	Regions Lease for 2020 Ford Super Duty XLT F-250
100-5-3510-580403 Principal Fire Truck	105,981	130,000	37,765	(20,600)	109,400	Regions 2019 Ford-450 Type I Ambul/Fire Truck
100-5-3510-582401 Interest Phase 1 Lease	0	0	0	0	0	
100-5-3510-582402 Interest Phase 2 Lease	1,143	0	463	860	860	Regions Lease for 2020 Ford Super Duty XLT F-250
100-5-3510-582403 Interest Fire Truck	23,563	0	3,310	20,220	20,220	Regions 2019 Ford-450 Type I Ambul/Fire Truck
100-5-3510-582406 TRUIST Vehicle Lease-P	121,624	121,624	122,030	476	122,100	(BB&T/TRUIST-Vehicles-Fire Truck/Explorer)-Annually
100-5-3510-582407 TRUIST Vehicle Lease-I	8,423	8,423	8,017	(323)	8,100	(BB&T/TRUIST-Vehicles-Fire Truck/Explorer)-Annually
TOTAL DEBT SERVICE	297,955	299,250	176,214	(167)	299,083	
TOTAL FIRE ADMINISTRATION	3,141,421	3,951,700	2,365,953	219,403	4,171,103	

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - PUBLIC WORKS ADMIN						
PERSONNEL SERVICES						
100-5-4100-511100 Regular Employees	0	0	250,431	414,435	414,435	Churn Factor - 1 Public Works Worker - (Moved from Dept 6220)-MERIT increase for Kendrick Nash
100-5-4100-511300 Overtime	0	0	37,554	40,000	40,000	(Moved from Dept 6220)
100-5-4100-511335 Incentive Wages-(1TP)	0	0	8,792	8,792	8,792	(Moved from Dept 6220)
100-5-4100-512100 Group Insurance	0	0	57,824	73,766	73,766	Churn Factor - 1 Public Works Worker - (Moved from Dept 6220)
100-5-4100-512200 Social Security FICA C	0	0	17,616	28,720	28,720	Churn Factor - 1 Public Works Worker - (Moved from Dept 6220)
100-5-4100-512300 Medicare	0	0	4,120	6,717	6,717	Churn Factor - 1 Public Works Worker - (Moved from Dept 6220)
100-5-4100-512400 Retirement Contributio	0	0	77,104	72,401	72,401	
100-5-4100-512700 Worker's Compensation	0	0	2,475	5,264	5,264	
TOTAL PERSONNEL SERVICES	0	0	455,916	650,095	650,095	
CONTRACTED SERVICES						
100-5-4100-522200 Repairs & Maintenance	0	0	132,913	750,000	750,000	Repairs & Maintenance - 2 Roofs (PD & City Hall - Fire Admin Office) - 750K - (Moved from Dept 6220)
100-5-4100-523200 Communications	0	0	1,261	2,800	2,800	(Moved from Dept 6220)
100-5-4100-523600 Dues & Fees	0	0	0	2,500	2,500	(Moved from Dept 6220)
100-5-4100-523800 Technical Inspections	0	0	241,001	520,000	520,000	New Building Permits & Plan Reviews coming online - (Moved from Dept 6220)
100-5-4100-523850 Contract Labor	0	0	3,592	8,000	8,000	(Moved from Dept 6220)
TOTAL CONTRACTED SERVICES	0	0	378,766	1,283,300	1,283,300	
SUPPLIES & MINOR EQPT						
100-5-4100-531100 Supplies	0	0	88,542	200,000	200,000	Additional supplies needed for Public Works move to new location - (Moved from Dept 6220)
100-5-4100-531220 Natural Gas	0	0	6,919	11,500	11,500	(Moved from Dept 6220)
100-5-4100-531230 Electricity	0	0	8,873	18,200	18,200	(Moved from Dept 6220)
100-5-4100-531270 Gasoline/Diesel	0	0	16,055	32,000	32,000	(Moved from Dept 6220)
100-5-4100-531300 Operating Lease	0	0	4,108	8,500	8,500	(Moved from Dept 6220)
100-5-4100-531600 Small Equipment<5000	0	0	1,241	2,400	2,400	New weed eater - (Moved from Dept 6220)
TOTAL SUPPLIES & MINOR EQPT	0	0	125,739	272,600	272,600	
CAPITAL OUTLAYS > \$5000						

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
100-5-4100-541200 Site Improvements	0	0	449,260	1,150,000	1,150,000	Moved 610K from R/Maint - Public Works New Shop - 850K - 300K Ball Fields - (Moved from Dept 6220)
100-5-4100-542200 Vehicles	0	0	0	30,000	30,000	Gator Utility Vehicle - (30K) - Move from Vehicles 542500
100-5-4100-542400 Computers	0	0	0	1,189	1,189	(Moved from Dept 6220)
100-5-4100-542500 Equipment	0	0	0	0	0	Gator Utility Vehicle - (30K) - Move to Vehicles 542200
TOTAL CAPITAL OUTLAYS > \$5000	0	0	449,260	1,181,189	1,181,189	
TOTAL PUBLIC WORKS ADMIN	0	0	1,409,681	3,387,184	3,387,184	

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - HIGHWAY AND STREETS ADMIN						
PERSONNEL SERVICES						
100-5-4210-511100 Regular Employees	299,652	440,355	207,970	(12,647)	427,708	
100-5-4210-511300 Overtime	30,133	30,000	18,729	0	30,000	
100-5-4210-511335 Incentive Wages-(1TP)	5,801	9,499	7,276	(2,223)	7,276	
100-5-4210-512100 Group Insurance	62,090	93,279	50,416	(25,571)	67,708	
100-5-4210-512200 Social Security FICA C	21,019	29,751	13,944	(922)	28,829	
100-5-4210-512300 Medicare	4,907	6,958	3,261	(216)	6,742	
100-5-4210-512400 Retirement Contributio	77,044	73,277	72,758	(601)	72,676	
100-5-4210-512700 Worker's Compensation	868	5,187	5,353	246	5,433	
100-5-4210-512800 Vacant Positions	0	0	0	0	0	
TOTAL PERSONNEL SERVICES	501,516	688,307	379,707	(41,934)	646,373	
CONTRACTED SERVICES						
100-5-4210-521200 Professional	80	500	0	0	500	
100-5-4210-522200 Repairs & Maintenance	81,533	80,000	24,150	0	80,000	
100-5-4210-523200 Communications	0	0	1,092	2,000	2,000	Increase in Cost of Service
100-5-4210-523300 Advertising	105	0	0	0	0	
100-5-4210-523600 Dues & Fees	80	0	0	0	0	
100-5-4210-523700 Education & Training	0	350	0	0	350	
TOTAL CONTRACTED SERVICES	81,798	80,850	25,242	2,000	82,850	
SUPPLIES & MINOR EQPT						
100-5-4210-531100 Supplies	52,246	60,000	43,685	60,000	120,000	Supply Cost Increased and additional supplies needed
100-5-4210-531230 Electricity	246,779	246,000	125,572	0	246,000	Increased Cost
100-5-4210-531270 Gasoline/Diesel	13,082	11,000	10,611	10,000	21,000	Increased Fuel Cost
TOTAL SUPPLIES & MINOR EQPT	312,107	317,000	179,868	70,000	387,000	

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	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
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CAPITAL OUTLAYS > \$5000						
100-5-4210-541200 Site Improvements	0	11,000	64,001	64,000	75,000	More improvement to Splash Pad area and new facilities
100-5-4210-542200 Vehicles	27,857	32,000	29,795	0	32,000	F150 Vehicle (1)
100-5-4210-542400 Computers	1,350	1,350	2,550	1,200	2,550	One Computer needed
100-5-4210-542410 Technology	0	0	0	0	0	
TOTAL CAPITAL OUTLAYS > \$5000	29,207	44,350	96,346	65,200	109,550	
DEBT SERVICE						
100-5-4210-580008 Trf to Dev Auth-2019B	13,800	0	0	0	0	
100-5-4210-580009 Trf to Dev Auth-2019A	287,056	136,817	81,550	3,183	140,000	Total 2019A Projected Sinking Fund Transfers - 300K x 46.60%
100-5-4210-580010 Trsf to DA-2022 Bond	0	0	0	0	0	
100-5-4210-580405 Trf to Dev Auth - 2014	75,000	73,682	43,375	318	74,000	Total 2014 Bond Sinking Fund Transfers - 592K x 12.50%
TOTAL DEBT SERVICE	375,856	210,499	124,925	3,501	214,000	
TOTAL HIGHWAY AND STREETS ADMIN	1,300,484	1,341,006	806,088	98,767	1,439,773	

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	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
DEPARTMENT - PARTICIPANT RECREATION						
PERSONNEL SERVICES						
100-5-6120-511100 Regular Employees	270,478	316,902	165,113	(23,326)	293,576	
100-5-6120-511200 Part Time Employees	40,762	80,080	45,157	49,819	129,899	
100-5-6120-511300 Overtime	9,315	7,500	8,870	2,500	10,000	Added Events needing coverage
100-5-6120-511335 Incentive Wages-(1TP)	5,736	8,646	7,063	(1,583)	7,063	
100-5-6120-512100 Group Insurance	67,488	66,970	39,823	(25,303)	41,667	
100-5-6120-512200 Social Security FICA C	19,675	25,614	13,611	1,699	27,313	
100-5-6120-512300 Medicare	6,449	5,990	3,183	398	6,388	
100-5-6120-512400 Retirement Contributio	53,678	50,859	52,706	(2,301)	48,558	
100-5-6120-512700 Worker's Compensation	0	3,733	0	(4)	3,729	
100-5-6120-512800 Vacant Postions	0	0	0	0	0	
TOTAL PERSONNEL SERVICES	473,581	566,294	335,526	1,898	568,192	
CONTRACTED SERVICES						
100-5-6120-521200 Professional Services	0	0	90	1,500	1,500	Pre Employment Physicals
100-5-6120-521301 Technical - Baseball	7,392	10,000	200	0	10,000	Increased official fees
100-5-6120-521302 Technical - Basketball	7,000	9,000	4,272	0	9,000	Increased official fees
100-5-6120-521303 Technical - Football	7,903	11,000	11,770	800	11,800	Increased official fees
100-5-6120-521304 Technical -Girl's Soft	2,389	2,400	2,240	0	2,400	
100-5-6120-521305 Technical - Tournments	1,499	1,500	0	0	1,500	
100-5-6120-521306 Technical - Adult Soft	4,881	5,000	0	0	5,000	
100-5-6120-521307 Technical - Soccer	1,985	2,000	0	0	2,000	
100-5-6120-522000 Festivals/Events	51,971	65,000	64,010	15,000	80,000	Added additional events - from 3 to 5
100-5-6120-522200 Repairs & Maintenance	2,234	2,300	1,522	0	2,300	
100-5-6120-523200 Communications	1,999	2,000	1,211	500	2,500	Increased Cost of Service
100-5-6120-523300 Advertising	132	250	0	0	250	
100-5-6120-523400 Printing & Binding	164	200	0	0	200	
100-5-6120-523500 Travel	1,076	1,000	789	0	1,000	
100-5-6120-523600 Dues & Fees	2,955	3,000	0	0	3,000	
100-5-6120-523700 Education & Training	2,833	3,000	0	0	3,000	
100-5-6120-523850 Contract Labor	9,985	15,000	8,260	0	15,000	Increase in labor costs
100-5-6120-523900 Other - Seniors	4,998	5,000	3,129	0	5,000	
TOTAL CONTRACTED SERVICES	111,395	137,650	97,493	17,800	155,450	
SUPPLIES & MINOR EQPT						
100-5-6120-531100 Supplies	10,220	10,000	4,528	0	10,000	

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100-5-6120-531101 Supplies-Baseball/Girl	8,986	9,000	811	0	9,000	
100-5-6120-531102 Supplies - Basketball	6,457	6,500	6,500	0	6,500	
100-5-6120-531103 Supplies - Football	12,980	13,000	12,747	0	13,000	
100-5-6120-531104 Supplies - Adult Softb	1,448	1,500	1,500	0	1,500	
100-5-6120-531105 Supplies - Tournaments	1,534	1,500	0	0	1,500	
100-5-6120-531106 Supplies - Senior Citi	1,500	1,500	0	0	1,500	
100-5-6120-531107 Supplies - Soccer	2,216	2,000	1,855	0	2,000	
100-5-6120-531108 Supplies - Children's	7,486	7,500	1,459	0	7,500	
100-5-6120-531109 Supplies-Cheerleading/	2,834	4,000	4,000	0	4,000	Increased cost of uniforms
100-5-6120-531110 Equip Exp - Coach's Re	0	2,500	0	0	2,500	
100-5-6120-531111 Supplies-Special Progr	9,971	10,000	7,792	0	10,000	
100-5-6120-531220 Natural Gas	9,087	10,000	2,743	0	10,000	
100-5-6120-531230 Electricity	26,171	25,000	14,030	5,000	30,000	Increased Fuel Cost
100-5-6120-531270 Gasoline/Diesel	4,055	3,500	2,581	1,000	4,500	Increased Fuel Cost
100-5-6120-531300 Operating Lease	5,486	4,400	3,159	600	5,000	Increased Operating Cost
100-5-6120-531590 Other	10,092	14,500	8,360	0	14,500	Additional supplies needed
100-5-6120-531600 Small Equipment<5000	15,727	10,150	8,900	0	10,150	
100-5-6120-531700 Other Supplies	8,530	10,000	6,906	0	10,000	Increased cost of supplies
TOTAL SUPPLIES & MINOR EQPT	144,780	146,550	87,871	6,600	153,150	
CAPITAL OUTLAYS > \$5000						
100-5-6120-542300 Furniture & Fixtures	0	2,000	0	0	2,000	
100-5-6120-542400 Computers	2,276	3,000	0	0	3,000	
TOTAL CAPITAL OUTLAYS > \$5000	2,276	5,000	0	0	5,000	
DEBT SERVICE						
100-5-6120-580401 Vehicles - Principal	7,437	10,000	3,804	(2,050)	7,950	Recreation Van - 2 Semi-Annual Principal Pymts
100-5-6120-582401 VEHICLES INTEREST	776	0	302	320	320	Recreation Van - 2 Semi-Annual Interest Pymts
TOTAL DEBT SERVICE	8,213	10,000	4,107	(1,730)	8,270	
TOTAL PARTICIPANT RECREATION	740,244	865,494	524,995	24,568	890,062	
DEPARTMENT - PARK AREAS & GROUNDS						
DEPARTMENTAL EXPENDITURES						
PERSONNEL SERVICES						
100-5-6220-511100 Regular Employees	405,386	403,878	0	(403,878)	0	Churn Factor - 1 Public Works Worker
100-5-6220-511200 Part Time Employees	0	0	0	0	0	

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100-5-6220-511300 Overtime	45,061	40,000	0	(40,000)	0	
100-5-6220-511335 Incentive Wages-(1TP)	7,689	13,299	0	(13,299)	0	
100-5-6220-512100 Group Insurance	86,790	105,238	0	(105,238)	0	Churn Factor - 1 Public Works Worker
100-5-6220-512200 Social Security FICA C	23,938	28,345	0	(28,345)	0	Churn Factor - 1 Public Works Worker
100-5-6220-512300 Medicare	5,587	6,629	0	(6,629)	0	Churn Factor - 1 Public Works Worker
100-5-6220-512400 Retirement Contributio	80,131	75,834	0	(75,834)	0	
100-5-6220-512700 Worker's Compensation	6,790	5,222	0	(5,222)	0	
100-5-6220-512800 Vacant Positions	0	0	0	0	0	
TOTAL PERSONNEL SERVICES	661,371	678,445	0	(678,445)	0	
CONTRACTED SERVICES						
100-5-6220-522200 Repairs & Maintenance	188,878	750,000	0	(750,000)	0	Repairs & Maintenance - 2 Roofs (PD & City Hall - Fire Admin Office) - 750K Per Tim
100-5-6220-523600 Dues & Fees	475	2,500	0	(2,500)	0	
100-5-6220-523800 Technical Inspections	628,656	520,000	0	(520,000)	0	New Building Permits & Plan Reviews coming online
100-5-6220-523850 Contract Labor	5,782	8,000	0	(8,000)	0	
TOTAL CONTRACTED SERVICES	823,791	1,280,500	0	(1,280,500)	0	
SUPPLIES & MINOR EQPT						
100-5-6220-531100 Supplies	119,957	120,000	0	(120,000)	0	
100-5-6220-531220 Natural Gas	10,613	11,500	0	(11,500)	0	Increased Fuel Cost
100-5-6220-531230 Electricity	18,470	18,200	0	(18,200)	0	Increased Cost
100-5-6220-531270 Gasoline/Diesel	18,393	15,500	0	(15,500)	0	Increased Fuel Cost
100-5-6220-531300 Operating Lease	8,351	8,500	0	(8,500)	0	Increased Cost
TOTAL SUPPLIES & MINOR EQPT	175,783	173,700	0	(173,700)	0	
CAPITAL OUTLAYS > \$5000						
100-5-6220-541200 Site Improvements	624,694	1,150,000	0	(1,150,000)	0	Moved 610K from R/Maint - Public Works New Shop - 850K - 300K Ball Fields
100-5-6220-542400 Computers	0	1,189	0	(1,189)	0	
100-5-6220-542500 Equipment	10,742	30,000	0	(30,000)	0	Gator Utility Vehicle
100-5-6220-542700 Land	1,545,046	0	0	0	0	
TOTAL CAPITAL OUTLAYS > \$5000	2,180,482	1,181,189	0	(1,181,189)	0	
TOTAL PARK AREAS & GROUNDS	3,841,428	3,313,834	0	(3,313,834)	0	

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DEPARTMENT - PLANNING & ZONING						
CONTRACTED SERVICES						
100-5-7400-521200 Professional	51,807	60,000	22,947	0	60,000	
100-5-7400-521201 Planning/Zoning Board	3,766	3,200	1,775	0	3,200	
100-5-7400-521202 Appeals Board	1,825	2,500	925	0	2,500	
100-5-7400-521203 Design Review	2,825	4,300	1,425	0	4,300	
100-5-7400-521300 Technical	34,458	27,978	21,339	0	27,978	Increase in development - City Engineers/Wayfinding
100-5-7400-523210 Information Technology	0	500	0	0	500	
100-5-7400-523300 Advertising	1,976	1,250	270	0	1,250	Additional Legal Advertisement for Development
100-5-7400-523600 Dues & Fees	0	250	0	0	250	
100-5-7400-523700 Education & Training	0	1,000	3,040	2,100	3,100	PC & DOA Training Expenses
100-5-7400-523800 Technical Inspections	0	0	0	0	0	
100-5-7400-523900 OTHER	0	100	0	0	100	
TOTAL CONTRACTED SERVICES	96,657	101,078	51,721	2,100	103,178	
SUPPLIES & MINOR EQPT						
100-5-7400-531100 Supplies	403	500	12	0	500	
100-5-7400-531400 Books & Periodicals	0	100	0	0	100	
100-5-7400-531700 Other Supplies	179	0	0	0	0	
TOTAL SUPPLIES & MINOR EQPT	582	600	12	0	600	
CAPITAL OUTLAYS > \$5000						
100-5-7400-542410 Technology	0	3,000	0	0	3,000	
TOTAL CAPITAL OUTLAYS > \$5000	0	3,000	0	0	3,000	
TOTAL PLANNING & ZONING	97,239	104,678	51,733	2,100	106,778	

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DEPARTMENT - CODE ENFORCEMENT						
PERSONNEL SERVICES						
100-5-7450-511100 Regular Employees	63,960	89,158	50,186	(849)	88,309	
100-5-7450-511200 Part-time Employees	0	6,493	0	22,929	29,422	
100-5-7450-511300 Overtime	3,081	3,500	2,683	0	3,500	
100-5-7450-511325 Incentive Wages	0	2,000	0	0	2,000	
100-5-7450-511335 Incentive Wages-(1TP)	849	1,337	1,748	411	1,748	
100-5-7450-512100 Group Insurance	6,400	19,134	13,208	(5,245)	13,889	
100-5-7450-512200 Social Security FICA C	4,107	6,230	3,242	1,519	7,749	
100-5-7450-512300 Medicare	961	1,457	758	355	1,812	
100-5-7450-512400 Retirement Contributio	15,089	14,354	14,968	596	14,950	
100-5-7450-512700 Worker's Compensation	0	1,050	0	72	1,122	
100-5-7450-512800 Vacant Positions	0	0	0	0	0	
TOTAL PERSONNEL SERVICES	94,446	144,714	86,794	19,788	164,502	
CONTRACTED SERVICES						
100-5-7450-521200 Professional	27,677	35,360	10,813	0	35,360	
100-5-7450-521300 Technical	0	500	0	0	500	
100-5-7450-522200 Repairs & Maintenance	331	500	818	320	820	
100-5-7450-523200 Communications	992	800	484	0	800	
100-5-7450-523210 Information Technology	87	1,000	0	0	1,000	
100-5-7450-523400 Printing & Binding	0	0	2,214	3,000	3,000	
100-5-7450-523600 Dues & Fees	115	500	0	0	500	
100-5-7450-523700 Education & Training	324	500	0	0	500	
TOTAL CONTRACTED SERVICES	29,525	39,160	14,328	3,320	42,480	
SUPPLIES & MINOR EQPT						
100-5-7450-531100 Supplies	30	200	0	0	200	
100-5-7450-531270 Gasoline/Diesel	4,662	10,000	2,406	0	10,000	Rising fuel cost to fill vacancy
100-5-7450-531700 Other Supplies	0	100	0	0	100	
TOTAL SUPPLIES & MINOR EQPT	4,692	10,300	2,406	0	10,300	

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CAPITAL OUTLAYS > \$5000						
100-5-7450-542500 Equipment	0	0	16,194	16,194	16,194	2019 Ford Fiesta - Purchased Used from Hertz
TOTAL CAPITAL OUTLAYS > \$5000	0	0	16,194	16,194	16,194	
TOTAL CODE ENFORCEMENT	128,663	194,174	119,722	39,302	233,476	

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DEPARTMENT - ECONOMIC DEVELOPMENT						
PERSONNEL SERVICES						
100-5-7520-511100 Regular Employees	125,204	171,520	69,124	(931)	170,589	
100-5-7520-511300 Overtime	1,890	6,000	1,071	0	6,000	
100-5-7520-511335 Incentive Wages-(1TP)	2,475	3,681	2,420	(1,262)	2,419	
100-5-7520-512100 Group Insurance	23,071	28,701	17,114	(7,868)	20,833	
100-5-7520-512200 Social Security FICA C	7,484	11,234	4,199	(135)	11,099	
100-5-7520-512300 Medicare	1,750	2,627	982	(31)	2,596	
100-5-7520-512400 Retirement Contributio	28,499	27,671	28,040	319	27,990	
100-5-7520-512700 Worker's Compensation	0	2,020	0	147	2,167	
TOTAL PERSONNEL SERVICES	190,374	253,456	122,950	(9,761)	243,695	
CONTRACTED SERVICES						
100-5-7520-521200 Professional	96,035	90,000	31,771	0	90,000	
100-5-7520-521204 Consulting	5,510	25,000	0	0	25,000	
100-5-7520-521300 Technical	0	180	0	0	180	
100-5-7520-521309 Art Grant-Fulton County	0	0	21,555	22,000	22,000	Expenses related to Day of the Dead Grant
100-5-7520-522000 Festivals & Events	8,283	7,000	10,553	10,100	17,100	Additional Events & Professional Photography
100-5-7520-522125 Special Exhibits - Sou	13,079	13,200	14,326	5,570	18,770	Additional equipment needed for special events
100-5-7520-522145 Special Promotions	1,681	5,000	3,964	0	5,000	
100-5-7520-522160 Special Events - Counc	23,031	28,031	11,986	0	28,031	Sponsored Council Events
100-5-7520-522200 Repairs & Maintenance	105	3,000	2,011	0	3,000	
100-5-7520-523200 Communications	1,477	2,500	712	0	2,500	
100-5-7520-523300 Advertising	22,327	25,000	5,060	0	25,000	Additional Printing Fees
100-5-7520-523400 Printing & Binding	75	0	160	200	200	
100-5-7520-523500 Travel	1,376	2,000	90	0	2,000	
100-5-7520-523600 Dues & Fees	12,465	1,000	1,111	300	1,300	Additional subscription fees added (Adobe)
100-5-7520-523700 Education & Training	175	2,000	48	0	2,000	
100-5-7520-523850 Contract Labor	0	1,000	0	0	1,000	
TOTAL CONTRACTED SERVICES	185,620	204,911	103,347	38,170	243,081	
SUPPLIES & MINOR EQPT						
100-5-7520-531100 Supplies	4,207	2,500	893	0	2,500	
100-5-7520-531200 Supplies - Christ Chur	0	1,000	0	0	1,000	
100-5-7520-531220 Natural Gas	1,077	800	300	0	800	
100-5-7520-531230 Electricity	6,081	5,600	2,884	0	5,600	Increased Costs of service
100-5-7520-531270 Gasoline/Diesel	263	400	1,014	1,400	1,800	Increase in fuel cost - full year in service

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100-5-7520-531300 Operating Lease	1,362	2,000	1,012	0	2,000	
100-5-7520-531600 Small Equipment<5000	2,169	2,500	0	0	2,500	
100-5-7520-531700 Other Supplies	180	500	240	0	500	
TOTAL SUPPLIES & MINOR EQPT	15,338	15,300	6,343	1,400	16,700	
CAPITAL OUTLAYS > \$5000						
100-5-7520-541200 Site Improvements	14,312	60,000	10,844	0	60,000	
100-5-7520-542200 Vehicles	17,623	18,000	0	0	18,000	Used Vehicle expected purchase
100-5-7520-542300 Furniture & Fixtures	642	250	0	0	250	
TOTAL CAPITAL OUTLAYS > \$5000	32,577	78,250	10,844	0	78,250	
OTHER COSTS (NOC)						
100-5-7520-575100 Hapeville Community Im	0	10,000	0	0	10,000	Aerotropolis Atlanta CID (Dues)
TOTAL OTHER COSTS (NOC)	0	10,000	0	0	10,000	
TOTAL ECONOMIC DEVELOPMENT	423,908	561,917	243,485	29,809	591,726	

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DEPARTMENT - MAIN STREET						
CONTRACTED SERVICES						
100-5-7550-521309 Art Grant-Fulton Count	0	0	0	0	0	Move Expenses (Day of the Dead) to new GL under Econ Dev 7520. Day of the Dead. Per Adrienne Expected Revenue of 10K - Fulton County + 6K GA Arts Council + 6K City Match-GA Arts Council amount of 6K.
100-5-7550-522000 Festivals	31,110	20,000	12,466	0	20,000	
100-5-7550-523300 Advertising	0	4,000	0	0	4,000	
100-5-7550-523400 Printing & Binding	1,581	2,500	0	0	2,500	
100-5-7550-523500 Travel	0	2,500	685	0	2,500	
100-5-7550-523600 Dues & Fees	200	600	200	0	600	
100-5-7550-523700 Education & Training	75	1,000	0	0	1,000	
100-5-7550-523850 Contract Labor	0	3,300	0	0	3,300	
TOTAL CONTRACTED SERVICES	32,966	33,900	13,350	0	33,900	
SUPPLIES & MINOR EQPT						
100-5-7550-531100 Supplies	1,247	1,500	0	0	1,500	
100-5-7550-531700 Other Supplies	0	300	0	0	300	
TOTAL SUPPLIES & MINOR EQPT	1,247	1,800	0	0	1,800	
CAPITAL OUTLAYS > \$5000						
100-5-7550-541200 Site Improvements	9,276	14,000	2,025	0	14,000	
TOTAL CAPITAL OUTLAYS > \$5000	9,276	14,000	2,025	0	14,000	
TOTAL MAIN STREET	43,489	49,700	15,375	0	49,700	

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OTHER FINANCING USES						
100-5-9100-611215 Transfer to E911	426,133	0	0	706,974	706,974	Transfer due to low E-911 revenue projections.
TOTAL OTHER FINANCING USES	426,133	0	0	706,974	706,974	
TOTAL EXPENDITURES	16,358,358	18,441,000	10,221,572	1,100,093	19,541,096	
REVENUE OVER/(UNDER) EXPENDITURES	(1,388,758)	0	2,175,381	101,927	101,927	

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201-SPECIAL REVENUE FUNDS						
REVENUES						
INTERGOVERNMENTAL REV						
201-0-0000-334105 Bright Start Grant Inc	6,909	5,980	4,005	3,520	9,500	Reimbursed Revenue for additional expendiures for June Summer Camp
201-0-0000-336000 LMIG Grant Revenue	0	0	0	0	0	
TOTAL INTERGOVERNMENTAL REV	6,909	5,980	4,005	3,520	9,500	
OTHER FINANCING SOURCES						
201-0-0000-395201 PY Fund Balance Alloc	0	0	0	0	0	
TOTAL OTHER FINANCING SOURCES	0	0	0	0	0	
TOTAL REVENUE	6,909	5,980	4,005	3,520	9,500	
201-SPECIAL REVENUE FUNDS						
DEPARTMENT - SPECIAL REVENUE						
DEPARTMENTAL EXPENDITURES						
DEBT SERVICE						
201-5-5910-580565 Bright Start- Expendit	6,909	5,980	4,727	3,520	9,500	Additional expendiures for June Summer Camp
TOTAL DEBT SERVICE	6,909	5,980	4,727	3,520	9,500	
TOTAL SPECIAL REVENUE	6,909	5,980	4,727	3,520	9,500	
TOTAL EXPENDITURES	6,909	5,980	4,727	3,520	9,500	
REVENUE OVER/(UNDER) EXPENDITURES	(0)	0	(722)	0	0	

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210-ASSET FORFEITURE FUND						
REVENUES						
TOTAL FINES AND FORFEITURES						
INVESTMENT INCOME						
210-0-0000-361100 INTEREST REVENUE	2	0	3	2	2	
TOTAL INVESTMENT INCOME	2	0	3	2	2	
210-0-0000-395210 PY Fund Balance Alloc	0	0	0	0	0	
TOTAL REVENUE	2	0	3	2	2	
DEPARTMENTAL EXPENDITURES						
CONTRACTED SERVICES						
210-5-3210-522200 REPAIR & MAINTENANCE	0	0	0	2	2	
TOTAL CONTRACTED SERVICES	0	0	0	2	2	
CAPITAL OUTLAYS > \$5000						
210-5-3210-542500 VEHICLES	0	0	0	0	0	
TOTAL CAPITAL OUTLAYS > \$5000	0	0	0	0	0	
TOTAL POLICE DEPARTMENT	0	0	0	2	2	
TOTAL EXPENDITURES	0	0	0	2	2	
REVENUE OVER/(UNDER) EXPENDITURES	2	0	3	0	0	
215-E911 FUND	0					
REVENUES						
CHARGES FOR SERVICES						
215-0-0000-342500 E-911 Revenue	164,226	887,081	76,972	(706,974)	180,107	Originally projected to match total expenditures.
TOTAL CHARGES FOR SERVICES	164,226	887,081	76,972	(706,974)	180,107	

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OTHER FINANCING SOURCES						
215-0-0000-391100 Transfer from General	426,133	0	0	694,676	694,676	Transfer due to low E-911 revenue projections.
TOTAL OTHER FINANCING SOURCES	426,133	0	0	694,676	694,676	
TOTAL REVENUE	590,359	887,081	76,972	(12,298)	874,783	
DEPARTMENTAL EXPENDITURES						
PERSONNEL SERVICES						
215-5-3800-511100 Regular Salaries - (Di	257,114	461,823	182,651	(57,412)	404,411	
215-5-3800-511300 Overtime - (Dispatch)	52,413	0	48,807	75,000	75,000	
215-5-3800-511335 Incentive Wages - (1 TP)	0	11,462	7,165	(4,297)	7,165	
215-5-3800-512100 Group Insurance	13,589	95,671	27,628	(33,171)	62,500	
215-5-3800-512200 Social Security FICA C	18,097	29,344	14,486	2,127	31,471	
215-5-3800-512300 Medicare	4,232	6,863	3,388	497	7,360	
215-5-3800-512400 Retirement Contributio	58,804	72,280	64,480	3,770	76,050	
215-5-3800-512700 Worker's Compensation	0	5,440	0	(303)	5,137	
TOTAL PERSONNEL SERVICES	404,249	682,883	348,604	(13,791)	669,092	
CONTRACTED SERVICES						
215-5-3800-521100 Contract Services	0	10,000	0	0	10,000	
215-5-3800-521200 Professioinal Services	0	0	90	100	100	
215-5-3800-523200 Communications	159,095	175,580	101,277	1,000	176,580	
TOTAL CONTRACTED SERVICES	159,095	185,580	101,367	1,100	186,680	
SUPPLIES & MINOR EQPT						
215-5-3800-531100 Supplies	0	18,618	0	393	19,011	
TOTAL SUPPLIES & MINOR EQPT	0	18,618	0	393	19,011	
DEBT SERVICE						
215-5-3800-581200 Principal Capital Leas	0	0	0	0	0	
215-5-3800-582200 Interest Capital Lease	0	0	0	0	0	
TOTAL DEBT SERVICE	0	0	0	0	0	

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TOTAL EXPENDITURES	563,344	887,081	449,972	(12,298)	874,783	
REVENUE OVER/(UNDER) EXPENDITURES	27,015	0	(372,999)	0	0	

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220-ARP GRANT FUND						
REVENUES						
MISC REVENUE						
220-0-0000-381220 ARP Funding Revenue	1,220,017	0	0	0	0	ARPA phased out - Last expected receipt-FY2021-2022
220-0-0000-381225 Law Enf-First Resp.Gra	65,486	0	0	0	0	
220-0-0000-381230 ARPA Boost Grant-Rec	28,000	87,000	86,547	61,300	148,300	Increased to match increased expenses to be reimbursed
TOTAL MISC REVENUE	1,313,503	87,000	86,547	61,300	148,300	
TOTAL REVENUE	1,313,503	87,000	86,547	61,300	148,300	
DEPARTMENT - POLICE DEPARTMENT						
DEPARTMENTAL EXPENDITURES						
PERSONNEL SERVICES						
220-5-3210-511120 Public Safety Sal-ARPA	610,008	0	0	0	0	ARPA phased out - Last expected receipt-FY2021-2022
220-5-3210-511121 Public Safety Sal-LFR	32,000	0	0	0	0	
220-5-3210-512202 Social Security FICA C	558	0	0	0	0	
220-5-3210-512302 Medicare	464	0	0	0	0	
TOTAL PERSONNEL SERVICES	643,030	0	0	0	0	
TOTAL POLICE DEPARTMENT	0	0	0	0	0	
PERSONNEL SERVICES						
220-5-3510-511120 Public Safety Sal-ARPA	610,008	0	0	0	0	ARPA phased out - Last expected receipt-FY2021-2022
220-5-3510-511121 Public Safety Sal-LFR	32,000	0	0	0	0	
220-5-3510-512302 Medicare	464	0	0	0	0	
TOTAL PERSONNEL SERVICES	642,472	0	0	0	0	
TOTAL FIRE DEPARTMENT	642,472	0	0	0	0	
DEPARTMENT - PARTICIPANT RECREATION						
CONTRACTED SERVICES						
220-5-6120-523700 Education-Training-Fie	10,994	11000	53,685	72,700	83,700	Projected Grant expenses Per Ashley Moody & Tod Nichols - Moved 30K from 542300 Furniture & Fixtures

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TOTAL CONTRACTED SERVICES	10,994	11000	53,685	72,700	83,700	
CAPITAL OUTLAYS > \$5000						
220-5-6120-542300 Furniture & Fixtures	0	71000	8,264	(30,000)	41,000	Moved 30K to 523700 Education-Training-Field Trips
220-5-6120-542400 Computers	17,006	5000	23,533	18,600	23,600	Projected Grant computer expenses Per Ashley Moody
TOTAL CAPITAL OUTLAYS > \$5000	17,006	76000	31,798	(11,400)	64,600	
TOTAL PARTICIPANT RECREATION	28,000	87000	85,482	61,300	148,300	
TOTAL EXPENDITURES	1,313,503	87,000	85,482	61,300	148,300	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	1,065	0	0	

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275-HOTEL & MOTEL TAX FUND						
REVENUES						
TAXES						
275-0-0000-314120 Hotel/Motel Taxes	3,032,107	2,700,000	1,448,548	600,000	3,300,000	Projected Increase of 200K
TOTAL TAXES	3,032,107	2,700,000	1,448,548	600,000	3,300,000	
TOTAL REVENUE	3,032,107	2,700,000	1,448,548	600,000	3,300,000	
DEBT SERVICE						
275-5-5910-580405 DMO -TCT Trf Out	1,326,547	1,181,250	633,740	262,500	1,443,750	TCT - 43.75% of additional 600K added
275-5-5910-580410 Tourism B-TPD Trf Out	568,520	506,250	271,603	112,500	618,750	TPD - 18.75 of additional 600K added
275-5-5910-580415 Gen Fund Allocation	1,137,040	1,012,500	543,206	225,000	1,237,500	GF - 37.50% of additional 600K added
TOTAL DEBT SERVICE	3,032,107	2,700,000	1,448,548	600,000	3,300,000	
TOTAL HOTEL-MOTEL	3,032,107	2,700,000	1,448,548	600,000	3,300,000	
TOTAL EXPENDITURES	3,032,107	2,700,000	1,448,548	600,000	3,300,000	
REVENUE OVER/(UNDER) EXPENDITURES	(0)	0	0	0	0	

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280-VEHICLE EXCISE FUND						
INTERGOVERNMENTAL REV						
280-0-0000-333600 Car Rental Tax Revenue	274,009	220,000	106,146	0	220,000	
TOTAL INTERGOVERNMENTAL REV	274,009	220,000	106,146	0	220,000	
TOTAL REVENUE	274,009	220,000	106,146	0	220,000	
OTHER FINANCING USES						
280-5-9000-611290 Transfer to TPD	274,009	220,000	0	0	220,000	Increased to match projected revenues
TOTAL OTHER FINANCING USES	274,009	220,000	0	0	220,000	
TOTAL OTHER SOURCES & USES	274,009	220,000	0	0	220,000	
TOTAL EXPENDITURES	274,009	220,000	0	0	220,000	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	106,146	0	0	

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290-TRADE AND TOURISM						
OTHER FINANCING SOURCES						
290-0-0000-391280 DMO-TCT trf fr H/M	1,326,547	1,181,250	633,740	262,500	1,443,750	Increased to match projected revenues-(43.75% of additional 600K)
290-0-0000-391281 Transfer from Vehicle	274,009	220,000	0	0	220,000	Increased to match projected revenues
290-0-0000-391285 Tourism B=TPD trf fr H	568,520	506,250	271,603	112,500	618,750	Increased to match projected revenues-(18.75% of additional 600K)
290-0-0000-391295 Transfer from Dev Auth	0	0	0	0	0	
TOTAL OTHER FINANCING SOURCES	2,169,076	1,907,500	905,343	375,000	2,282,500	
TOTAL REVENUE	2,169,076	1,907,500	905,343	375,000	2,282,500	
DEPARTMENTAL EXPENDITURES						
DEPARTMENT - Hoyt Smith Center						
PERSONNEL SERVICES						
290-5-6121-511100 Regular Employees	81,714	80,264	60,981	(760)	79,504	
290-5-6121-511200 Part Time Employees	32,750	92,290	19,679	13,336	105,626	
290-5-6121-511300 Overtime	4,432	5,000	4,774	2,500	7,500	Added Events needing coverage
290-5-6121-511335 Incentive Wages-(1TP)	2,528	3,908	3,043	(865)	3,043	
290-5-6121-512100 Group Insurance	8,155	19,134	10,383	1,699	20,833	
290-5-6121-512200 Social Security FICA C	7,053	11,251	5,417	881	12,132	
290-5-6121-512300 Medicare	1,652	2,631	1,267	206	2,837	
290-5-6121-512400 Retirement Contributio	14,178	13,617	13,710	472	14,089	
290-5-6121-512700 Worker's Compensation	0	945	0	65	1,010	
290-5-6121-512800 Vacant Positions	0	0	0	0	0	
TOTAL PERSONNEL SERVICES	152,463	229,040	119,254	17,534	246,574	
CONTRACTED SERVICES						
290-5-6121-521200 Professional Services	5,822	9,500	505	0	9,500	Includes CINTAS AND RYDER PEST CONTROL
290-5-6121-522200 Repairs and Maintenanc	33,865	94,000	40,943	0	94,000	Contracting landscaping services for parks
290-5-6121-523200 Communications	0	0	2,903	5,000	5,000	Increased in cost of service - Moved Comcast from Prof Svcs
290-5-6121-523600 Dues & Fees	0	0	2,265	4,000	4,000	
TOTAL CONTRACTED SERVICES	39,687	103,500	46,616	9,000	112,500	
SUPPLIES & MINOR EQPT						
290-5-6121-531100 Supplies	4,950	10,000	4,211	0	10,000	Taking on additional servivces from Community Service

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TOTAL SUPPLIES & MINOR EQPT	4,950	10,000	4,211	0	10,000	
CAPITAL OUTLAYS > \$5000						
290-5-6121-541200 Site Improvements	24,697	40,000	26,401	0	40,000	
TOTAL CAPITAL OUTLAYS > \$5000	24,697	40,000	26,401	0	40,000	
TOTAL Hoyt Smith Center	221,797	382,540	196,482	26,534	409,074	
PERSONNEL SERVICES						
290-5-6221-511100 Regular Employees	885	0	0	0	0	
290-5-6221-511300 Overtime	90	0	0	0	0	
TOTAL PERSONNEL SERVICES	976	0	0	0	0	
TOTAL CS - Parks & Grounds	976	0	0	0	0	
DEPARTMENT - Economic Development						
CONTRACTED SERVICES						
290-5-7520-521200 Professional Services	1,326,547	1,181,250	845,162	262,500	1,443,750	ATL DMO - Adj to DMO #s in 275-(43.75% of additional 600K)
290-5-7520-522200 Repairs and Maintenanc	3,856	5,000	0	0	5,000	
290-5-7520-523600 Dues and Fees	10,000	5,000	10,000	7,000	12,000	
TOTAL CONTRACTED SERVICES	1,340,403	1,191,250	855,162	269,500	1,460,750	
SUPPLIES & MINOR EQPT						
290-5-7520-531100 Supplies	0	1,000	0	0	1,000	
290-5-7520-531220 Natural Gas	0	0	0	0	0	
TOTAL SUPPLIES & MINOR EQPT	0	1,000	0	0	1,000	
CAPITAL OUTLAYS > \$5000						
290-5-7520-541200 Site Improvements	33,824	50,000	6,308	0	50,000	
290-5-7520-541245 748 VA - Remediation	0	200,000	18,092	0	200,000	
290-5-7520-541246 748 VA - Construction	0	0	0	0	0	
290-5-7520-541280 Theatre - 599 N Centra	0	0	0	0	0	

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TOTAL CAPITAL OUTLAYS > \$5000	33,824	250,000	24,400	0	250,000	
DEBT SERVICE						
290-5-7520-580520 748 VA Ave Const Fundg	340,000	0	0	78,966	78,966	
TOTAL DEBT SERVICE	340,000	0	0	78,966	78,966	
OTHER FINANCING USES						
290-5-7520-611295 Transfer to Dev Auth	0	82,710	0	0	82,710	
TOTAL OTHER FINANCING USES	0	82,710	0	0	82,710	
TOTAL Economic Development	1,714,227	1,524,960	879,561	348,466	1,873,426	
TOTAL EXPENDITURES	1,936,999	1,907,500	1,076,043	375,000	2,282,500	
REVENUE OVER/(UNDER) EXPENDITURES	232,077	0	(170,701)	(0)	(0)	

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295-DEVELOPMENT AUTHORITY						
REVENUES						
INVESTMENT INCOME						
295-0-0000-361000 Interest Income	5	0	0	0	0	
295-0-0000-361100 Interest on Note	4	0	447	0	0	
295-0-0000-364300 Late Fees	0	0	0	0	0	
TOTAL INVESTMENT INCOME	8	0	447	0	0	
MISC REVENUE						
295-0-0000-381001 Rental Income	0	0	0	0	0	
295-0-0000-381100 Mortgage Income	5,845	0	7,980	0	0	
295-0-0000-381101 Cell Tower Lease - MPa	35,473	0	21,099	0	0	
295-0-0000-381102 Cell Phone Lease - PD	20,161	0	62,071	0	0	
295-0-0000-381110 Misc Revenue	500	0	40	0	0	
295-0-0000-381111 Misc Revenue - DACOH	0	0	0	0	0	
TOTAL MISC REVENUE	61,978	0	91,190	0	0	
OTHER FINANCING SOURCES						
295-0-0000-392100 Sale of Assets	0	0	0	0	0	
295-0-0000-392200 Proceeds From Property	0	0	0	0	0	
295-0-0000-395000 Capital Contributions	0	0	0	0	0	
295-0-0000-395108 Trf from Gen Fd-2019A	287,056	0	81,550	0	0	
295-0-0000-395109 Trf from Gen Fd-2019B	13,800	0	108,200	0	0	
295-0-0000-395114 Trf from Gen Fd - 2014	75,000	0	43,375	0	0	
295-0-0000-395508 Trf from W&S - 2019A	328,117	0	93,450	0	0	
295-0-0000-395509 Trf from W&S - 2019 B	16,200	0	91,800	0	0	
295-0-0000-395514 Trf fr W&S -2014	525,826	0	303,625	0	0	
295-0-0000-395520 Trf from Trade & Touri	340,000	0	0	0	0	
TOTAL OTHER FINANCING SOURCES	1,586,000	0	722,000	0	0	
TOTAL REVENUE	1,647,987	0	813,637	0	0	
DEPARTMENT - Operating Expense						
CONTRACTED SERVICES						
295-5-7520-521200 Professional Services	0	0	0	0	0	
295-5-7520-522201 Maintenance Expense	1,500	0	600	0	0	
TOTAL CONTRACTED SERVICES	1,500	0	600	0	0	

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SUPPLIES & MINOR EQPT						
295-5-7520-531200 Bank Charges	531	0	508	0	0	
295-5-7520-531300 Closing Costs and Fees	0	0	134,144	0	0	
TOTAL SUPPLIES & MINOR EQPT	531	0	134,652	0	0	
CAPITAL OUTLAYS > \$5000						
295-5-7520-541245 Remediation - 748 VA	200,185	0	30,981	0	0	
295-5-7520-541246 Construction - 748 VA	1,653,013	0	197,584	0	0	
TOTAL CAPITAL OUTLAYS > \$5000	1,853,198	0	228,565	0	0	
DEBT SERVICE						
295-5-7520-582108 Principal - 2019 B Bon	340,000	0	355,000	0	0	
295-5-7520-582109 Interest Exp - 2019 B	30,280	0	24,805	0	0	
295-5-7520-582207 Principal - 2019A Bond	815,000	0	270,000	0	0	
295-5-7520-582208 Int Exp - 2019A Bonds	30,965	0	23,599	0	0	
295-5-7520-582400 Int Exp - 2014 Bonds	138,263	0	129,454	0	0	
295-5-7520-582410 Principal - 2014 Bonds	440,000	0	460,000	0	0	
295-5-7520-589999 Principal to Balance S	0	0	63,863	0	0	
295-5-7520-583410 Principal - 2022 Bond	0	0	0	0	0	
295-5-7520-589999 Principal to Balance S	(1,595,000)	0	0	0	0	
TOTAL DEBT SERVICE	199,508	0	1,326,720	0	0	
INTERFUND TRANSACTIONS						
295-5-7520-595110 T'fer T'comm to Gen Fu	52,619	0	0	0	0	
TOTAL INTERFUND TRANSACTIONS	52,619	0	0	0	0	
TOTAL EXPENDITURES	2,107,356	0	1,690,538	0	0	
REVENUE OVER/(UNDER) EXPENDITURES	(459,369)	0	(876,901)	0	0	

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301-CAPITAL PROJECTS FUND						
REVENUES						
INTERGOVERNMENTAL REV						
301-0-0000-331347 DOT - LMIG Program Rev	72,652	74,000	73,561	0	74,000	
301-0-0000-331486 CDBG - Sidewalks--CDBG	679,392	380,000	10,000	0	380,000	
301-0-0000-331488 CDBG Revenues	0	0	0	0	0	
TOTAL INTERGOVERNMENTAL REV	752,044	454,000	83,561	0	454,000	
OTHER FINANCING SOURCES						
301-0-0000-391350 Transfer from T-SPLOST	120,000	176,000	0	20,655	196,655	Increased due to additional expenditures
TOTAL OTHER FINANCING SOURCES	120,000	176,000	0	20,655	196,655	
TOTAL REVENUE	872,044	630,000	83,561	20,655	650,655	
CAPITAL OUTLAYS > \$5000						
301-5-5920-541360 CDBG	657,146	480,000	666,143	0	480,000	
301-5-5920-541375 DOT -LMIG Program Expe	120,710	150,000	170,655	20,655	170,655	T-SPLOST Eligible - SHEPCO PAVING - Reclassed 171K from TSPLOST
TOTAL CAPITAL OUTLAYS > \$5000	777,856	630,000	836,798	20,655	650,655	
TOTAL EXPENDITURES	777,856	630,000	836,798	20,655	650,655	
REVENUE OVER/(UNDER) EXPENDITURES	94,188	0	(753,237)	0	0	

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350-T-SPLOST						
REVENUES						
TAXES						
350-0-0000-313200 T-SPLOST Revenue	1,061,905	0	0	0	0	
350-0-0000-313500 T-SPLOST 2 Revenue	361,190	1,380,000	667,968	0	1,380,000	
TOTAL TAXES	1,423,095	1,380,000	667,968	0	1,380,000	
OTHER FINANCING SOURCES						
350-0-0000-395250 PY Fund Balance Alloc	0	0	0	0	0	
TOTAL OTHER FINANCING SOURCES	0	0	0	0	0	
TOTAL REVENUE	1,423,095	1,380,000	667,968	0	1,380,000	
DEPARTMENTAL EXPENDITURES						
CAPITAL OUTLAYS > \$5000						
350-5-5920-541202 Loop Road-Paving-TSP 2	0	500,000	0	0	500,000	New GL Account for T-SPLOST 2 - Moved from Old Acct
350-5-5920-541205 Dogwood-Ped. Imp-TSP 2	0	400,000	0	(50,000)	350,000	New GL Account for T-SPLOST 2 - More Pedestrian Improvement Projects - Moved 50K to 541208
350-5-5920-541208 Traffic Signage-TSP 2	0	30,000	76,015	50,000	80,000	New GL Account for T-SPLOST 2 - Moved from Old Acct - - Moved 50K from 541205
350-5-5920-541272 Earmark Loop Road	0	0	632,701	0	0	
350-5-5920-541275 Dogwood-North Ave Stre	217,352	0	0	0	0	
350-5-5920-541278 Traffic Signage Projec	26,071	0	0	0	0	
350-5-5920-542100 TSPLOST - Technical	235,766	0	29,509	0	0	
350-5-5920-542102 TSPLOST-Tech-TSP 2	0	450,000	0	0	450,000	New GL Account for T-SPLOST 2 - Moved from Old Acct-Increased to match increased rev proj
350-5-5920-542120 TSPLOST Capital	0	0	0	0	0	
TOTAL CAPITAL OUTLAYS > \$5000	479,189	1,380,000	738,225	0	1,380,000	
INTERFUND TRANSACTIONS						
350-5-9100-590301 Transfer to Capital Pr	120,000	0	0	0	0	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
TOTAL INTERFUND TRANSACTIONS	120,000	0	0	0	0	
TOTAL OTHER FINANCING USES	120,000	0	0	0	0	
TOTAL EXPENDITURES	599,189	1,380,000	738,225	0	1,380,000	
REVENUE OVER/(UNDER) EXPENDITURES	823,906	0	(70,256)	0	0	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
505-WATER & SEWER FUND						
REVENUES						
CHARGES FOR SERVICES						
505-0-0000-341191 Return Check Fees	170	0	272	300	300	
505-0-0000-341900 Water/Sewer Misc	650	100	24,100	24,000	24,100	
505-0-0000-342295 Transfer from Developm	0	0	0	750,000	750,000	Project Financing
505-0-0000-344210 Water Charges	2,735,232	2,929,395	1,682,413	0	2,929,395	
505-0-0000-344211 Water Tap Fee	188,100	200,000	26,000	0	200,000	
505-0-0000-344230 Sewage Charges	1,775,471	1,845,516	1,098,648	0	1,845,516	
505-0-0000-344231 Sewer Tap Fee	52,700	75,000	21,600	0	75,000	
505-0-0000-344290 Late Fee	116,496	150,000	47,350	0	150,000	
TOTAL CHARGES FOR SERVICES	4,868,819	5,200,011	2,900,383	774,300	5,974,311	
MISC REVENUE						
505-0-0000-389000 Other	0	0	171,284	550,000	550,000	Temporary location for MOST Receipts - Projected 550K Per City Manager
TOTAL MISC REVENUE	0	0	171,284	550,000	550,000	
TOTAL REVENUE	4,868,819	5,200,011	3,071,667	1,324,300	6,524,311	
505-WATER & SEWER FUND						
DEPARTMENT - SEWAGE COLLECTION & DISPO						
SUPPLIES & MINOR EQPT						
505-5-4330-531210 Water/Sewerage	732,299	500,000	189,213	0	500,000	
TOTAL SUPPLIES & MINOR EQPT	732,299	500,000	189,213	0	500,000	
TOTAL SEWAGE COLLECTION & DISPO	732,299	500,000	189,213	0	500,000	
DEPARTMENT - WATER SUPPLY						
DEPARTMENTAL EXPENDITURES						

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
PERSONNEL SERVICES						
505-5-4420-511100 Regular Employees	370,051	430,668	214,973	(55,563)	375,105	
505-5-4420-511300 Overtime	46,764	60,000	28,971	0	60,000	
505-5-4420-511335 Incentive Wages-(1TP)	7,208	11,359	7,425	(3,934)	7,425	
505-5-4420-512100 Group Insurance	60,465	86,104	47,084	(30,549)	55,555	
505-5-4420-512200 Social Security FICA C	25,126	31,126	14,873	(3,689)	27,437	
505-5-4420-512300 Medicare	5,876	7,279	3,479	(862)	6,417	
505-5-4420-512400 Retirement Contributio	78,838	76,663	69,150	(7,496)	69,167	
505-5-4420-512700 Worker's Compensation	0	5,072	0	(308)	4,764	
TOTAL PERSONNEL SERVICES	594,328	708,272	385,955	(102,400)	605,872	
CONTRACTED SERVICES						
505-5-4420-521200 Professional	294,849	230,000	158,379	0	230,000	Additional Projects need engineered
505-5-4420-522200 Repairs & Maintenance	644,481	683,700	439,164	400,000	1,083,700	Willingham water line - Elm Street, Chestnut and Georgia Ave Water & Sewr Lines - New Development
505-5-4420-523200 Communications	34,731	30,000	21,560	13,000	43,000	Increased Cost of Service
505-5-4420-523210 Information Technology	20,740	20,740	0	0	20,740	
505-5-4420-523400 Printing & Binding	2,462	0	554	2,500	2,500	
505-5-4420-523600 Dues & Fees	4,236	5,000	5,628	1,000	6,000	
505-5-4420-523700 Education & Training	846	2,000	657	0	2,000	
505-5-4420-523750 Bad Debt Expense	19,919	0	0	0	0	
505-5-4420-523900 Other	0	6,000	0	0	6,000	
TOTAL CONTRACTED SERVICES	1,022,264	977,440	625,943	416,500	1,393,940	
SUPPLIES & MINOR EQPT						
505-5-4420-531100 Supplies	113,540	121,069	76,632	28,931	150,000	Additional Supplies needed
505-5-4420-531210 Water/Sewer	(500)	0	0	0	0	
505-5-4420-531220 Natural Gas	7,075	6,000	4,064	2,000	8,000	Fuel Cost Increase
505-5-4420-531230 Electricity	14,889	20,000	7,979	0	20,000	
505-5-4420-531270 Gasoline/Diesel	22,342	20,000	21,477	23,000	43,000	Fuel Cost Increase
TOTAL SUPPLIES & MINOR EQPT	157,346	167,069	110,153	53,931	221,000	
CAPITAL OUTLAYS > \$5000						
505-5-4420-541400 Infrastructure	0	18,719	0	1,000,000	1,018,719	Includes 1M for MOST Capital Expenditures
505-5-4420-541600 Infrastructure-CIP-ATL	0	50,000	0	0	50,000	
505-5-4420-542200 Vehicles	0	30,000	60,560	30,980	60,980	F150 Truck Purchase - Another F150 Vehicle Purchased & Received 7/2022 -moved from FY2021-2022 Budget

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
505-5-4420-542400 Computers	3,425	3,425	0	0	3,425	New Computers needed
505-5-4420-542500 Equipment	11,299	0	0	0	0	
TOTAL CAPITAL OUTLAYS > \$5000	14,724	102,144	60,560	1,030,980	1,133,124	
DEPRECIATION & AMORT						
505-5-4420-561000 Depreciation	464,388	393,000	0	0	393,000	
TOTAL DEPRECIATION & AMORT	464,388	393,000	0	0	393,000	
DEBT SERVICE						
505-5-4420-580600 PRIN & INT EXP GEFA	13,006	61,432	35,836	8	61,440	GEFA - Per Payment Schedule
505-5-4420-582109 Trf to Dev Auth-2019A	328,944	156,782	93,450	4,218	161,000	Total 2019A Bond Sinking Fund Transfers - 300K x 53.40%
505-5-4420-582295 Transfer to Developmen	16,200	8,100	0	(8,100)	0	Total 2019B Bond Sinking Fund Transfers - 350K - 100% to 1320 Per City Mgr
505-5-4420-583100 Trf to Dev Auth 2014 A	525,000	515,772	303,625	2,228	518,000	Total 2014 Bond Sinking Fund Transfers - 592K x 87.5%
TOTAL DEBT SERVICE	883,150	742,086	432,911	(1,646)	740,440	
TOTAL WATER SUPPLY	3,136,199	3,090,011	1,615,521	1,397,365	4,487,376	
505-WATER & SEWER FUND						
DEPARTMENT - WATER DISTRIBUTION						
SUPPLIES & MINOR EQPT						
505-5-4440-531510 Water Purchases For Re	1,637,397	1,600,000	809,731	0	1,600,000	City of Atl Price Increase - Selling More Water
TOTAL SUPPLIES & MINOR EQPT	1,637,397	1,600,000	809,731	0	1,600,000	
CAPITAL OUTLAYS > \$5000						
505-5-4440-542500 Equipment	10,330	10,000	0	0	10,000	
TOTAL CAPITAL OUTLAYS > \$5000	10,330	10,000	0	0	10,000	
TOTAL WATER DISTRIBUTION	1,647,727	1,610,000	809,731	0	1,610,000	
TOTAL EXPENDITURES	5,516,224	5,200,011	2,614,465	1,397,365	6,597,376	
REVENUE OVER/(UNDER) EXPENDITURES	(647,405)	0	457,202	(73,065)	(73,065)	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
506-STORMWATER FUND						
REVENUES						
CHARGES FOR SERVICES						
506-0-0000-344210 Stormwater Charges	261,597	275,000	62,309	0	275,000	Low Receipts Due to Billing to go out in March 2023
506-0-0000-344290 Late Fee	0	0	(109)	0	0	
TOTAL CHARGES FOR SERVICES	261,597	275,000	62,200	0	275,000	
TOTAL REVENUE	261,597	275,000	62,200	0	275,000	
DEPARTMENTAL EXPENDITURES						
PERSONNEL SERVICES						
506-5-4320-511100 Regular Employees	80,653	83,870	47,093	(794)	83,076	
506-5-4320-511300 Overtime	2,316	3,000	2,231	0	3,000	
506-5-4320-511335 Incentive Wages-(1TP)	1,597	2,516	1,644	(872)	1,644	
506-5-4320-512100 Group Insurance	7,268	19,134	8,486	(5,245)	13,889	
506-5-4320-512200 Social Security FICA C	5,180	5,542	3,067	(103)	5,439	
506-5-4320-512300 Medicare	1,200	1,296	717	(24)	1,272	
506-5-4320-512400 Retirement Contributio	14,277	13,650	13,748	75	13,725	
506-5-4320-512700 Worker's Compensation	0	988	0	67	1,055	
TOTAL PERSONNEL SERVICES	112,491	129,996	76,987	(6,895)	123,101	
CONTRACTED SERVICES						
506-5-4320-521300 Technical	48,745	50,000	1,247	0	50,000	
506-5-4320-522200 Repairs & Maintenance	194,310	80,000	22,145	0	80,000	Per Lee, reduce Repairs & Maintenance to \$ 80,000.
TOTAL CONTRACTED SERVICES	243,055	130,000	23,392	0	130,000	
SUPPLIES & MINOR EQPT						
506-5-4320-531100 Supplies	1,327	4,004	0	0	4,004	
TOTAL SUPPLIES & MINOR EQPT	1,327	4,004	0	0	4,004	
CAPITAL OUTLAYS > \$5000						

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
506-5-4320-542500 Equipment	0	11,000	0	0	11,000	Street Sweeper Brushes
TOTAL CAPITAL OUTLAYS > \$5000	0	11,000	0	0	11,000	
DEPRECIATION & AMORT						
506-5-4320-561000 Depreciation	29,023	0	0	0	0	
TOTAL DEPRECIATION & AMORT	29,023	0	0	0	0	
TOTAL EXPENDITURES	385,896	275,000	100,379	(6,895)	268,105	
REVENUE OVER/(UNDER) EXPENDITURES	(124,299)	0	(38,179)	6,895	6,895	

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
540-SOLID WASTE FUND						
REVENUES						
CHARGES FOR SERVICES						
540-0-0000-344110 Refuse Collection Char	526,594	518,149	306,783	0	518,149	
540-0-0000-344115 Refuse Collection - Mi	1,766	2,500	1,094	0	2,500	
540-0-0000-344130 Solid Waste Scrap	0	0	0	0	0	
540-0-0000-344140 Allied Waste Commissio	1,000	1,000	3,045	2,050	3,050	
540-0-0000-344150 Clean & Green Revenue	20,453	17,000	13,527	0	17,000	
540-0-0000-344290 Late Fee	11,204	10,000	5,706	0	10,000	
TOTAL CHARGES FOR SERVICES	561,017	548,649	330,155	2,050	550,699	
TOTAL REVENUE	561,017	548,649	330,155	2,050	550,699	
PERSONNEL SERVICES						
540-5-4510-511100 Regular Employees	19,237	9,992	5,870	(93)	9,899	
540-5-4510-511300 Overtime	819	12,000	221	0	12,000	
540-5-4510-511335 Incentive Wages-(1TP)	380	600	196	(404)	196	
540-5-4510-512100 Group Insurance	9,959	2,392	1,844	(656)	1,736	
540-5-4510-512200 Social Security FICA C	1,189	1,401	365	(31)	1,370	
540-5-4510-512300 Medicare	278	328	85	(8)	320	
540-5-4510-512400 Retirement Contributio	2,002	3,450	3,444	21	3,471	
540-5-4510-512700 Worker's Compensation	0	118	0	8	126	
TOTAL PERSONNEL SERVICES	33,864	30,279	12,026	(1,164)	29,115	
CONTRACTED SERVICES						
540-5-4510-521200 Professional Fees	420,381	431,830	218,714	0	431,830	Increase in fees - Waste Pro
540-5-4510-522110 Disposal service	21,702	23,540	15,282	4,460	28,000	Dumping Fee Increase
540-5-4510-522200 Repairs & Maintenance	38,665	42,000	21,344	0	42,000	Per Lee - Reduce to 42K
540-5-4510-523750 Bad Debt Expense	6,156	0	0	0	0	
TOTAL CONTRACTED SERVICES	486,903	497,370	255,340	4,460	501,830	
SUPPLIES & MINOR EQPT						
540-5-4510-531100 Supplies	7,886	5,000	9,508	15,000	20,000	Additional Supplies needed for Old Garbage Truck

CITY OF HAPEVILLE
FY2022-2023 PROPOSED MID-YEAR BUDGET REQUESTS - SUMMARY AND DETAIL

	FY 2021-22	FY 2022-23	Current YTD	Amendment Request	FY 2022-23	FY2022-23 Budget Explanation
	6/30/22 Actual	Current Approved Budget	02/03/2023 Actual	Increase (Decrease)	Proposed Mid-Year Amended Budget	Justification for Major Increase Requests Staff Comments
540-5-4510-531270 Gasoline/Diesel	18,473	16,000	17,353	19,000	35,000	Fuel Cost Increase
TOTAL SUPPLIES & MINOR EQPT	26,358	21,000	26,861	34,000	55,000	
DEPRECIATION & AMORT						
540-5-4510-561000 Depreciation	14,368	0	0	0	0	
TOTAL DEPRECIATION & AMORT	14,368	0	0	0	0	
TOTAL EXPENDITURES	561,493	548,649	294,227	37,296	585,945	
REVENUE OVER/(UNDER) EXPENDITURES	(476)	0	35,928	(35,246)	(35,246)	

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE TO AMEND THE ANNUAL BUDGET FOR THE 2022 - 2023**
7 **FISCAL YEAR TO REFLECT THE ADJUSTMENT OF REVENUE AND**
8 **EXPENDITURES PURSUANT TO SECTION 17-2-3 OF THE CODE OF ORDINANCES,**
9 **CITY OF HAPEVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL**
10 **CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO**
11 **PROVIDE FOR OTHER LAWFUL PURPOSES.**

12
13 **WHEREAS**, the mayor and council shall have full power and authority to provide for the
14 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
15 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
16

17 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
18 all powers of the City shall be vested in the mayor and council. The mayor and council shall be
19 the legislative body of the City; and,
20

21 **WHEREAS**, the mayor and council approved the annual budget for the 2022 - 2023
22 fiscal year on 06/21/2022; and
23

24 **WHEREAS**, accounting standards require the use of year-end adjustments for accrual
25 accounting, and amendments to the Fiscal Year 2022 - 2023 budget are needed to apply the
26 adjustments to budgeted revenues and expenditures in compliance with State law; and
27

28 **WHEREAS**, every official act of the mayor and council which is to become law shall be
29 by ordinance;
30

31 **WHEREAS**, the governing authority of the City finds it desirable to amend the 2022 -
32 2023 fiscal year annual budget.
33

34 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
35 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
36

37 **Section One.** That the Fiscal Year 2022 - 2023 Annual Budget be amended to reflect
38 the adjustment of revenues and expenditures as follows:
39

40 See Attachment labeled as “**Exhibit A**”. Exhibit A shall be incorporated fully herein by
41 reference.
42

43 **Section Two. Codification and Certify.** This Ordinance adopted hereby shall be codified
44 and certified in a manner consistent with the laws of the State of Georgia and the City.
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(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

ORDAINED this _____ day of _____, 2023.

Alan Hallman, Mayor

Sharee Steed, City Clerk

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APPROVED BY:

City Attorney

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1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**
3

4 **ORDINANCE NO. _____**
5

6 **AN ORDINANCE TO AMEND CHAPTER 93 (“ZONING”), ARTICLE 3.1 (“ZONES”),**
7 **SECTION 93-3.1-2 (“ZONING MAP”) OF THE CODE OF ORDINANCES, CITY OF**
8 **HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF HAPEVILLE ZONING MAP; TO**
9 **PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO**
10 **PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL**
11 **PURPOSES.**
12

13 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
14 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
15 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
16

17 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
18 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
19 the legislative body of the City; and,
20

21 **WHEREAS**, existing ordinances, resolutions, rules, and regulations of the City and its
22 agencies now lawfully in effect not inconsistent with the provisions of the City’s Charter shall
23 remain effective until they have been repealed, modified, or amended; and,
24

25 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
26 amending such provisions by specific reference to the section number of the City’s Code; and,
27

28 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
29 by ordinance; and,
30

31 **WHEREAS**, the procedures required for amending the City’s zoning ordinance have been
32 satisfied, including, but not limited to, notice and public hearings; and,
33

34 **WHEREAS**, the governing authority of the City finds it desirable to amend and update the
35 City of Hapeville Zoning Map; and,
36

37 **WHEREAS**, the Mayor is authorized to certify the maps as the Official Zoning Map of
38 the City upon approval by Mayor and Council.
39

40 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
41 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
42

43 **Section One.** Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones)
44 of the City Code of Ordinances is hereby amended by striking:
45

46 February 1, 2022

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and inserting in lieu thereof the following language:

February 21, 2023.

Section Two. The “zoning map” referred to in Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones) of the City Code of Ordinances is attached hereto and incorporated herein by reference as:

Exhibit “A”

The zoning map attached as Exhibit “A” shall replace the zoning map adopted on February 1, 2022.

Section Three. Codification and Certify. This Ordinance and the Zoning Map adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Four. Severability.

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

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

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

Section Five. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

DRAFT

Section Six. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2023.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney

City of Hapeville Official Zoning Map

February, 21 2023: As Amended from February 1, 2022



imagine
Hapeville
georgia

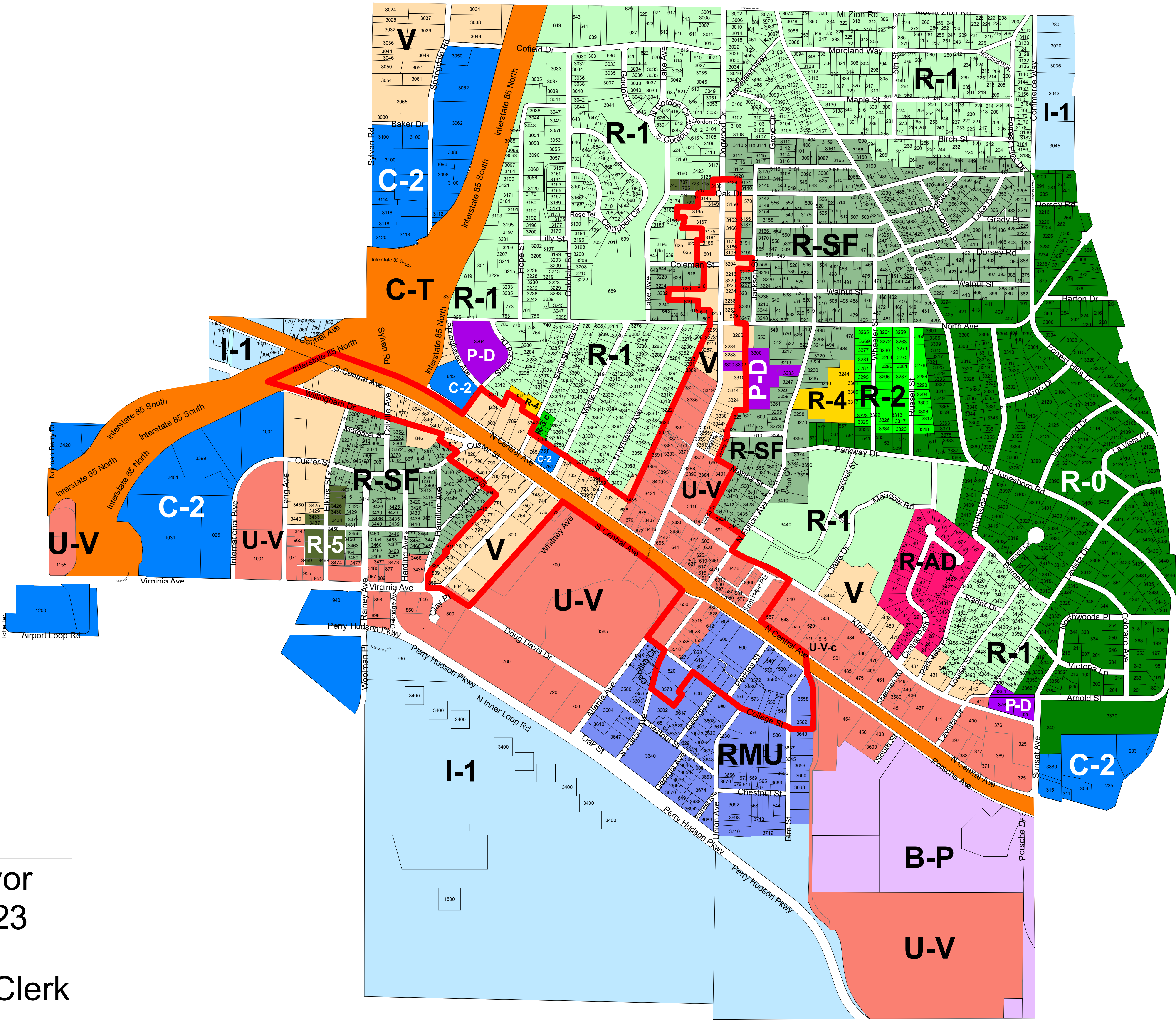
- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

C - ZONING WITH CONDITION

NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessors Office and are not guaranteed by the City of Hapeville to be accurate.

I, Sharee Steed, City Clerk of the City of Hapeville, Georgia, do hereby certify that this is the City of Hapeville Official Zoning Map, Fulton County, Georgia, adopted by the Mayor and Council of Hapeville on the ____ day of _____, and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

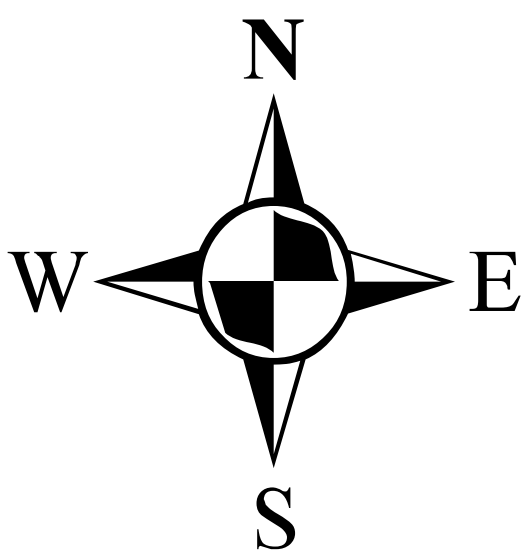
Date	Amendment



Alan Hallman, Mayor
February 21, 2023

Sharee Steed, City Clerk

City Attorney





**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: January 11, 2023
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **2023 Zoning Map Update**

BACKGROUND

The Hapeville City Council has approved a number of rezonings in the past year. The City's Zoning Map is updated annually to reflect these changes. The following parcels' zoning designations were changed.

- Parcel Identification Number 14 0096 LL0502 from RMU, Residential Mixed Use to U-V, Urban Village.
- Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-009-1, 14-0066-0001-007-6 from U-V, Urban Village and R-1, One Family Detached to P-D, Planned Unit Development.
- Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village

The revised zoning map is attached.



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

January 17, 2023 6:00 PM

SUMMARY MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Election of Officers

3.I. Election of Vice Chairman

MOTION ITEM: Jeanne Rast made a motion to re-elect Lucy Dolan as Vice Chairman of the Planning Commission. Cliff Thomas seconded the motion. Motion Carried: 6-0.

3.II. Election of Chairman

MOTION ITEM: Leah Davis made a motion to re-elect Brian Wismer as Chairman of the Planning Commission. Lucy Dolan seconded the motion. Motion Carried: 6-0.

4. Approval of Minutes

4.I. Minutes of November 8, 2022

MOTION ITEM: Jeanne Rast made a motion to approve the minutes of November 8, 2022, as submitted. Lucy Dolan seconded the motion. Motion carried: 6-0.

5. Old Business

5.I. 2023 Planning Commission Meeting Schedule (Revised)

Background:

Consideration and action to approve the revised 2023 Planning Commission meeting schedule. Due to the City Council's schedule, the meeting scheduled for July 18, 2023, has been changed

to July 11, 2023, and the meeting scheduled on August 8, 2023, has been changed to August 15, 2023. The Planning Commission approved this item on November 8, 2022.

MOTION ITEM: Jeanne Rast made a motion to approve the revised 2023 Planning Commission meeting schedule, as submitted. Lucy Dolan seconded the motion. Motion Carried: 6-0.

6. New Business

6.I. 3166 Dogwood Drive

Site Plan Review

Background:

Darrell Harris of D. Harris Construction requested site plan review to construct a 2,994 square foot commercial building at 3166 Dogwood Drive (Parcel ID: 14-0094-0002-087-3). The property is zoned V, Village.

Public Comment: None.

ACTION: Approved with conditions.

6.II. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Preliminary Plat Review

Background:

Phil Carson of MCRT Investments, LLC requested preliminary plat review to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use.

Public Comment: None.

ACTION: Approved with conditions.

6.III. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Site Plan Review

Background:

Phil Carson of MCRT Investments, LLC requested site plan review to construct a mixed-use development at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-

0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4). The properties are zoned RMU, Residential Mixed Use and are subject to the design requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Public Comment: None.

ACTION: Approved with conditions.

6.IV. Willingham Corridor Improvement Study Resolution 2023-01

Background:

Consideration to recommend the Mayor and Council accept the Willingham Drive Corridor Improvement Study.

The Aerotropolis Atlanta, in conjunction with the City of Hapeville, the City of College Park and the City of East Point, had an improvement study prepared for the Willingham Drive Corridor. The study included developing a vision for the future area, identifying potential catalytic sites, identifying potential public investment, highlighting the Flint River, and creating an area that connects the Tri-Cities.

Public Comment: None.

ACTION: Recommended approval.

6.V. Zoning Map Amendment

Background:

Consideration of a text amendment to update the zoning map.

Public Comment: None.

ACTION: Recommended approval.

7. Next Meeting Date – February 13, 2023 at 6:00 p.m.

8. Adjourn

Meeting adjourned at 7:53 p.m.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

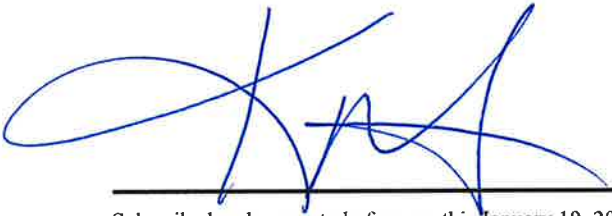


CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
ATLANTA, GA 30354

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 01/19/2023.



Subscribed and sworn to before me this January 19, 2023



NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, February 7, 2023 at 6:00 p.m.** at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. The meeting will be made available to the public by live streaming only via teleconference/videoconference in accordance with O.C.G.A § 50-14-1(g) at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes> to consider the following:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) for the purpose of amending and updating the City of Hapeville Zoning Map.

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssteed@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on February 6, 2023. When emailing or verbally delivering your comment to the City Clerk, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting. Citizens may not make comments on public hearing agenda items via teleconference/videoconference.
#0000641448:1/19-1AS



ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT
LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://hapevillega.civicclerk.com/Web/Player.aspx?id=621&key=-1&mod=-1&mk=-1&nov=0>

January 10, 2023 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:02 PM
2. **ROLL CALL:** All Members of Council were present which constituted a quorum.
 - ✓ Alan Hallman
 - ✓ Mike Rast
 - ✓ Brett Reichert
 - ✓ Mark Adams
 - ✓ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the January 10th Meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** Given by Reverend Megan Joiner. *Councilman Reichert introduced Reverend Megan Joiner to the audience.*
6. **PRESENTATIONS:**
 - 6.I. Public Safety Recognition- Presented by the Hapeville Exchange Club

The Hapeville Exchange Club President Julian Glance and Police Chief Rick Glavosek recognized Officer Michael Walsh with the 2022 Officer of the Year Award. Chief Glavosek stated Officer Walsh for his hard work and dedication. Noting that, he has certainly set the pace for every officer in the City.

Fire Chief David Bloodworth and Mr. Glance recognized Firefighter Kevin Watts with the 2022 Firefighter of the Year Award. Chief Bloodworth acknowledged that Firefighter Watts is very dedicated to his job and extends himself by going over and beyond to help with different obstacles.

Both gentlemen have demonstrated exceptional achievement and a genuine commitment to their profession, agency, and the public they serve.
7. **PUBLIC HEARING:** None
8. **QUESTIONS ON AGENDA ITEMS:** None

AMEND AGENDA:

MOTION: Councilman Adams made a motion to amend the agenda to add the Consideration and Action to approve the Resolution for Setting Qualifying Fees for the November 7, 2023, General Election as an item under the Consent Agenda section, Councilman Alexander second. **Motion carried 4-0.**

9. CONSENT AGENDA:

- 9.I. Consideration and Action to approve the December 6th, Council Meeting minutes.

- 9.II. Consideration and Action to approve the Resolution for Setting Qualifying Fees for the November 7, 2023, General Election. **Resolution 2023-02**

MOTION: Councilman Reichert made a motion to approve the consent agenda items, Alderman Rast provided the second. **Motion carried 4-0.**

10. OLD BUSINESS:

- 10.I. Consideration and Action to repeal Resolution # 2022-11 and approve Resolution # 2023-1, which will amend our current Non-Residential Water Rates. **Resolution 2023-01**

Community Service Director Lee Sudduth stated that last year, Council passed a Resolution adjusting the City's water rates due to the City of Atlanta's increase. The increase would most affect the non-residential groups, which included multi-dwelling. Mr. Sudduth noted that there was a discussion pertaining to putting the multi-dwelling on a tiered system, and notifications were given. Some of the City's older apartments contacted his department with their concerns. He indicated that those particular apartments only have one meter. Each unit is not metered, which makes it challenging to measure water consumption and can be a disadvantage for them. He stated that for the newer apartment, there is a state law requiring newer apartments to have individual meters. Mr. Sudduth said that hearing about the increase in concerns from the older apartments prompted staff to review the previous rate, avoiding an \$8 increase. Jumping from 1098 to 1931 would have been a hefty increase. He acknowledged that staff reviewed the bonds and confirmed that during the first configuration of the resolution. Staff did not realize that the regular bond numbers from the past were being used. He stated that, thankfully, this budget year, the City will receive a decrease in the 2019 series A bond. This decrease will allow the City to handle the increase from Atlanta as those bonds will continue to decrease over time. Mr. Sudduth assured that staff feels this action of approval will relieve the older apartment complexes by implementing a \$4 flat rate.

MOTION: Councilman Adams made a motion to approve the repeal Resolution # 2022-11 and approve Resolution# 2023-01, which will amend our current Non-Residential Water Rates, Councilman Alexander provided the second. **Motion carried 4-0.**

11. NEW BUSINESS:

- 11.I. Consideration and Action to approve the Organizational Appointments Ordinance. **Ordinance 2023-01**

MOTION: Alderman Rast made a motion to approve the Organizational Appointments Ordinance, Councilman Reichert provided the second. **Motion carried 4-0.**

- 11.II. Consideration and Action for the Butterfly Parade event Route, hosted by Mainstreet Board.

Mainstreet Board member Susan Bailey stated to the Governing Body that the Main Street Board requests that Mayor and Council approve a change to the previously approved Butterfly Parade route. She noted that the original route is located on a state highway, and the Board would need the approval of D.O.T., which could prolong the function. Ms. Bailey further noted that the new route is supported by the City's Police and Community Services Departments. She acknowledged that due to the potential parade and crowd participants, both sides of the street would shut down, as the City's police prefer this as a precaution for public safety. Ms. Bailey indicated that the Board changed the event from day to evening and that the businesses and the public would be adequately notified of the street closure.

MOTION: Alderman Rast made a motion to approve the the Butterfly Parade event Route, hosted by Mainstreet Board, Councilman Adams provided the second. **Motion carried 4-0**

- 11.III. Consideration of the proposed Marijuana Ordinance. - First Reading

DISCUSSION: Councilman Reichert reiterated why this is the right move for the City. He recalled a personal incident that happened to a close friend's family member and explained the story to the audience. Therefore, supporting his reasoning for presenting the Ordinance to Council for Consideration. He stated that instead of turning people into criminals, which follows them for life and can have catastrophic effects on their life. The City would make it a

citational offense. Councilman Reichert asserted that if approved, this Ordinance under no circumstances makes it legal. He stated that it simply changes the nature of the citation from a criminal offense to one that can be paid through a fine, similar to a traffic ticket. This was the first reading for the proposed Marijuana Ordinance. **This was a discussion item only; No action was taken.**

11.IV. Consideration of Ordinance for the modified City Retirement Plan - First Reading.

DISCUSSION: No additional comments were provided for this item. This was the first reading for the Ordinance for the modified City Retirement Plan. **This was a discussion item only; No action was taken.**

11.V. Consideration and Action on Financing Bank and Financing Terms Six (6) New Vehicles for Police Department.

MOTION: Councilman Alexander made a motion to approve the Financing Bank and Financing Terms Six (6) New Vehicles for Police Department, Councilman Adams provided the second. **Motion carried 4-0**

12. **CITY MANAGER REPORTS:** City Manager, Tim Young spoke about the Following items:

- Thanked residents, Council, and all who participated and attended the last month's Atlanta Tree, tree planting in the park event. He stated that 40 new trees were added to the current tree canopy. Further noting that it was a very successful endeavor.
- The Finance department has completed the Annual Audit for the City. Mauldin and Jenkins will present the completed audit in February.
- In February, a consultant will present the parking forum/survey to the Governing Body.
- In February, the staff will start the mid-year budget review.
- The South Fulton Municipal Association will be hosted by the City on January 26, 2023.
- The annual Cities Summit hosted by G.M.A. will take place on January 20-23.
- Staff is watching the local option sales tax and M.O.S.T. and will update if any changes occur.

13. **PUBLIC COMMENTS:**

1. Julian Glantz
2. LTesse Reese
3. Chase Stell
4. Melvin Traynum
5. Derrick Reese

14. **MAYOR AND COUNCIL COMMENTS:**

Councilman Alexander complimented the audience attendance for the first meeting of the year, even though the meeting date was not the first Tuesday. She wished everyone a Happy New Year.

Alderman Rast wished everyone a Happy New Year and agreed with Councilman Alexander's sentiment on the audience attendance and meeting date. He further noted that it was a great start to the New Year.

Councilman Adams also wished everyone a Happy New Year and thanked the Emergency Services/ Public Works for their hard work during the arctic weather. He stated a lot of pipes were broken, and water was everywhere. Councilman Adams noted that while away from his home during that time, his residence flooded, and Public Works came out and resolved the issue.

Councilman Reichert echoed the sentiment of his fellow Councilmembers. He stated that a lot of activities are going on in the City, and he is excited about this year. Councilman Reichert congratulated Officer Walsh and Firefighter Watts on their award and thanked them for their services.

Mayor Hallman reaffirmed the sentiment of his fellow Councilmembers. He thanked all for coming out and being a part of the local government. Mayor Hallman wished all A Happy New Year. He acknowledged all City staff for always going above and beyond on the Call of Duty to make sure that things get handled in the City and handled efficiently and quickly, and professionally. Mayor Hallman sadly announced the passing of local artist, Mr. John Christian. Mayor Hallman stated that Mr. John Christian was the artist who completed the mural on the side of the recreation center—noting that Mr. John Christian passed away unexpectedly at the end of December. Mayor Hallman sends condolences to his loved ones on behalf of the City. Mayor Hallman sadly announced the passing of former employee Mr. Lynn Griffin, who was over the Hapeville scout troop at the Methodist Church

for years and was instrumental in the lives of many youths in the City. Mayor Hallman noted that Mr. Griffin's involvement with youth baseball and scouting allowed him to touch many lives. Mayor Hallman sends condolences to his loved ones on behalf of the City.

15. **EXECUTIVE SESSION:** *When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).*

MOTION: Councilman Reichert made a motion to go into recess, Alderman Rast provided the second. **Motion carried 4-0.**

Councilman Alexander made a motion to go into executive session at 6:58PM. Councilman Adams provided the second. **Motion carried 4-0.**

MOTION: Councilman Alexander made a motion to exit executive session and enter back into regular meeting. Councilman Adams provided the second. **Motion carried 4-0.**

16. **ADJOURN:**

MOTION: Councilman Adams made a motion to adjourn at 7:14PM, Councilman Alexander provided a second. **Motion carried 4-0.**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed, City Clerk

HAPEVILLE ART TRAIL SERVICES AGREEMENT

THIS HAPEVILLE ART TRAIL SERVICES AGREEMENT (the “Agreement”) is made and entered into as of the ____ day of _____, 2023 (the “Effective Date”), by and between ATL AIRPORT DISTRICT DESTINATION MARKETING ORGANIZATION, INC., a Georgia nonprofit Corporation (“DMO”), and the CITY OF HAPEVILLE, Georgia, a municipal and political subdivision of the State of Georgia (the “City”).

In consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration the parties hereby agree as follows:

1. **Engagement.** The City hereby agrees to hire DMO, and DMO hereby agrees to perform certain marketing services for the City and its art trail project as more particularly set forth on Exhibit A (the “Services”). DMO represents and warrants that it has the necessary knowledge, experience, abilities, skills and resources to perform its obligations or find expertise to perform the obligations, under this Agreement, and agrees to have the obligations under this Agreement performed in a professional manner, consistent with then prevailing industry standards and practices.

2. **Term; Termination.** The term of this Agreement shall commence on the Effective Date and shall continue until the earlier of: (a) termination by either party upon sixty (60) days prior written notice to the other party and (b) completion of the Services. Notwithstanding the foregoing, either party may immediately terminate this Agreement upon written notice to the other party if the other party (i) has materially breached the terms of this Agreement beyond any applicable cure period; or (ii) becomes insolvent or files for bankruptcy protection, or has a receiver appointed. Upon termination of this Agreement for any reason, DMO shall be entitled to receive from the City all compensation earned and all legally allowable expense reimbursements owed to DMO as set forth in Section 3 below.

3. **Compensation; Payment Terms; Expenses.** The City will pay DMO the actual costs and expenses incurred by DMO and administrative charges in connection with the performance of the Services, as estimated on Exhibit A (the “Services Fee”). DMO will provide the City on a quarterly basis with an invoice supporting any request for fee payment or reimbursement of expenses. The City shall pay all invoices received by it from DMO within thirty (30) days of the City’s receipt of such invoices (the “Due Date”). In the event the City fails to pay DMO all amounts owed under any invoice by the Due Date, and such failure to pay continues for five (5) days after the Due Date, DMO may, in addition to all other rights it may have: (i) suspend its performance of the Services for the City until it is paid in full all amounts then owed (including all interest payable hereunder); and (ii) charge interest on all overdue sums hereunder at the rate of interest of four percent (4.0%) per annum from the date such payment is due until paid.

4. **Independent Contractor Status; Use of Affiliated Entities.** DMO's relationship with the City hereunder shall be that of an independent contractor and as such, DMO shall perform its obligations under this Agreement as an independent contractor and not as an agent or joint venture partner of the City. DMO shall be solely responsible for and shall pay any and all income taxes, fees and assessments (and all interest or penalties thereon) of every kind and nature arising by reason of or in connection with DMO's performance under this Agreement. DMO may use independent contractors to perform Services under this Agreement in order to efficiently and expeditiously perform the Services.

5. **Intellectual Property Rights.** The parties hereby agree that all writings, tapes, recordings, computer programs, designs, and other works in any tangible medium of expression, regardless of the form or medium, which have been or are prepared by DMO in connection with rendering the Services hereunder (collectively the “Work Product”) shall belong solely and exclusively throughout the world by City upon receipt of all amounts owed by the City to DMO with respect to the Services for which the Work Product was created. Upon such payment, DMO shall assign, grant, and deliver, and shall automatically be deemed to have assigned, granted and delivered, to the City solely, exclusively and irrevocably throughout the world all ownership rights in and to the Work Product. Notwithstanding the foregoing or anything in this Agreement to the contrary, the City acknowledges and agrees that it shall have no rights in or to any of the processes, products or intellectual property utilized by DMO in the performance of the Services, to the extent that such processes, products or intellectual property are outside of the Work Product or existed prior to the performance of the Services.

6. **Acceptance; Other Obligations of the City.**

(a) The City shall express acceptance of the Services via regular reviews on a weekly basis or upon the request of DMO. Any failure to approve the Services or deliverables at the end of each week during which Services are performed or deliverables

are delivered, or within five (5) days upon request of DMO, shall be deemed an acceptance of the Services and/or deliverables by the City. In addition to all other obligations required of it under this Agreement, the City shall (i) timely provide DMO with all information necessary for DMO to perform the Services; and (ii) respond promptly to all requests by DMO for information required for DMO to be able to perform the Services, as well as any issues that DMO encounters in its performance of the Services requiring consultation with the City. In the event City notifies DMO that any of the Services do not meet the terms of this Agreement or the standards set forth in Exhibit A, DMO shall have a period of thirty (30) days to cure any such failure.

(b) In addition to all other obligations required of it under this Agreement, including those described above this Section, the City shall (i) timely provide DMO with all information and approvals necessary for DMO to perform the Services; (ii) respond promptly to all requests by DMO for information and approvals required for DMO to be able to perform the Services, as well as any issues that DMO encounters in its performance of the Services requiring consultation with the DMO; and (iii) assign one (1) individual to be primarily dedicated to managing the provision of the Services on a Project and the relationship with DMO under this Agreement (the “City Project Coordinator”). The City Project Coordinator shall be set forth on Exhibit A. The City Project Coordinator shall be generally available to DMO in order to communicate with DMO regarding any issues relating to a Project or Services, use reasonable efforts to participate in meetings or conference calls with DMO, and have the necessary authority to ensure that DMO is able to fulfill its obligations as described in (i) and (ii) above.

7. Confidentiality. The parties agree (i) to hold in trust and confidence for the other party and to not disclose to any third party without prior written consent of the other party, the Confidential Information (as defined below) of the other party, whether it is tangible or intangible, (ii) not to use the Confidential Information for such party’s personal benefit or for the benefit of any third party, and (iii) at the request of the other Party, to return to the other all Confidential Information which is tangible upon the termination of this Agreement or upon the request of the other party. Notwithstanding the foregoing, the parties agree and acknowledge that the parties may disclose or use Confidential Information as each respective party reasonably determines is necessary for its performance under this Agreement, including, but not limited to, disclosure to any representative of an affiliated entity involved in the performance of the Services (a “Representative”). For purposes of this Agreement, the term “Confidential Information” shall mean all non-public information of each party that is the subject of efforts by that party that are reasonable under the circumstances to maintain its secrecy. The term Confidential Information shall specifically exclude data or information (aa) which has been voluntarily disclosed to the public by the disclosing party; (bb) which has been independently developed and disclosed by others; or (cc) which has otherwise entered the public domain through lawful means. If a party receives a subpoena or order from a court or agency of competent jurisdiction which would require the disclosure of Confidential Information, such party will promptly notify the other party in writing of its receipt of the subpoena or order so that the other party has a reasonable opportunity to oppose or challenge such disclosure at such party’s sole expense. The parties will promptly cooperate with all reasonable requests of the other party in this regard at such party’s sole expense. Each party will not be deemed to have breached this Agreement to the extent disclosures are made by such party pursuant to a subpoena or order from a court or agency of competent jurisdiction, or as otherwise may be required under applicable law. Additionally, the parties hereby acknowledge that the City is a governmental entity and must comply with the disclosure requirements as set forth in the Georgia Open Records Act.

9. Limitation of Liability. TO THE EXTENT ALLOWABLE BY LAW, THE LIABILITY OF DMO AND ANY ENTITY AFFILIATED WITH DMO, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, MEMBERS, MANAGERS, EMPLOYEES OR AGENTS FOR ANY DIRECT DAMAGES IN ANY WAY ARISING OUT OF OR RELATING TO THIS AGREEMENT WHETHER BASED ON AN ACTION OR CLAIM IN CONTRACT, EQUITY, NEGLIGENCE, TORT OR OTHERWISE, WILL NOT EXCEED, IN THE AGGREGATE, AN AMOUNT EQUAL TO THE SERVICES FEE PAID BY THE CITY TO DMO FOR THE SERVICES PERFORMED PURSUANT TO THIS AGREEMENT. IN NO EVENT SHALL EITHER PARTY AND AN PERSON AFFILIATED WITH EITHER PARTY, OR THEIR RESPECTIVE OFFICERS, DIRECTORS, MEMBERS, MANAGERS, EMPLOYEES OR AGENTS BE LIABLE FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL, PUNITIVE OR LOST PROFIT DAMAGES ARISING OUT OF OR RELATING TO THIS AGREEMENT OR PERFORMANCE OF THE SERVICES, OR FAILURE TO PERFORM SERVICES, EVEN IF GIVEN ADVANCE NOTICE OF THE POSSIBILITY OF SUCH DAMAGES.

10. Disclaimer of Warranties. EXCEPT FOR THE SPECIFIC WARRANTIES GRANTED IN THIS AGREEMENT, DMO GRANTS THE CITY NO OTHER WARRANTY, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN CONNECTION WITH ITS PERFORMANCE OF THE SERVICES.

12. Miscellaneous. This Agreement has been entered into under and shall be governed by the laws of the State of Georgia. The parties agree that the state and federal courts located in Fulton County, Georgia shall be the sole and exclusive jurisdiction and venue for all disputes between the parties under this Agreement. The City hereby waives any objections or defenses to jurisdiction or venue in any such proceeding before such court. Any notices required, or sought to be provided, under the terms of this Agreement shall be deemed effective if delivered by U.S. certified mail return receipt requested, or overnight courier service with a receipt signed by the party to whom it is addressed, and sent to the address in the signature block, which addresses or numbers may be changed from time to time, in a writing by the party whose address or number has changed. The rights and obligations of the parties under this Agreement shall inure to the benefit of and be binding upon the successors and assigns of such parties. This Agreement may not be assigned by either party without the prior written consent of the other party. Both parties have had an opportunity to review this Agreement and request changes hereto, and this Agreement shall be construed as though the parties drafted it equally. This Agreement may be executed in one or more counterparts (including by facsimile or other electronic transmission), each of which shall be deemed to constitute any original, but all of which together shall constitute one and the same documents. This Agreement may not be amended or modified except in a written document signed by authorized representatives of the parties. Failure of DMO to insist, in one or more instances, on performance by the City in strict accordance with the terms and conditions of the Agreement shall not be deemed a waiver or relinquishment of any right granted in this Agreement or of the future performance of any such term or condition or of any other term or condition of this Agreement, unless such waiver is contained in a writing signed by DMO. Notwithstanding anything in this Agreement to the contrary, the provisions of Sections 2, 3, 5 and 7 through 12 shall survive any expiration or termination of this Agreement, and each party shall remain obligated to the other party under all provisions of this Agreement that expressly or by their nature extend beyond and survive the expiration or termination of this Agreement.

IN WITNESS WHEREOF, the City and DMO have hereunto caused this Agreement to be executed by their respective duly authorized corporate officers as of the day and year first set forth above.

DMO:

ATL AIRPORT DISTRICT DESTINATION
MARKETING ORGANIZATION, INC., a Georgia
nonprofit corporation

By: _____

Print Name: _____

Title: _____

Address:

2077 Convention Center Concourse
Suite 260
College Park, GA 30337
Attn: Cookie Smoak

CITY:

CITY OF HAPEVILLE, a municipal and political
subdivision of the State of Georgia

By: _____

Print Name: _____

Title: _____

Address:

Hapeville City Hall
3468 N Fulton Avenue
Hapeville, GA 30354
Attn: Tim Young, City Manager

Smith, Welch, Webb & White, LLC
P.O. Box 10
2200 Keys Ferry Court
McDonough, GA 30253
Attn: Andrew J. "Andy" Welch

EXHIBIT A
SERVICES AND SERVICES FEE

1. **Services.** DMO agrees to perform the following services for the Hapeville Art Trail (the “**Art Trail**”), together with any deliverables specified therein (together, the “**Services**”), for the estimated Service Fee as set forth below:

SERVICES	ESTIMATED COST
a. DMO will collaborate with the City to identify the Art Trail points of interest (“ POIs ”) and parties help curate the POIs included in the Art Trail. DMO will work with the City to develop clear inclusion criteria for the Art Trail and the types of art that are subject to inclusion in the Art Trail, with the goal of minimizing future uncertainty with respect to whether artworks should be included in the Art Trail. The City shall provide timely feedback and approvals as requested from DMO from time to time.	\$6,500 Funded by DMO, and not subject to reimbursement by City
b. DMO will work with the City to develop clear inclusion criteria for the Art Trail and the types of art that are subject to inclusion in the Art Trail, with the goal of minimizing future uncertainty with respect to whether artworks should be included in the Art Trail.	\$6,000 Funded by DMO, and not subject to reimbursement by City
c. DMO will work with the City to develop an editable and interactive city map for the Art Trail using a combination of traditional art and graphic design. The City shall provide timely feedback and approvals as requested from DMO from time to time. The City and DMO intend for the Art Trail map to be in multiple layers: i. Foundation layer – showing land, streets and parks of the City of Hapeville ii. Detail layer – showing art points of interest along the Art Trail. DMO and the City will explore having artists create renderings of these points of interest.	\$21,000 Funded by DMO, to be reimbursed by City
d. DMO will work with the City to develop a consistent brand for the Art Trail, which shall include name, logo/mark creation, brand messaging and implementation. The City shall provide timely feedback and approvals as requested from DMO from time to time.	\$14,000 Funded by DMO, and not subject to reimbursement by City
e. DMO will work with the City to develop an opportunity for businesses in the City of Hapeville to participate in the Art Trail experience. DMO will define a set of standards by which businesses may participate (flyers, handouts, display items) and shall coordinate the production of all promotional materials. The City shall provide timely feedback and approvals as requested from DMO from time to time.	\$11,500 Funded by DMO, to be reimbursed by City
f. DMO will design and develop an interactive website that displays the map of the Art Trail. The City shall provide timely feedback and approvals as requested from DMO from time to time.	\$14,500 Funded by DMO, and not subject to reimbursement by City
g. DMO will work with the City to develop a signage program to physically mark and promote the Art Trail. The City shall provide timely feedback and approvals as requested from DMO from time to time.	\$26,500 Funded by DMO, to be reimbursed by City
h. DMO will work with the City to develop and coordinate a public launch event for the Art Trail	Event Expenses funded by DMO, to be reimbursed by City. Marketing of Event funded by

	DMO, and not subject to reimbursement by City
i. DMO will work with the City to develop a maintenance plan for the Art Trail, including outlining responsibilities from a financial and execution standpoint.	Funded by DMO, to be reimbursed by City

The City and DMO understand and agree that the scope of the Services to be performed by DMO under this Agreement may change from time to time; in the event the parties mutually agree upon any such change, a new Exhibit A signed by the City and DMO shall be executed showing the changes to the Services and the updated estimated cost.

2. **Timeline.** The City understands and acknowledges that its collaboration and responsiveness is critical to DMO's performance of the Services and, accordingly, the timeline for projected completion of all the Services is outside of DMO's direct control.

3. **City Project Coordinator.** The City Project Coordinator shall be: _____.

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**
5

6 **AN ORDINANCE TO AMEND CHAPTER 26 (“OFFENSES AND MISCELLANEOUS**
7 **PROVISIONS”), ARTICLE 2 (“PERSONAL CONDUCT”), SECTION 26-2-26**
8 **(“POSSESSION OF MARIJUANA”), OF THE CODE OF ORDINANCES, CITY OF**
9 **HAPEVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL**
10 **CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO**
11 **PROVIDE FOR OTHER LAWFUL PURPOSES.**

12 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
13 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
14 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
15

16 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
17 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
18 the legislative body of the City; and,
19

20 **WHEREAS**, existing ordinances, resolutions, rules, and regulations of the City and its
21 agencies now lawfully in effect not inconsistent with the provisions of the City’s Charter shall
22 remain effective until they have been repealed, modified, or amended; and,
23

24 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
25 by ordinance; and,

26 **WHEREAS**, the procedures required for amending the City’s marijuana ordinance has
27 been satisfied pursuant to Section 1-1-6(b) and (c) of the City’s Code of Ordinances; and,
28

29 **WHEREAS**, the governing authority of the City finds it desirable to amend the ordinance
30 and regulations regarding possession of marijuana within the corporate limits of the City.

31 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
32 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
33

34 **Section One.** Chapter 26 (“Offenses and Miscellaneous Provisions”), Article 2 (“Personal
35 Conduct”), Section 26-2-26 (“Possession of Marijuana”), of the City Code of Ordinances is hereby
36 stricken in its entirety and replaced with the following language:
37

- 38 (a) It shall be unlawful for any person to possess one ounce or less of marijuana within the
39 corporate limits of the city.
40 (b) Any person found in violation of this code section shall be punished by a fine of seventy-
41 five dollars (\$75.00), but shall not face arrest nor imprisonment for any period of time.
42 (c) Any person charged with possession of one ounce or less of marijuana under this code
43 section shall be entitled, upon request, to have their case transferred to the court within the
44 county having general misdemeanor jurisdiction over the alleged offense.

45 **Section Two. Codification and Certify.** This Ordinance adopted hereby shall be codified
46 and certified in a manner consistent with the laws of the State of Georgia and the City.

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Section Three. Severability.

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

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

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

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Four Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2023.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

DRAFT

GEORGIA MUNICIPAL EMPLOYEES
BENEFIT SYSTEM

DEFINED BENEFIT RETIREMENT PLAN

AN ORDINANCE
and
ADOPTION AGREEMENT
for
City of Hapeville

Form Volume Submitter Adoption Agreement
Amended and Restated as of January 1, 2013
(With Amendments Taking Effect on or Before January 1, 2017)

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I. AN ORDINANCE

An Ordinance to amend and restate the Retirement Plan for the Employees of the City of Hapeville, Georgia in accordance with and subject to the terms and conditions set forth in the attached Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Master Plan Document, and the GMEBS Trust Agreement. When accepted by the authorized officers of the City and GMEBS, the foregoing shall constitute a Contract between the City and GMEBS, all as authorized and provided by O.C.G.A. § 47-5-1 et seq.

BE IT ORDAINED by the Mayor and Council of the City of Hapeville, Georgia, and it is hereby ordained by the authority thereof:

Section 1. The Retirement Plan for the Employees of the City of Hapeville, Georgia is hereby amended and restated as set forth in and subject to the terms and conditions stated in the following Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Master Plan Document, and the GMEBS Trust Agreement.

Ordinance continued on page 38

II. GMEBS DEFINED BENEFIT RETIREMENT PLAN **ADOPTION AGREEMENT**

1. ADMINISTRATOR

Georgia Municipal Employees Benefit System
201 Pryor Street, SW
Atlanta, Georgia 30303
Telephone: 404-688-0472
Facsimile: 404-577-6663

2. ADOPTING EMPLOYER

Name: **City of Hapeville**

3. GOVERNING AUTHORITY

Name: **Mayor and Council of the City of Hapeville**
Address: **3468 N. Fulton Ave., Hapeville, Georgia 30354**
Phone: **404-669-2100**
Facsimile: **404-669-3113**

4. PLAN REPRESENTATIVE

[To represent Governing Authority in all communications with GMEBS and Employees]
(See Section 2.49 of Master Plan)

Name: **City Manager**
Address: **3468 N. Fulton Ave., Hapeville, Georgia 30354**
Phone: **404-669-2100**
Facsimile: **404-669-3113**

5. PENSION COMMITTEE

[Please designate members by position. If not, members of Pension Committee shall be determined in accordance with Article XIV of Master Plan]

Position:

Position:

Position:

Position:

Position:

Pension Committee Secretary: **Human Resource Manager**

Address: **3468 N. Fulton Ave., Hapeville, Georgia 30354**

Phone: **404-669-2100**

Facsimile: **404-669-3113**

6. TYPE OF ADOPTION

This Adoption Agreement is for the following purpose (**check one**):

- ☐ This is a new defined benefit plan adopted by the Adopting Employer for its Employees. This plan does not replace or restate an existing defined benefit plan.
- ☐ This is an amendment and restatement of the Adopting Employer's preexisting non-GMEBS defined benefit plan.
- ☒ This is an amendment and restatement of the Adoption Agreement previously adopted by the Employer, as follows (**check one or more as applicable**):
 - ☒ To update the Plan to comply with PPA, HEART, WRERA, and other applicable federal laws and guidance.
 - ☒ To make the following amendments to the Adoption Agreement (**must specify below revisions made in this Adoption Agreement; all provisions must be completed in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i):** **This is an amendment to 1) Establish a Rule of 70 with a minimum age of 55 for all Participants who are in Service with the City on or after February 8, 2023 (see Adoption Agreement, p. 18); 2) Provide that certified public safety employee Participants who are initially employed or reemployed on or after February 8, 2023, may only include a maximum of 30 years of Total Credited Service in the calculation of benefits under the Plan (see Adoption Agreement, p. 21); 3) Establish a 3 percent flat benefit formula for certified public safety employee Participants in Service on or after February 8, 2023, provided that certified public safety employee Participants who were initially employed prior to February 8, 2023, are not in Service on February 8, 2023, and return to Service after February 8, 2023, will have their benefits for**

Service prior to February 8, 2023, calculated using the applicable benefit formula in place as of their last Termination Date prior to February 8, 2023, and their benefits for Service on or after February 8, 2023, calculated using the 3 percent flat formula (see Adoption Agreement, pp. 22-23); and 4) Provide for 10-Year Cliff Vesting for certified public safety employee Participants who are initially employed on or after February 8, 2023 (see Adoption Agreement, p. 30).

7. EFFECTIVE DATE

NOTE: This Adoption Agreement and any Addendum, with the accompanying Master Plan Document, is designed to comply with Internal Revenue Code Section 401(a), as applicable to a governmental qualified defined benefit plan, and is part of the GMEBS Defined Benefit Retirement Plan. Plan provisions designed to comply with certain provisions of the Pension Protection Act of 2006 ("PPA"); the Heroes Earnings Assistance and Relief Tax Act of 2008 ("HEART"); and the Worker, Retiree, and Employer Recovery Act of 2008 ("WRERA"); and Plan provisions designed to comply with certain provisions of additional changes in federal law and guidance from the Internal Revenue Service under Internal Revenue Service Notice 2012-76 (the 2012 Cumulative List) are effective as of the applicable effective dates set forth in the Adoption Agreement and Master Plan Document. By adopting this Adoption Agreement, with its accompanying Master Plan Document, the Adopting Employer is adopting a plan document intended to comply with Internal Revenue Code Section 401(a), as updated by PPA, HEART, WRERA, and the 2012 Cumulative List with the applicable effective dates.

- (1) Complete this item (1) only if this is a new defined benefit plan which does not replace or restate an existing defined benefit plan.**

The effective date of this Plan is _____.

(insert effective date of this Adoption Agreement not earlier than January 1, 2013).

- (2) Complete this item (2) only if this Plan is being adopted to replace a non-GMEBS defined benefit plan.**

Except as otherwise specifically provided in the Master Document or in this Adoption Agreement, the effective date of this restatement shall be _____ **(insert effective date of this Adoption Agreement not earlier than January 1, 2013).** This Plan is intended to replace and serve as an amendment and restatement of the Employer's preexisting plan, which became effective on _____ **(insert original effective date of preexisting plan).**

- (3) Complete this item (3) only if this is an amendment and complete restatement of the Adopting Employer's existing GMEBS defined benefit plan.**

Except as otherwise specifically provided in the Master Document or in this Adoption Agreement, the effective date of this restatement shall be **February 8, 2023** **(insert effective date of this Adoption Agreement not earlier than January 1, 2013).**

This Plan is adopted as an amendment and restatement of the Employer's preexisting GMEBS Adoption Agreement, which became effective on **June 2, 2020 (insert effective date of most recent Adoption Agreement preceding this Adoption Agreement)**.

The Employer's first Adoption Agreement became effective **June 2, 2020 (insert effective date of Employer's first GMEBS Adoption Agreement)**. The Employer's GMEBS Plan was originally effective **June 2, 2020 (insert effective date of Employer's original GMEBS Plan)**. (If the Employer's Plan was originally a non-GMEBS Plan, then the Employer's non-GMEBS Plan was originally effective **March 1, 1976 (if applicable, insert effective date of Employer's original non-GMEBS Plan)**.)

8. PLAN YEAR

Plan Year means (**check one**):

- ☒ Calendar Year
- ☐ Employer Fiscal Year commencing _____.
- ☐ Other (**must specify month and day commencing**): _____.

9. CLASSES OF ELIGIBLE EMPLOYEES

Only Employees of the Adopting Employer who meet the Master Plan's definition of "Employee" may be covered under the Adoption Agreement. Eligible Employees shall not include non-governmental employees, independent contractors, leased employees, nonresident aliens, or any other ineligible individuals, and this Section 9 must not be completed in a manner that violates the "exclusive benefit rule" of Internal Revenue Code Section 401(a)(2).

A. Eligible Regular Employees

Regular Employees include Employees, other than elected or appointed members of the Governing Authority or Municipal Legal Officers, who are regularly employed in the services of the Adopting Employer. Subject to the other conditions of the Master Plan and the Adoption Agreement, the following Regular Employees are eligible to participate in the Plan (**check one**):

- ☐ **ALL** - All Regular Employees, provided they satisfy the minimum hour and other requirements specified under "Eligibility Conditions" below.
- ☒ **ALL REGULAR EMPLOYEES EXCEPT** for the following employees (**must specify; specific positions are permissible; specific individuals may not be named**): The City Manager is excluded from participation in the Plan.

B. Elected or Appointed Members of the Governing Authority

An Adopting Employer may elect to permit participation in the Plan by elected or appointed members of the Governing Authority and/or Municipal Legal Officers, provided they otherwise meet the Master Plan's definition of "Employee" and provided they satisfy any other requirements specified by the Adopting Employer. Municipal Legal Officers to be covered must be specifically identified by position. Subject to the above conditions, the Employer hereby elects the following treatment for elected and appointed officials:

(1) **Elected or Appointed Members of the Governing Authority (check one):**

☒ **ARE NOT** eligible to participate in the Plan.

☐ **ARE** eligible to participate in the Plan.

Please specify any limitations on eligibility to participate here (e.g., service on or after certain date, or special waiting period provision): _____.

(2) **Municipal Legal Officers (check one):**

☒ **ARE NOT** eligible to participate in the Plan.

☐ **ARE** eligible to participate in the Plan. The term "Municipal Legal Officer" shall include only the following positions (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

Please specify any limitations on eligibility to participate here (e.g., service on or after certain date) (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

10. ELIGIBILITY CONDITIONS

A. **Hours Per Week (Regular Employees)**

The Adopting Employer may specify a minimum number of work hours per week which are required to be scheduled by Regular Employees in order for them to become and remain "Eligible Regular Employees" under the Plan. **It is the responsibility of the Adopting Employer to determine whether these requirements are and continue to be satisfied.** The Employer hereby elects the following minimum hour requirement for Regular Employees:

- ☐ No minimum
- ☐ 20 hours/week (regularly scheduled)
- ☐ 30 hours/week (regularly scheduled)
- ☒ Other: **40 hours/week (regularly scheduled)** (must not exceed 40 hours/week regularly scheduled)

Exceptions: If a different minimum hour requirement applies to a particular class or classes of Regular Employees, please specify below the classes to whom the different requirement applies and indicate the minimum hour requirement applicable to them.

Class(es) of Regular Employees to whom exception applies (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

Minimum hour requirement applicable to excepted Regular Employees:

- ☐ No minimum
- ☐ 20 hours/week (regularly scheduled)

- ☐ 30 hours/week (regularly scheduled)
- ☐ Other: _____ (must not exceed 40 hours/week regularly scheduled)

B. Months Per Year (Regular Employees)

The Adopting Employer may specify a minimum number of work months per year which are required to be scheduled by Regular Employees in order for them to become and remain "Eligible Employees" under the Plan. **It is the responsibility of the Adopting Employer to determine whether these requirements are and continue to be satisfied.** The Employer hereby elects the following minimum requirement for Regular Employees:

- ☐ No minimum
- ☒ At least **5** months per year (regularly scheduled)

Exceptions: If different months per year requirements apply to a particular class or classes of Regular Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Regular Employees to whom exception applies (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

The months to year requirement for excepted class(es) are:

- ☐ No minimum
- ☐ At least _____ months per year (regularly scheduled)

11. WAITING PERIOD

Except as otherwise provided in Section 4.02(b) of the Master Plan, Eligible Regular Employees shall not have a waiting period before participating in the Plan. Likewise, elected or appointed members of the Governing Authority and Municipal Legal Officers, if eligible to participate in the Plan, shall not have a waiting period before participating in the Plan.

12. ESTABLISHING PARTICIPATION IN THE PLAN

Participation in the Plan is considered mandatory for all Eligible Employees who satisfy the eligibility conditions specified in the Adoption Agreement, except as provided in Section 4.03(e) of the Master Plan. However, the Employer may specify below that participation is optional for certain classes of Eligible Employees, including Regular Employees, elected or appointed members of the Governing Authority, Municipal Legal Officers, City Managers, and/or Department Heads. If participation is optional for an Eligible Employee, then in order to become a Participant, he must make a written election to participate within 120 days after employment, election or appointment to office, or if later, the date he first becomes eligible to participate in the Plan. The election is irrevocable, and the failure to make the election within the 120 day time limit shall be deemed an irrevocable election not to participate in the Plan.

Classes for whom participation is optional (**check one**):

- ☒ None (Participation is mandatory for all Eligible Employees except as provided in Section 4.03(e) of the Master Plan).
- ☐ Participation is optional for the following Eligible Employees **(must specify - specific positions are permissible; specific individuals may not be named; all positions or classes specified must be Eligible Employees)**: _____.

13. CREDITED SERVICE

In addition to Current Credited Service the Adopting Employer may include as Credited Service the following types of service:

A. Credited Past Service with Adopting Employer

Credited Past Service means the number of years and complete months of Service with the Adopting Employer prior to the date an Eligible Employee becomes a Participant which are treated as credited service under the Plan.

(1) Eligible Employees Employed on Original Effective Date of GMEBS Plan.

With respect to Eligible Employees who are employed by the Adopting Employer on the original Effective Date of the Employer's GMEBS Plan, Service with the Adopting Employer prior to the date the Eligible Employee becomes a Participant (including any Service prior to the Effective Date of the Plan) shall be treated as follows **(check one)**:

- ☒ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).
- ☐ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), except for Service rendered prior to _____ **(insert date)**.
- ☐ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), except as follows **(must specify other limitation in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.
- ☐ No Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).

(2) Previously Employed, Returning to Service after Original Effective Date. If an Eligible Employee is not employed on the original Effective Date of the Employer's GMEBS Plan, but he returns to Service with the Adopting Employer sometime after the Effective Date, his Service prior to the date he becomes a Participant (including any Service prior the Effective Date) shall be treated as follows **(check one)**:

- ☒ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), subject to any limitations imposed above with respect to Eligible Employees employed on the Effective Date.

- ☐ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), provided that after his return to employment, the Eligible Employee performs Service equal to the period of the break in Service or one (1) year, whichever is less. Any limitations imposed above with respect to Eligible Employees employed on the Effective Date shall also apply.
- ☐ No Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).

Other limitation(s) on Recognition of Credited Past Service **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):** **Any Class 2 or Class 4 Employee who did not elect to become a Participant as of the date he or she first qualified to do so became a Participant on March 1, 1994, but the Credited Past Service of such Participant shall not include the period of Service from the date he or she first qualified to become a Participant to the date he or she becomes a Participant, or any creditable Past Service due him or her on the date he or she was first qualified to become a Participant under the Plan.**

(3) Eligible Employees Initially Employed After Effective Date. If an Eligible Employee's initial employment date is after the original Effective Date of the Employer's GMEBS Plan, his Credited Past Service shall include only the number of years and complete months of Service from his initial employment date to the date he becomes a Participant in the Plan.

(4) Newly Eligible Classes of Employees. If a previously ineligible class of Employees becomes eligible to participate in the Plan, the Employer must specify in an addendum to this Adoption Agreement whether and to what extent said Employees' prior service with the Employer shall be treated as Credited Past Service under the Plan.

B. Prior Military Service

Note: This Section does not concern military service required to be credited under USERRA – See Section 3.02 of the Master Plan for rules on the crediting of USERRA Military Service.

(1) Credit for Prior Military Service.

The Adopting Employer may elect to treat military service rendered prior to a Participant's initial employment date or reemployment date as Credited Service under the Plan. Unless otherwise specified by the Employer under "Other Conditions" below, the term "Military Service" shall be as defined in the Master Plan. Except as otherwise required by federal or state law or under "Other Conditions" below, Military Service shall not include service which is credited under any other local, state, or federal retirement or pension plan.

Military Service credited under this Section shall not include any service which is otherwise required to be credited under the Plan by federal or state law. Prior Military Service shall be treated as follows **(check one)**:

- ☐ Prior Military Service is **not** creditable under the Plan (**if checked, skip to Section 13.C. – Prior Governmental Service**).
- ☒ Prior Military Service shall be counted as Credited Service for the following purposes (check one or more as applicable):
 - ☒ Computing amount of benefits payable.
 - ☐ Meeting minimum service requirements for vesting.
 - ☐ Meeting minimum service requirements for benefit eligibility.

(2) Maximum Credit for Prior Military Service.

Credit for Prior Military Service shall be limited to a maximum of 5 years (**insert number**).

(3) Rate of Accrual for Prior Military Service.

Credit for Prior Military Service shall accrue at the following rate (**check one**):

- ☐ One month of military service credit for every _____ month(s) (**insert number**) of Credited Service with the Adopting Employer.
- ☒ One year of military service credit for every 1 year(s) (**insert number**) of Credited Service with the Adopting Employer.
- ☐ All military service shall be creditable (subject to any caps imposed above) after the Participant has completed _____ years (**insert number**) of Credited Service with the Employer.
- ☐ Other requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

(4) Payment for Prior Military Service Credit (check one):

- ☒ Participants shall **not** be required to pay for military service credit.
- ☐ Participants shall be required to pay for military service credit as follows:
 - ☐ The Participant must pay ____% of the actuarial cost of the service credit (as defined below).
 - ☐ The Participant must pay an amount equal to (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

Other Conditions for Award of Prior Military Service Credit (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): To receive Military Service credit hereunder, the Participant must provide the Pension

Committee with documentation that the Committee deems sufficient to establish the Participant's entitlement to such credit, including but not limited to a copy of the Participant's DD-214.

(5) Limitations on Service Credit Purchases. Unless otherwise specified in an Addendum to the Adoption Agreement, for purposes of this Section and Section 13.C. concerning prior governmental service credit, the term "actuarial cost of service credit" is defined as set forth in the Service Credit Purchase Addendum. In the case of a service credit purchase, the Participant shall be required to comply with any rules and regulations established by the GMEBS Board of Trustees concerning said purchases.

C. Prior Governmental Service

Note: A Participant's prior service with other GMEBS employers shall be credited for purposes of satisfying the minimum service requirements for Vesting and eligibility for Retirement and pre-retirement death benefits as provided under Section 9.05 of the Master Plan, relating to portability service. This Section 13(C) does not need to be completed in order for Participants to receive this portability service credit pursuant to Section 9.05 of the Master Plan.

(1) Credit for Prior Governmental Service.

The Adopting Employer may elect to treat governmental service rendered prior to a Participant's initial employment date or reemployment date as creditable service under the Plan. Subject to any limitations imposed by law, the term "prior governmental service" shall be as defined by the Adopting Employer below. The Employer elects to treat prior governmental service as follows **(check one)**:

- ☒ Prior governmental service is **not** creditable under the Plan **(if checked, skip to Section 13.D. – Unused Sick/Vacation Leave)**.
- ☐ Prior governmental service shall be counted as Credited Service for the following purposes under the Plan **(check one or more as applicable)**:
 - ☐ Computing amount of benefits payable.
 - ☐ Meeting minimum service requirements for vesting.
 - ☐ Meeting minimum service requirements for benefit eligibility.

(2) Definition of Prior Governmental Service.

Prior governmental service shall be defined as follows: **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

Unless otherwise specified above, prior governmental service shall include only full-time service (minimum hour requirement same as that applicable to Eligible Regular Employees).

(3) Maximum Credit for Prior Governmental Service.

Credit for prior governmental service shall be limited to a maximum of _____ years **(insert number)**.

(4) Rate of Accrual for Prior Governmental Service Credit.

Credit for prior governmental service shall accrue at the following rate **(check one)**:

- ☐ One month of prior governmental service credit for every _____ month(s) **(insert number)** of Credited Service with the Adopting Employer.
- ☐ One year of prior governmental service credit for every _____ year(s) **(insert number)** of Credited Service with the Adopting Employer.
- ☐ All prior governmental service shall be creditable (subject to any caps imposed above) after the Participant has completed _____ years **(insert number)** of Credited Service with the Adopting Employer.
- ☐ Other requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(5) Payment for Prior Governmental Service Credit.

- ☐ Participants shall **not** be required to pay for governmental service credit.
- ☐ Participants shall be required to pay for governmental service credit as follows:
 - ☐ The Participant must pay _____% of the actuarial cost of the service credit.
 - ☐ The Participant must pay an amount equal to **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

Other Conditions for Award of Prior Governmental Service Credit **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

D. Leave Conversion for Unused Paid Time Off (e.g., Sick, Vacation, or Personal Leave)

(1) Credit for Unused Paid Time Off.

Subject to the limitations in Section 3.01 of the Master Plan, an Adopting Employer may elect to treat accumulated days of unused paid time off for a terminated Participant, for which the Participant is not paid, as Credited Service. The only type of leave permitted to be credited under this provision is leave from a paid time off plan which qualifies as a bona fide sick and vacation leave plan (which may include sick, vacation or personal leave) and which the Participant may take as paid leave without regard to whether the leave is due to illness or

incapacity. The Credited Service resulting from the conversion of unused paid time off must not be the only Credited Service applied toward the accrual of a normal retirement benefit under the Plan. The Pension Committee shall be responsible to certify to GMEBS the total amount of unused paid time off that is creditable hereunder.

Important Note: Leave cannot be converted to Credited Service in lieu of receiving a cash payment. If the Employer elects treating unused paid time off as Credited Service, the conversion to Credited Service will be automatic, and the Participant cannot request a cash payment for the unused paid time off.

The Employer elects the following treatment of unused paid time off:

- ☐ Unused paid time off shall **not** be treated as Credited Service (**if checked, skip to Section 14 – Retirement Eligibility**).
- ☒ The following types of unused paid time off for which the Participant is not paid shall be treated as Credited Service under the Plan (**check one or more as applicable**):
 - ☒ Unused sick leave
 - ☐ Unused vacation leave
 - ☐ Unused personal leave
 - ☐ Other paid time off (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

(2) Minimum Service Requirement.

In order to receive credit for unused paid time off, a Participant must meet the following requirement at termination (**check one**):

- ☒ The Participant must be 100% vested in a normal retirement benefit.
- ☐ The Participant must have at least _____ years (**insert number**) of Total Credited Service (not including leave otherwise creditable under this Section).
- ☐ Other (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

(3) Use of Unused Paid Time Off Credit. Unused paid time off for which the Participant is not paid shall count as Credited Service for the following purposes under the Plan (**check one or more as applicable**):

- ☒ Computing amount of benefits payable.
- ☐ Meeting minimum service requirements for vesting.
- ☐ Meeting minimum service requirements for benefit eligibility.

(4) Maximum Credit for Unused Paid Time Off.

Credit for unused paid time off for which the Participant is not paid shall be limited to a maximum of ____ months (insert number).

(5) Computation of Unused Paid Time Off.

Unless otherwise specified by the Adopting Employer under "Other Conditions" below, each twenty (20) days of creditable unused paid time off shall constitute one (1) complete month of Credited Service under the Plan. Partial months shall not be credited.

(6) Other Conditions (please specify, subject to limitations in Section 3.01 of Master Plan; must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): Notwithstanding any provision to the contrary, for Participants employed prior to January 3, 1990, unused sick leave creditable hereunder shall also be counted for purposes of meeting the minimum Service requirements for Vesting and benefit eligibility.

14. RETIREMENT ELIGIBILITY

A. Early Retirement Qualifications

Early retirement qualifications are (check one or more as applicable):

- ☒ Attainment of age 55 (insert number)
- ☒ Completion of 10 years (insert number) of Total Credited Service

Exceptions: If different early retirement eligibility requirements apply to a particular class or classes of Eligible Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Eligible Employees to whom exception applies (must specify - specific positions are permissible; specific individuals may not be named): **Eligible Regular Employees employed on October 4, 2005, provided they are not Terminated and reemployed after such date.**

Early retirement qualifications for excepted class(es) are (check one or more as applicable):

- ☒ Attainment of age 50 (insert number)
- ☒ Completion of 10 years (insert number) of Total Credited Service

B. Normal Retirement Qualifications

Note: Please complete this Section and also list "Alternative" Normal Retirement Qualifications, if any, in Section 14.C.

(1) Regular Employees

Normal retirement qualifications for Regular Employees are **(check one or more as applicable)**:

- ☒ Attainment of age **65 (insert number)**
- ☒ Completion of **5 years (insert number)** of Total Credited Service
- ☐ In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Exceptions: If different normal retirement qualifications apply to a particular class or classes of Regular Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Class(es) of Regular Employees to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named)**: **Eligible Regular Employees employed on October 4, 2005, provided they are not Terminated and reemployed after such date.**

Normal retirement qualifications for excepted class(es) are **(check one or more as applicable)**:

- ☒ Attainment of age **60 (insert number)**
- ☒ Completion of **5 years (insert number)** of Total Credited Service
- ☐ In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

(2) **Elected or Appointed Members of Governing Authority**

Complete this Section only if elected or appointed members of the Governing Authority or Municipal Legal Officers are permitted to participate in the Plan. Normal retirement qualifications for this class are (check one or more as applicable):

- ☐ Attainment of age _____ (insert number)
- ☐ Completion of _____ years (insert number) of Total Credited Service
- ☐ In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Exceptions: If different normal retirement qualifications apply to particular elected or appointed members of the Governing Authority or Municipal Legal Officers, the Employer must specify below to whom the different requirements apply and indicate below the requirements applicable to them.

Particular elected or appointed members of the Governing Authority or Municipal Legal Officers to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Normal retirement qualifications for excepted elected or appointed members of the Governing Authority or Municipal Legal Officers are **(check one or more as applicable)**:

- ☐ Attainment of age _____ (insert number)
- ☐ Completion of _____ years (insert number) of Total Credited Service
- ☐ In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

C. Alternative Normal Retirement Qualifications

The Employer may elect to permit Participants to retire with unreduced benefits after they satisfy service and/or age requirements other than the regular normal retirement qualifications specified above. The Employer hereby adopts the following alternative normal retirement qualifications:

Alternative Normal Retirement Qualifications (check one or more, as applicable):

- (1) ☐ Not applicable (the Adopting Employer does not offer alternative normal retirement benefits under the Plan).
- (2) ☐ **Alternative Minimum Age & Service Qualifications (if checked, please complete one or more items below, as applicable):**
- ☐ Attainment of age _____ (insert number)
 - ☐ Completion of _____ years (insert number) of Total Credited Service
 - ☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

This alternative normal retirement benefit is available to:

- ☐ All Participants who qualify.
- ☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

A Participant **(check one)**: ☐ is required ☐ is not required to be in the service of the Employer at the time he satisfies the above qualifications in order to qualify for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

- (3) ☒ **Rule of 70 (insert number).** The Participant's combined Total Credited Service and age must equal or exceed this number. Please complete additional items below:

To qualify for this alternative normal retirement benefit, the Participant (**check one or more items below, as applicable**):

- ☒ Must have attained at least age **55 (insert number)**
- ☐ Must not satisfy any minimum age requirement
- ☐ In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets the minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (**check one**): ☐ all Participants ☐ only the following class(es) of Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

This alternative normal retirement benefit is available to:

- ☒ All Participants who qualify.
- ☐ Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

A Participant (**check one**): ☒ is required ☐ is not required to be in the service of the Employer at the time he satisfies the Rule in order to qualify for this alternative normal retirement benefit.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

- (4) ☒ **Alternative Minimum Service.** A Participant is eligible for an alternative normal retirement benefit if he has at least **35 years (insert number)** of Total Credited Service, regardless of the Participant's age.

- ☐ In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets the minimum service requirement specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions

concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

This alternative normal retirement benefit is available to:

- ☐ All Participants who qualify.
- ☒ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: **Class 6 Participants.**

A Participant **(check one)**: ☒ is required ☐ is not required to be in the service of the Employer at the time he satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(5) ☒ Other Alternative Normal Retirement Benefit.

Must specify qualifications (in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): **A Participant is eligible for an Alternative Normal Retirement benefit if he or she has at least 30 years of Total Credited Service, regardless of the Participant's age.**

- ☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

This alternative normal retirement benefit is available to:

- ☐ All Participants who qualify.

- ☒ Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): Eligible Regular Employees employed on October 4, 2005, provided they are not Terminated and reemployed after such date.

A Participant (**check one**): ☒ is required ☐ is not required to be in the service of the Employer at the time he satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

- (6) ☐ **Other Alternative Normal Retirement Benefit for Public Safety Employees Only.**

Must specify qualifications (in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

- ☐ In-Service Distribution to Eligible Employees who are Public Safety Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets minimum age and service requirements specified immediately above and is at least age 50 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (**check one**): ☐ all Participants ☐ only the following class(es) of Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

This alternative normal retirement benefit is available to:

- ☐ All public safety employee Participants who qualify.
- ☐ Only the following public safety employee Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

A public safety employee Participant (**check one**): ☐ is required ☐ is not required to be in the service of the Employer at the time he satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2)**)

and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): _____.

Note: "Public safety employees" are defined under the Internal Revenue Code for this purpose as employees of a State or political subdivision of a State who provide police protection, firefighting services, or emergency medical services for any area within the jurisdiction of such State or political subdivision.

D. Disability Benefit Qualifications

Subject to the other terms and conditions of the Master Plan and except as otherwise provided in an Addendum to this Adoption Agreement, disability retirement qualifications are based upon Social Security Administration award criteria or as otherwise provided under Section 2.23 of the Master Plan. The Disability Retirement benefit shall commence as of the Participant's Disability Retirement Date under Section 2.24 of the Master Plan.

To qualify for a disability benefit, a Participant must have the following minimum number of years of Total Credited Service (**check one**):

- ☐ Not applicable (the Adopting Employer does not offer disability retirement benefits under the Plan).
- ☒ No minimum.
- ☐ _____ years (**insert number**) of Total Credited Service.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): _____.**

15. RETIREMENT BENEFIT COMPUTATION

A. Maximum Total Credited Service

The number of years of Total Credited Service which may be used to calculate a benefit is (**check one or all that apply**):

- ☒ not limited.
- ☐ limited to _____ years for all Participants.
- ☒ limited to **30** years for the following classes of Eligible Regular Employees:
 - ☐ All Eligible Regular Employees.
 - ☒ Only the following Eligible Regular Employees: **Participants who are certified public safety Employees who are initially employed or become reemployed on or after February 8, 2023, provided that this limit will not apply to a certified public safety Employee who already has 30 years of Total Credited Service as of the date such Participant is first reemployed on or after February 8, 2023.**

- ☐ limited to _____ years as an elected or appointed member of the Governing Authority.
- ☐ limited to _____ years as a Municipal Legal Officer.
- ☐ Other (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

B. Monthly Normal Retirement Benefit Amount

(1) Regular Employee Formula

The monthly normal retirement benefit for Eligible Regular Employees shall be 1/12 of (**check and complete one or more as applicable**):

- ☒ (a) **Flat Percentage Formula. 1.32% (insert percentage) of Final Average Earnings multiplied by years of Total Credited Service as an Eligible Regular Employee.**

This formula applies to:

- ☐ All Participants who are Regular Employees.
- ☒ Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): **Class 5 Participants.**
- ☒ (b) **Alternative Flat Percentage Formula. 2.0% (insert percentage) of Final Average Earnings multiplied by years of Total Credited Service as an Eligible Regular Employee. This formula applies to the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): Certified Public Safety Employees who were employed as Class 6 Participants prior to February 8, 2023, who were not in Service with the City on February 8, 2023, and who become reemployed with the City after February 8, 2023, with respect to their Service with the City prior to February 8, 2023, only.**
- ☒ (b.1) **Alternative Flat Percentage Formula. 2.5% (insert percentage) of Final Average Earnings multiplied by years of Total Credited Service as an Eligible Regular Employee. This formula applies to the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): Certified Public Safety Employees who were employed as Class 4 Participants prior to February 8, 2023, who were not in Service with the City on February 8, 2023, and who become reemployed with the City after February 8, 2023, with respect to their Service with the City prior to February 8, 2023, only.**
- ☒ (b.2) **Alternative Flat Percentage Formula. 3.0% (insert percentage) of Final Average Earnings multiplied by years of Total Credited Service as**

an Eligible Regular Employee. This formula applies to the following Participants **(must specify - specific positions are permissible; specific individuals may not be named):** 1) Class 6 Participants who are initially employed on or after February 8, 2023, with respect to all Service with the City; 2) Class 4 Participants and Class 6 Participants who are employed as certified public safety employees on February 8, 2023, with respect to all Service with the City; and 3) Former Class 4 Participants and former Class 6 Participants who were employed prior to February 8, 2023, are not in Service with the City on February 8, 2023, and become reemployed with the City as Class 6 Participants after February 8, 2023, with respect to their Service with the City after February 8, 2023, only.

- ☒ (c) **Split Final Average Earnings Formula.** 1.0% (insert percentage) of Final Average Earnings up to the amount of **Covered Compensation** (see subsection (2) below for definition of Covered Compensation), plus 1.75% (insert percentage) of Final Average Earnings in excess of said Covered Compensation, multiplied by years of Total Credited Service as an Eligible Regular Employee.

This formula applies to:

- ☐ All Participants who are Regular Employees.
☒ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named):** Class 3 Participants.

- ☐ (d) **Alternative Split Final Average Earnings Formula.** _____ % (insert percentage) of Final Average Earnings up to the amount of **Covered Compensation** (see subsection (2) below for definition of Covered Compensation), plus _____ % (insert percentage) of Final Average Earnings in excess of said Covered Compensation, multiplied by years of Total Credited Service as an Eligible Regular Employee.

This formula applies to:

- ☐ All Participants.
☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

[Repeat above subsections as necessary for each applicable benefit formula and Participant class covered under the Plan.]

(2) **Covered Compensation (complete only if Split Formula(s) is checked above):**

Covered Compensation is defined as (check one or more as applicable):

- ☐ (a) **A.I.M.E. Covered Compensation** as defined in Section 2.18 of the Master Plan. This definition of Covered Compensation shall apply to **(check one)**:
- ☐ All Participants who are Regular Employees.
- ☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.
- ☐ (b) **Dynamic Break Point** Covered Compensation as defined in Section 2.19 of the Master Plan. This definition of Covered Compensation shall apply to **(check one)**:
- ☐ All Participants who are Regular Employees.
- ☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.
- ☒ (c) **Table Break Point** Covered Compensation as defined in Section 2.20 of the Master Plan. This definition of Covered Compensation shall apply to **(check one)**:
- ☐ All Participants who are Regular Employees.
- ☒ Only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: Class 3 Participants.
- ☐ (d) **Covered Compensation** shall mean a Participant's annual Earnings that do not exceed \$ _____ **(specify amount)**. This definition shall apply to **(check one)**:
- ☐ All Participants who are Regular Employees.
- ☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

(3) **Final Average Earnings**

Unless otherwise specified in an Addendum to the Adoption Agreement, Final Average Earnings is defined as the monthly average of Earnings paid to a Participant by the Adopting Employer for the **60 (insert number not to exceed 60)** consecutive months of Credited Service preceding the Participant's most recent Termination in which the Participant's Earnings were the highest, multiplied by 12. Note: GMEBS has prescribed forms for calculation of Final Average Earnings that must be used for this purpose.

This definition of Final Average Earnings applies to:

- ☒ All Participants who are Regular Employees.

- ☐ Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

[Repeat above subsection as necessary for each applicable definition and Participant class covered under the Plan.]

(4) Formula for Elected or Appointed Members of the Governing Authority

The monthly normal retirement benefit for members of this class shall be as follows (**check one**):

- ☒ Not applicable (elected or appointed members of the Governing Authority or Municipal Legal Officers are not permitted to participate in the Plan).
- ☐ \$ _____ (**insert dollar amount**) per month for each year of Total Credited Service as an elected or appointed member of the Governing Authority or Municipal Legal Officer or major fraction thereof (6 months and 1 day).

This formula applies to:

- ☐ All elected or appointed members of the Governing Authority or Municipal Legal Officers eligible to participate.
- ☐ Only the following elected or appointed members of the Governing Authority or Municipal Legal Officers eligible to participate (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

[Repeat above subsection as necessary for each applicable formula for classes of elected or appointed members covered under the Plan.]

C. Monthly Early Retirement Benefit Amount

Check and complete one or more as applicable:

- ☒ (1) **Standard Early Retirement Reduction Table.** The monthly Early Retirement benefit shall be computed in the same manner as the monthly Normal Retirement benefit, but the benefit shall be reduced on an Actuarially Equivalent basis in accordance with Section 12.01 of the Master Plan to account for early commencement of benefits. This provision shall apply to:
- ☒ All Participants.
- ☐ Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.
- ☐ (2) **Alternative Early Retirement Reduction Table.** The monthly Early Retirement benefit shall be computed in the same manner as the monthly Normal Retirement benefit, but the benefit shall be reduced to account for early commencement of benefits based on the following table. This table shall apply to:

- ☐ All Participants.
- ☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named):**_____.

Alternative Early Retirement Reduction Table

<u>Number of Years Before</u> <u>[Age (Insert Normal</u> <u>Retirement Age)]</u> (check as applicable)	<u>Percentage of</u> <u>Normal Retirement Benefit*</u> (complete as applicable)
☐ 0	1.000
☐ 1	0.____
☐ 2	0.____
☐ 3	0.____
☐ 4	0.____
☐ 5	0.____
☐ 6	0.____
☐ 7	0.____
☐ 8	0.____
☐ 9	0.____
☐ 10	0.____
☐ 11	0.____
☐ 12	0.____
☐ 13	0.____
☐ 14	0.____
☐ 15	0.____

*Interpolate for whole months

D. Monthly Late Retirement Benefit Amount (check one):

- ☒ (1) The monthly Late Retirement benefit shall be computed in the same manner as the Normal Retirement Benefit, based upon the Participant's Accrued Benefit as of his Late Retirement Date.
- ☐ (2) The monthly Late Retirement benefit shall be the greater of: (1) the monthly retirement benefit accrued as of the Participant's Normal Retirement Date, actuarially increased in accordance with the actuarial table contained in Section 12.05 of the Master Plan; or (2) the monthly retirement benefit accrued as of the Participant's Late Retirement Date, without further actuarial adjustment under Section 12.06 of the Master Plan.

E. Monthly Disability Benefit Amount

The amount of the monthly Disability Benefit shall be computed in the same manner as the Normal Retirement benefit, based upon the Participant's Accrued Benefit as of his Disability Retirement Date.

Minimum Disability Benefit. The Adopting Employer may set a minimum Disability Benefit. The Employer elects the following minimum Disability benefit (**check one**):

- ☐ Not applicable (the Adopting Employer does not offer disability retirement benefits under the Plan).
- ☐ No minimum is established.
- ☐ No less than (**check one**): ☐ 20% ☐ 10% ☐ ____% (**if other than 20% or 10% insert percentage amount**) of the Participant's average monthly Earnings for the 12 calendar month period (excluding any period of unpaid leave of absence) immediately preceding his Termination of Employment as a result of a Disability. (Unless otherwise specified in an Addendum to the Adoption Agreement, no minimum will apply to elected or appointed members of the Governing Authority or Municipal Legal Officers.)
- ☒ No less than (**check one**): ☒ 66 2/3 % ☐ ____% (**if other than 66 2/3%, insert percentage amount**) of the Participant's average monthly Earnings for the 12 calendar month period (excluding any period of unpaid leave of absence) immediately preceding his Termination of Employment as a result of a Disability, less any monthly benefits paid from federal Social Security benefits as a result of disability as reported by the Employer. (Unless otherwise specified in an Addendum to the Adoption Agreement, no minimum will apply to elected or appointed members of the Governing Authority or Municipal Legal Officers.)

Note: The Adopting Employer is responsible for reporting to GMEBS any amounts to be used in an offset.

F. Minimum/Maximum Benefit For Elected Officials

In addition to any other limitations imposed by federal or state law, the Employer may impose a cap on the monthly benefit amount that may be received by elected or appointed members of the Governing Authority. The Employer elects (**check one**):

- ☒ Not applicable (elected or appointed members of the Governing Authority do not participate in the Plan).
- ☐ No minimum or maximum applies.
- ☐ Monthly benefit for Service as an elected or appointed member of the Governing Authority may not exceed 100% of the Participant's final salary as an elected or appointed member of the Governing Authority.

- ☐ Other minimum or maximum **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

16. SUSPENSION OF BENEFITS FOLLOWING BONA FIDE SEPARATION OF SERVICE; COLA

A. Re-Employment as Eligible Employee After Normal, Alternative Normal, or Early Retirement and Following Bona Fide Separation of Service (see Master Plan Section 6.06(c) Regarding Re-Employment as an Ineligible Employee and Master Plan Section 6.06(e) and (f) Regarding Re-Employment After Disability Retirement)

(1) Reemployment After Normal or Alternative Normal Retirement. In the event that a Retired Participant 1) is reemployed with the Employer as an Eligible Employee (as defined in the Plan) after his Normal or Alternative Normal Retirement Date and after a Bona Fide Separation from Service, or 2) is reemployed with the Employer in an Ineligible Employee class, and subsequently again becomes an Eligible Employee (as defined in the Plan) due to the addition of such class to the Plan after his Normal or Alternative Normal Retirement Date, the following rule shall apply **(check one)**:

- ☒ (a) The Participant's benefit shall be suspended in accordance with Section 6.06(a)(1) of the Master Plan for as long as the Participant remains employed.
- ☐ (b) The Participant may continue to receive his retirement benefit in accordance with Section 6.06(b) of the Master Plan. This rule shall apply to **(check one)**: ☐ all Retired Participants ☐ only the following classes of Retired Participants **(must specify (specific positions are permissible; specific individuals may not be named) - benefits of those Retired Participants not listed shall be suspended in accordance with Section 6.06(a) of the Master Plan if they return to work with the Employer)**: _____.

(2) Reemployment After Early Retirement. In the event a Participant Retires with an Early Retirement benefit after a Bona Fide Separation from Service 1) is reemployed with the Employer as an Eligible Employee before his Normal Retirement Date; or 2) is reemployed with the Employer in an Ineligible Employee class, and subsequently again becomes an Eligible Employee (as defined in the Plan) before his Normal Retirement Date due to the addition of such class to the Plan, the following rule shall apply **(check one or more as applicable)**:

- (a) ☒ The Participant's Early Retirement benefit shall be suspended in accordance with Section 6.06(a)(1) of the Master Plan for as long as the Participant remains employed.

This rule shall apply to **(check one)**: ☒ all Retired Participants; ☐ only the following classes of Retired Participants **(must specify - specific**

positions are permissible; specific individuals may not be named):

- (b) ☐ The Participant's Early Retirement benefit shall be suspended in accordance with Section 6.06(a)(1) of the Master Plan. However, the Participant may begin receiving benefits after he satisfies the qualifications for Normal Retirement or Alternative Normal Retirement, as applicable, and after satisfying the minimum age parameters of Section 6.06(a)(3) of the Master Plan, in accordance with Section 6.06(b)(2)(B)(i) of the Master Plan.

This rule shall apply to **(check one)**: ☐ all Retired Participants; ☐ only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:

- (c) ☐ The Participant's Early Retirement benefit shall continue in accordance with Section 6.06(b)(2)(B)(ii) of the Master Plan.

This rule shall apply to **(check one)**: ☐ all Retired Participants; ☐ only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:

B. Cost Of Living Adjustment

The Employer may elect to provide for an annual cost-of-living adjustment (COLA) in the amount of benefits being received by Retired Participants and Beneficiaries, which shall be calculated and paid in accordance with the terms of the Master Plan. The Employer hereby elects the following **(check one)**:

- ☐ (1) No cost-of-living adjustment.
- ☐ (2) Variable Annual cost-of-living adjustment not to exceed _____% **(insert percentage)**.
- ☒ (3) Fixed annual cost-of-living adjustment equal to **1.0% (insert percentage)**.

The above cost-of-living adjustment shall apply with respect to the following Participants (and their Beneficiaries) **(check one)**:

- ☒ All Participants (and their Beneficiaries).
- ☐ Participants (and their Beneficiaries) who terminate employment on or after _____ (insert date).
- ☐ Other (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)); specific positions are permissible; specific individuals may not be named): _____.

The Adjustment Date for the above cost-of-living adjustment shall be (if not specified, the Adjustment Date shall be January 1): _____.

17. TERMINATION OF EMPLOYMENT BEFORE RETIREMENT; VESTING

A. Eligible Regular Employees

Subject to the terms and conditions of the Master Plan, a Participant who is an Eligible Regular Employee and whose employment is terminated for any reason other than death or retirement shall earn a vested right in his accrued retirement benefit in accordance with the following schedule (check one):

- ☐ **No vesting schedule (immediate vesting).**
- ☒ **Cliff Vesting Schedule.** Benefits shall be 100% vested after the Participant has a minimum of 5 years (insert number not to exceed 10) of Total Credited Service. Benefits remain 0% vested until the Participant satisfies this minimum.
- ☐ **Graduated Vesting Schedule.** Benefits shall become vested in accordance with the following schedule (insert percentages):

<u>COMPLETED YEARS OF TOTAL CREDITED SERVICE</u>	<u>VESTED PERCENTAGE</u>
1	%
2	%
3	%
4	%
5	%
6	%
7	%
8	%
9	%
10	%

Exceptions: If a vesting schedule other than that specified above applies to a special class(es) of Regular Employees, the Employer must specify the different vesting schedule below and the class(es) to whom the different vesting schedule applies.

Regular Employees to whom exception applies (must specify - specific positions are permissible; specific individuals may not be named): Certified public safety employee Participants who are initially employed on or after February 8, 2023.

Vesting Schedule for excepted class (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): Benefits shall be 100% Vested after the Participant has a minimum of 10 years of Total Credited Service. Benefits remain 0% Vested until the Participant satisfies this minimum.

B. Elected or Appointed Members of the Governing Authority

Subject to the terms and conditions of the Master Plan, a Participant who is an elected or appointed member of the Governing Authority or a Municipal Legal Officer shall earn a vested right in his accrued retirement benefit for Credited Service in such capacity in accordance with the following schedule (check one):

- ☒ Not applicable (elected or appointed members of the Governing Authority are not permitted to participate in the Plan).
- ☐ No vesting schedule (immediate vesting).
- ☐ Other vesting schedule (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i):
_____.

18. PRE-RETIREMENT DEATH BENEFITS

A. In-Service Death Benefit

Subject to the terms and conditions of the Master Plan, the Employer hereby elects the following in-service death benefit, to be payable in the event that an eligible Participant's employment with the Employer is terminated by reason of the Participant's death prior to Retirement (check and complete one):

- (1) ☒ **Auto A Death Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, equal to the decreased monthly retirement benefit that would have otherwise been payable to the Participant, had he elected a 100% joint and survivor benefit under Section 7.03 of the Master Plan. In order to be eligible for this benefit, a Participant must meet the following requirements (check one):
- ☐ The Participant must be vested in a normal retirement benefit.
 - ☐ The Participant must have _____ years (insert number) of Total Credited Service.
 - ☐ The Participant must be eligible for Early or Normal Retirement.

- ☒ Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): The Participant shall be eligible upon becoming an Eligible Regular Employee.**

(2) ☐ **Actuarial Reserve Death Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, actuarially equivalent to the reserve required for the Participant's anticipated Normal Retirement benefit, provided the Participant meets the following eligibility conditions (**check one**):

- ☐ The Participant shall be eligible upon satisfying the eligibility requirements of Section 8.02(c) of the Master Plan.
- ☐ The Participant must have _____ years (**insert number**) of Total Credited Service.
- ☐ Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): _____**).

Imputed Service. For purposes of computing the actuarial reserve death benefit, the Participant's Total Credited Service shall include (**check one**):

- ☐ Total Credited Service accrued prior to the date of the Participant's death.
- ☐ Total Credited Service accrued prior to the date of the Participant's death, plus (**check one**): ☐ one-half ($\frac{1}{2}$) ☐ _____ (**insert other fraction**) of the Service between such date of death and what would otherwise have been the Participant's Normal Retirement Date. (**See Master Plan Section 8.02(b) regarding 10-year cap on additional Credited Service.**)

Minimum In-Service Death Benefit for Vested Employees Equal to Terminated Vested Death Benefit. Unless otherwise specified under "Exceptions" below, if a Participant's employment is terminated by reason of the Participant's death prior to Retirement, and if as of the date of death the Participant is vested but he does not qualify for the in-service death benefit, then the Auto A Death Benefit will be payable, provided the Auto A Death Benefit is made available to terminated vested employees under the Adoption Agreement (see "Terminated Vested Death Benefit" below).

(3) **Exceptions:** If an in-service death benefit other than that specified above applies to one or more classes of Participants, the Employer must specify below the death benefit payable, the class(es) to whom the different death benefit applies, and the eligibility conditions for said death benefit.

Alternative Death Benefit (must specify formula that satisfies the definite written program and definitely determinable requirements of Treasury Regulations Sections 1.401-1(a)(2)

and 1.401-1(b)(1)(i) and does not violate limits applicable to governmental plans under Code Sections 401(a)(17) and 415): _____.

Participants to whom alternative death benefit applies (must specify - specific positions are permissible; specific individuals may not be named): _____.

Eligibility conditions for alternative death benefit (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

B. Terminated Vested Death Benefit

(1) Complete this Section only if the Employer offers a terminated vested death benefit. The Employer may elect to provide a terminated vested death benefit, to be payable in the event that a Participant who is vested dies after termination of employment but before Retirement benefits commence. Subject to the terms and conditions of the Master Plan, the Employer hereby elects the following terminated vested death benefit (**check one**):

- ☒ **Auto A Death Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, equal to the decreased monthly retirement benefit that would have otherwise been payable to the Participant had he elected a 100% joint and survivor benefit under Section 7.03 of the Master Plan.
- ☐ **Accrued Retirement Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary which shall be actuarially equivalent to the Participant's Accrued Normal Retirement Benefit determined as of the date of death.

(2) Exceptions: If a terminated vested death benefit other than that specified above applies to one or more classes of Participants, the Employer must specify below the death benefit payable, the class(es) to whom the different death benefit applies, and the eligibility conditions for said death benefit.

Alternative Death Benefit (must specify formula that satisfies the definite written program and definitely determinable requirements of Treasury Regulations Sections 1.401-1(a)(2) and 1.401-1(b)(1)(i) and does not violate limits applicable to governmental plans under Code Sections 401(a)(17) and 415): _____.

Participants to whom alternative death benefit applies (must specify - specific positions are permissible; specific individuals may not be named): _____.

Eligibility conditions for alternative death benefit (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

19. EMPLOYEE CONTRIBUTIONS

(1) Employee contributions (check one):

- ☒ Are not required.
- ☐ Are required in the amount of _____ % **(insert percentage)** of Earnings for all Participants.
- ☐ Are required in the amount of _____ % **(insert percentage)** of Earnings for Participants in the following classes **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

[Repeat above subsection as necessary if more than one contribution rate applies.]

(2) Pre-Tax Treatment of Employee Contributions. If Employee Contributions are required in Subsection (1) above, an Adopting Employer may elect to "pick up" Employee Contributions to the Plan in accordance with IRC Section 414(h). In such case, Employee Contributions shall be made on a pre-tax rather than a post-tax basis, provided the requirements of IRC Section 414(h) are met. If the Employer elects to pick up Employee Contributions, it is the Employer's responsibility to ensure that Employee Contributions are paid and reported in accordance with IRC Section 414(h). The Adopting Employer must not report picked up contributions as wages subject to federal income tax withholding.

The Employer hereby elects **(check one)**:

- ☐ To pick up Employee Contributions. By electing to pick up Employee Contributions, the Adopting Employer specifies that the contributions, although designated as Employee Contributions, are being paid by the Employer in lieu of Employee Contributions. The Adopting Employer confirms that the executor of this Adoption Agreement is duly authorized to take this action as required to pick up contributions. This pick-up of contributions applies prospectively, and it is evidenced by this contemporaneous written document. On and after the date of the pick-up of contributions, a Participant does not have a cash or deferred election right (within the meaning of Treasury Regulation Section 1.401(k)-1(a)(3)) with respect to the designated Employee Contributions, which includes not having the option of receiving the amounts directly instead of having them paid to the Plan.
- ☐ Not to pick up Employee Contributions.

(3) Interest on Employee Contributions. The Adopting Employer may elect to pay interest on any refund of Employee Contributions.

- ☐ Interest shall not be paid.
- ☐ Interest shall be paid on a refund of Employee Contributions at a rate established by GMEBS from time to time.

- ☐ Other rate of interest (**must specify rate in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i):**
-

20. MODIFICATION OF THE TERMS OF THE ADOPTION AGREEMENT

If an Adopting Employer desires to amend any of its elections contained in this Adoption Agreement (or any Addendum), the Governing Authority by official action must adopt an amendment of the Adoption Agreement (or any Addendum) or a new Adoption Agreement (or Addendum) must be adopted and forwarded to the Board for approval. The amendment of the new Adoption Agreement (or Addendum) is not effective until approved by the Board and other procedures required by the Plan have been implemented.

The Administrator will timely inform the Adopting Employer of any amendments made by the Board to the Plan.

21. TERMINATION OF THE ADOPTION AGREEMENT

This Adoption Agreement (and any Addendum) may be terminated only in accordance with the Plan. The Administrator will inform the Adopting Employer in the event the Board should decide to discontinue this volume submitter program.

22. EMPLOYER ADOPTION AND AUTHORIZATION FOR AMENDMENTS

Adoption. The Adopting Employer hereby adopts the terms of the Adoption Agreement and any Addendum, which is attached hereto and made a part of this ordinance. The Adoption Agreement (and, if applicable, the Addendum) sets forth the Employees to be covered by the Plan, the benefits to be provided by the Adopting Employer under the Plan, and any conditions imposed by the Adopting Employer with respect to, but not inconsistent with, the Plan. The Adopting Employer reserves the right to amend its elections under the Adoption Agreement and any Addendum, so long as the amendment is not inconsistent with the Plan or the Internal Revenue Code or other applicable law and is approved by the Board of Trustees of GMEBS. The Adopting Employer acknowledges that it may not be able to rely on the volume submitter advisory letter if it makes certain elections under the Adoption Agreement or the Addendum.

The Adopting Employer hereby agrees to abide by the Master Plan, Trust Agreement, and rules and regulations adopted by the Board of Trustees of GMEBS, as each may be amended from time to time, in all matters pertaining to the operation and administration of the Plan. It is intended that the Act creating the Board of Trustees of GMEBS, this Plan, and the rules and regulations of the Board are to be construed in harmony with each other. In the event of a conflict between the provisions of any of the foregoing, they shall govern in the following order:

- (1) The Act creating the Board of Trustees of The Georgia Municipal Employees' Benefit System, O.C.G.A. Section 47-5-1 *et seq.* (a copy of which is included in the Appendix to the Master Defined Benefit Plan Document) and any other applicable provisions of O.C.G.A. Title 47;
- (2) The Master Defined Benefit Plan Document and Trust Agreement;
- (3) This Ordinance and Adoption Agreement (and any Addendum); and
- (4) The rules and regulations of the Board.

In the event that any section, subsection, sentence, clause or phrase of this Plan shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions or the other section or sections, subsections, sentences, clauses or phrases of this Plan, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part hereof. The Governing Authority hereby declares that it would have passed the remaining parts of this Plan or retained the previously existing provisions if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

This Adoption Agreement (and any Addendum) may only be used in conjunction with Georgia Municipal Employees Benefit System Master Defined Benefit Retirement Plan Document approved by the Internal Revenue Service under advisory letter J501718a dated March 30, 2018. The Adopting Employer understands that failure to properly complete this Adoption Agreement (or any Addendum), or to operate and maintain the Plan and Trust in accordance with the terms of the completed Adoption Agreement (and any Addendum), Master Plan Document and Trust, may result in disqualification of the Adopting Employer's Plan under the Internal Revenue Code. Inquiries regarding the adoption of the Plan, the meaning of Plan provisions, or the effect of the IRS advisory letter should be directed to the Administrator. The Administrator is Georgia Municipal Employees Benefit System, with its primary business offices located at: 201 Pryor Street, SW, Atlanta, Georgia, 30303. The business telephone number is: (404) 688-0472. The primary person to contact is: GMEBS Legal Counsel.

Authorization for Amendments. Effective on and after February 17, 2005, the Adopting Employer hereby authorizes the volume submitter practitioner who sponsors the Plan on behalf of GMEBS to prepare amendments to the Plan, for approval by the Board, on its behalf as provided under Revenue Procedure 2005-16, as superseded by Revenue Procedure 2015-36, Revenue Procedure 2011-49, and Announcement 2005-37. Effective January 1, 2013, Georgia Municipal Association, Inc., serves as the volume submitter practitioner for the Plan. Employer notice and signature requirements were met for the Adopting Employer before the effective date of February 17, 2005. The Adopting Employer understands that the implementing amendment reads as follows:

On and after February 17, 2005, the Board delegates to the Practitioner the authority to advise and prepare amendments to the Plan, for approval by the Board, on behalf of all Adopting Employers, including those Adopting Employers who have adopted the Plan prior to the January 1, 2013, restatement of the Plan, for changes in the Code, the regulations thereunder, revenue rulings, other statements published by Internal Revenue Service, including model, sample, or

other required good faith amendments (but only if their adoption will not cause such Plan to be individually designed), and for corrections of prior approved plans. These amendments shall be applied to all Adopting Employers. Employer notice and signature requirements have been met for all Adopting Employers before the effective date of February 17, 2005. In any event, any amendment prepared by the Practitioner and approved by the Board will be provided by the Administrator to Adopting Employers.

Notwithstanding the foregoing paragraph, no amendment to the Plan shall be prepared on behalf of any Adopting Employer as of either:

- the date the Internal Revenue Service requires the Adopting Employer to file Form 5300 as an individually designed plan as a result of an amendment by the Adopting Employer to incorporate a type of Plan not allowable in a volume submitter plan as described in Revenue Procedure 2015-36; or
- as of the date the Plan is otherwise considered an individually designed plan due to the nature and extent of the amendments.

If the Adopting Employer is required to obtain a determination letter for any reason in order to maintain reliance on the advisory letter, the Practitioner's authority to amend the Plan on behalf of the Adopting Employer is conditioned on the Plan receiving a favorable determination letter.

The Adopting Employer further understands that, if it does not give its authorization hereunder or, in the alternative, adopt another pre-approved plan, its Plan will become an individually designed plan and will not be able to rely on the volume submitter advisory letter.

AN ORDINANCE (continued from page 1)

Section 2. Except as otherwise specifically required by law or by the terms of the Master Plan or Adoption Agreement (or any Addendum), the rights and obligations under the Plan with respect to persons whose employment with the City was terminated or who vacated his office with the City for any reason whatsoever prior to the effective date of this Ordinance are fixed and shall be governed by such Plan, if any, as it existed and was in effect at the time of such termination.

Section 3. The effective date of this Ordinance shall be February 8, 2023.

Section 4. All Ordinances and parts of ordinances in conflict herewith are expressly repealed.

Approved by the Mayor and Council of the City of Hapeville, Georgia this _____ day of _____, 20____.

Attest:

CITY OF HAPEVILLE, GEORGIA

City Clerk

Mayor

(SEAL)

Approved:

City Attorney

The terms of the foregoing Adoption Agreement are approved by the Board of Trustees of Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20____.

Board of Trustees
Georgia Municipal Employees
Benefit System

(SEAL)

Secretary

**GENERAL ADDENDUM TO THE
GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM
DEFINED BENEFIT RETIREMENT PLAN
ADOPTION AGREEMENT**

This is an Addendum to the Adoption Agreement completed by the City of Hapeville, Georgia, as follows (complete one or more sections, as applicable):

***** Items (1) through (14) of General Addendum – Not Applicable *****

(15) Other (May include, but shall not be limited to, provisions relating to Master Plan Sections 6.03, 6.06, 8.04, 8.06, 8.08, 8.09, 8.10, 8.12, 9.01, and 9.02) (must specify):

(a) Plan Background. This is a continuation of the “City of Hapeville Defined Benefit Pension Plan”, which was originally approved March 1, 1976, and subsequently amended. Pursuant to a contract between the City and the Joint Municipal Employees’ Retirement System (“JMERS”), JMERS, and its successor, the Georgia Municipal Employees Benefit System (“GMEBS”) administered the plan on behalf of the City and managed the plan’s assets until July 1, 2007, on which date the City terminated its agreement with GMEBS and directed GMEBS to transfer administration of the plan and all assets in the trust fund to a successor administrator and trustee. Effective June 2, 2020, the City of Hapeville transferred administration of the plan and all assets in the trust fund to GMEBS. Prior to transferring assets and administration back to GMEBS, the plan was most recently restated effective May 11, 2010.

(b) Transfer of Assets and Administration. Administration of this Plan was transferred to GMEBS effective June 2, 2020, with the express intent that a minimum of 85% of Plan assets be transferred to GMEBS no later than June 5, 2020, with the remainder of the Plan’s assets to be transferred to GMEBS no later than August 3, 2020, in order to allow GMEBS to make Retirement benefit payments to Retired Participants (and their beneficiaries) on July 1, 2020, and each month thereafter. The trustee, custodian, fund administrator, third party administrator,

and other employees or agents of the City of Hapeville who were responsible for the administration of the City's defined benefit retirement plan immediately prior to June 2, 2020, were authorized and directed to take any and all reasonably necessary actions to effect the transfer of at least 85% of retirement plan assets to GMEBS by June 5, 2020, and the remainder by August 3, 2020.

- (i) **Required Data.** On or before June 2, 2020, the City of Hapeville provided (or ensured that its employees or agents provided) GMEBS with records and information reasonably requested or necessary to facilitate the timely transfer of plan administration (plan administration included the payment of current retirees and beneficiaries in pay status as of July 1, 2020). Information and records provided included, but were not limited to the following concerning active Participants, Terminated Vested Participants, Retired Participants and beneficiaries: name, address, social security number, birth date, years and months of credited service, 60-month Earnings history, Employee Contribution history and equity account balances, accrued monthly Normal Retirement benefits, Cost-of-Living adjustments, beneficiary designation forms, Retirement applications, and direct deposit forms, tax withholding forms, and 1099 tax reporting information for current retirees and beneficiaries.
- (ii) **Treatment of Terminated Vested Participants and Retired Participants; Lump Sum Post-Retirement Death Benefit; No Pre-Retirement Death Benefit.** In particular with respect to Vested Participants who Terminated prior to June 2, 2020, but had not Retired as of such date, the City ensured GMEBS was provided with a listing indicating the amount of each such Terminated Vested Participant's accrued Normal Retirement benefit and Normal Retirement eligibility date. Retirement benefits for said Terminated Vested Participants will be paid based upon said information (unless the Participant returns to service with the City of Hapeville after June 2, 2020) in accordance with the Retirement benefit payment options (including factors

used to determine benefit reductions associated with survivor beneficiaries and/or early retirement benefits, and factors used to determine Actuarial Equivalent amounts) available under the GMEBS Master Plan or the City's non-GMEBS plan document, as applicable, in effect as of each said Participant's effective Retirement date

- (iii) Continuation of Benefits for Retirees (and Their Beneficiaries) in Pay Status as of June 2, 2020. Benefits will continue be paid to Retired Participants (and their beneficiaries, if applicable) in pay status prior to June 2, 2020, in accordance with the form of benefit payment required or selected by the Retired Participant under the applicable terms of the retirement plan in effect prior to June 2, 2020, and based upon the benefit payment amounts determined prior to June 2, 2020, and furnished to GMEBS.
- (iv) Effect of Failure to Timely Transfer Assets. Notwithstanding any provision to the contrary, the terms of this paragraph would have applied in the event the City failed to liquidate (or have liquidated) all assets invested in the City of Hapeville Defined Benefit Pension Plan trust fund at the time of the transfer and transfer (or have transferred) at least 85% of such liquidated assets to the GMEBS Retirement Trust by June 5, 2020. In such event, the City, and not GMEBS, would have been responsible for processing and distributing all July 1, 2020, benefit payments under the Plan to Participants (and their beneficiaries) in pay status as of such date. Thereafter, the City would have remained responsible for processing benefit payments under the Plan until the first day of the first month that began at least 20 days after the date on which at least 85% of the liquidated assets describe in this paragraph 15(b)(vi) were transferred to GMEBS. GMEBS would have been otherwise responsible for administering the Plan effective June 2, 2020, including but not limited to processing Retirement benefit applications and requests for death benefits and determining the amounts of any benefits newly payable under the Plan, and notifying the City of the amounts of any benefits which became newly payable after

June 2, 2020, and until the date on which GMEBS assumed responsibility for processing benefit payments. The City would have been responsible for processing payments of any benefits which became newly payable after June 2, 2020, until the date GMEBS assumed responsibility for processing benefit payments (i.e., the first day of the first month that began at least 20 days after the date on which at least 85% of the liquidated assets describe in this paragraph 15(b)(vi) were transferred to GMEBS) in accordance with the information provided by GMEBS.

- (c) **Administration of Benefits to Terminated Vested Participants Who Terminated Prior to June 2, 2020; Insufficient Information Relating to Calculation of Benefits under Prior Plan.** Recognizing that documentation by previous plan administrators of the accrued benefits of Participants who Terminated prior to June 2, 2020, may not provide adequate information relating to the computation of retirement benefits under the Plan to accurately determine a Participant's Vested status or the amount of a Participant's monthly Retirement benefit, the following provisions shall govern the administration of Retirement benefits with respect to a Participant who Terminated employment with the City prior to June 2, 2020 (i.e., the effective date of the City's current GMEBS Plan) and who applies for Retirement benefits on or after such date.
- (i) GMEBS shall accept the City's determination regarding whether a Participant who Terminated prior to June 2, 2020, was deemed Terminated Vested as of such date, provided, however, that in the event the City deemed such a Participant not Vested and information is subsequently presented suggesting that such Participant was Vested, GMEBS shall, in its sole discretion determine whether said Participant was Vested upon his or her Termination prior to June 2, 2020.
- (ii) Where sufficient information necessary to compute such a Participant's benefits is available, including applicable prior plan documents, GMEBS will compute the

Participant's Retirement benefits in accordance with such plan documents and supporting information.

- (iii) Where sufficient information necessary to compute such a Participant's benefits is not available, if the accrued benefits of such a Participant were calculated by the plan administrator in place at the time of the Participant's termination, and GMEBS has written documentation of such calculation, GMEBS will administer retirement benefits to the Participant in accordance with the greater of:**

 - (A) The prior administrator's calculation of the Participant's Retirement benefits, applying the GMEBS Retirement factors and the Plan's early retirement factors in effect at the time of the Participant's Retirement to determine the monthly Retirement benefit amount payable to the Participant; or**
 - (B) GMEBS's calculation of the Participant's Retirement benefits, using the terms of the GMEBS Plan in effect at the time of the Participant's Retirement, including the benefit formula, the definition of Final Average Earnings and any applicable factors.**
- (iv) Where sufficient information necessary to compute such a Participant's benefits is not available and GMEBS does not have documentation of a prior administrator's calculation of the accrued benefits of such a Participant, GMEBS will apply the terms of the GMEBS Plan in effect at the time of the Participant's application for Retirement benefits, including the benefit formula, the definition of Final Average Earnings and any applicable factors, to calculate the Participant's Retirement benefits.**
- (v) In the event information relating to such a Participant's Earnings necessary to compute Retirement benefits is insufficient or unavailable, salary information obtained from the Social Security Administration, or other information provided by the City as Earnings, will be used as a proxy to determine the Participant's Final Average**

Earnings. The City and/or the Participant will be responsible for obtaining Earnings information necessary to compute retirement benefits under the Plan and providing such information to GMEBS.

- (vi) Notwithstanding any provision to the contrary, the provisions of Article VII, Section 5 and the table in Article X, Section 9 in the City's defined benefit retirement plan document in effect immediately prior to June 2, 2020, shall apply with respect to the calculation of benefits for Participant who Terminated employment with the City prior to June 2, 2020 (i.e., the effective date of the City's current GMEBS Plan) and who applies for Retirement benefits on or after such date.**

(d) Definitions; Participant Classes.

- (i) Class 3 Participants. Class 3 Participants are Eligible Regular Employees initially employed or reemployed on or after March 1, 1976, from whose Earnings Social Security contributions are regular deducted; however, Class 3 does not include any Employee initially employed or reemployed after October 4, 2005.**
- (ii) Class 4 Participants. Class 4 Participants are Eligible Regular Employees initially employed or reemployed as Certified Public Safety Employees on or after March 1, 1976, from whose Earnings Social Security contributions are not regularly deducted; however, Class 4 does not include any Employee initially employed or reemployed after October 4, 2005.**
- (iii) Class 5 Participants. Class 5 Participants are Eligible Regular Employees initially employed or reemployed after October 4, 2005, from whose Earnings Social Security contributions are regularly deducted.**
- (iv) Class 6 Participants. Class 6 Participants are Eligible Regular Employees initially employed or reemployed as Certified Public Safety Employees after October 4, 2005,**

from whose Earnings Social Security contributions are not regularly deducted.

- (v) **Certified Public Safety Employees.** “Certified Public Safety Employees” means a Firefighter as defined in Section 2.34 of the Master Plan or a Police Officer as defined in Section 2.51 of the Master Plan.
- (vi) **Class 1 and Class 2 Participants.** Class 1 and Class 2 Participants were defined in the City’s plan which took effect on May 11, 2010, as (in part) Eligible Regular Employees who were employed as of March 1, 1976. As of June 2, 2020, no active or Terminated Vested Class 1 or Class 2 Participants remain in the Plan. Any benefits payable to or on behalf of a Class 1 or Class 2 Participant shall be governed by the City’s May 11, 2010, retirement plan documents or, if the Class 1 or Class 2 Participant last Terminated prior to May 11, 2010, by the applicable terms of the plan in effect on the Class 1 or Class 2 Participant’s latest Termination of employment.
- (e) **Benefits for Former Elected or Appointed Members of the Governing Authority.** Elected or appointed members of the Governing Authority who initially take office on or after March 1, 1994, are not eligible to participate in the Plan. Benefits of elected or appointed members of the Governing Authority who entered office prior to March 1, 1994, shall be determined in accordance with the terms of the City’s retirement plan in effect as of March 1, 1994, or if earlier, the date of the Participant’s Termination vacation of such office. Elected or appointed members of the Governing Authority who first took office prior to March 1, 1994, and who return to office on or after June 2, 2020, shall not be eligible to participate in the Plan following said return to office on or after June 2, 2020.
- (f) **Reservation of Rights.** The Employer reserves the right to amend the Plan at any time, retroactively or otherwise, by action approved by the Mayor and Council, subject to approval by the Administrator. The Employer expects and intends to continue the Plan indefinitely but reserves the right to Terminate the Plan at any time. However, no amendment or Termination of the Plan

shall authorize any part of the Fund to be used for, or diverted to, purposes other than for the exclusive benefit of Participants and their Beneficiaries.

- (g) **Reliance by GMEBS on Information Provided by City; Litigation over Transfer of Assets and Administration.** GMEBS is not responsible for errors in and is entitled to rely on all information provided to GMEBS by the City, including but not limited to information required pursuant to subsection 15(a) of this Addendum. The City certifies that the information provided is true and correct to the best of its knowledge. Notwithstanding any provision to the contrary, the City of Hapeville, and not GMEBS, shall bear the cost of any litigation or other claims relating to the transfer of assets and administration to GMEBS.
- (h) **Service with GMEBS Employers Not Applicable to Participants Who Terminated Prior to June 2, 2020; Portability Service –** Notwithstanding Section 9.05 of the Master Plan or any other provision to the contrary, Service with other GMEBS Employers shall not count as portability service under this Plan for Employees who Terminated employment with the City of Hapeville prior to June 2, 2020, unless such Employees participated in City's GMEBS Plan prior to July 1, 2007, or participate in the City's GMEBS Plan on or after June 2, 2020. Provisions relating to portability between GMEBS Employers in the City's prior GMEBS Plan, which was originally effective March 1, 1976, and which was terminated and transferred to a successor administrator and trust effective July 1, 2007, shall apply with respect to Participants in said prior GMEBS Plan. Service with the City of Hapeville between July 1, 2007, and June 2, 2020, shall not count as portability service with respect to any other GMEBS Employer unless the Participant was in Service with the City of Hapeville on June 2, 2020, or except as otherwise provided under the City's prior GMEBS plan.
- (i) **IRS Filings.** The City will complete at its expense any IRS filings (including payment of associated IRS filing fees and tax attorney fees) that GMEBS reasonably requests in order to protect the 401(a)-qualified status of the GMEBS volume submitter plan and/or to confirm the 401(a)-qualified status of the City's Adoption Agreement and Addendum.

The terms of the foregoing Addendum to the Adoption Agreement are approved by the Mayor and Council of the City of Hapeville, Georgia this _____ day of _____, 20____.

Attest:

CITY OF HAPEVILLE, GEORGIA

City Clerk

Mayor

(SEAL)

Approved:

City Attorney

The terms of the foregoing Addendum are approved by the Board of Trustees of the Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of the Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20____.

Board of Trustees
Georgia Municipal Employees
Benefit System

(SEAL)

Secretary



WILLINGHAM

CORRIDOR STUDY

ACKNOWLEDGMENTS

STUDY PARTNERS

CITY OF EAST POINT
CITY OF COLLEGE PARK
CITY OF HAPEVILLE
AEROTROPOLIS ALLIANCE
FINDING THE FLINT
CITY OF EAST POINT
CITY OF COLLEGE PARK
CITY OF HAPEVILLE
AEROTROPOLIS ALLIANCE
FINDING THE FLINT
CONSULTANT TEAM

CONSULTANT TEAM

KIMLEY-HORN
HR&A
PEREZ PLANNING
TCF

DOCUMENT OUTLINE

- 00| INTRODUCTION
- 01| EXISTING CONDITIONS AND CORRIDOR ECONOMIC ASSESSMENT
- 02| STAKEHOLDER AND COMMUNITY ENGAGEMENT REPORT
- 03| RECCOMENDATIONS REPORT
- 04| APPENDIX

INTRODUCTION

The Willingham Drive corridor was a center for jobs and industry in the Tri-Cities area for many years. Over the past several decades, many of the businesses and industries left the area as broader economic conditions changed in Metro Atlanta. Recently, the Tri-Cities have pursued community planning efforts and experienced renewed interest in and around their historic downtowns. Additionally, the excitement and energy around the Finding the Flint effort has spurred attention and momentum in areas that in some cases had long lost their value in the in the local economy. Building on these efforts, the Cities of College Park, East Point, and Hapeville along with the Aerotropolis Atlanta Alliance, Finding the Flint and the Atlanta Regional Commission have partnered to develop the Willingham Drive Corridor Improvement Study. This study presents an opportunity to capitalize on the surging activity in the area, attract new investment and development, provide additional community and civic space, and serve to bridge what has acted as a gap between communities for many years.

This report is a culmination of the analysis and findings undertaken during the study and includes three sections, the Existing Conditions and Economic Assessment Report, the Stakeholder and Community Engagement Report, and the Recommendations Report. The Existing Conditions and Economic Assessment Report considers relevant plans, analyzes existing conditions, and assesses the demographic, market and economic conditions within the corridor. This initial analysis provides a framework for identifying specific focus areas, catalytic sites and associated recommendations and implementation items. The Stakeholder and Community Engagement is a summary of the outreach and engagement efforts, including meetings and tools and techniques utilized during the study. The Recommendations Report presents a new vision for the Willingham Corridor area, identifies focus areas and potential catalytic sites, as well as specific recommendations and implementation items that support the overall vision. The recommendations and implementations items include projects related to land use, development, greenspace and trails, transportation, economic development and placemaking.



WILLINGHAM

CORRIDOR STUDY EXISTING CONDITIONS AND ECONOMIC ASSESSMENT

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OVERVIEW

The first phase of this study includes a review of previous plans, an analysis of existing conditions within the study area, an assessment of the demographic, market and economic conditions within the corridor and initial stakeholder and public engagement. This document summarizes initial findings, key trends and takeaways, identifies potential opportunities and constraints, and provides an initial framework for additional analysis and the development of recommendations.

Based on the initial analysis and assessment, the Willingham Corridor study area currently consists of a majority of industrial uses, commercial buildings and vacant buildings or sites, surrounded by existing single-family neighborhoods. The area is physically divided between the north and south by an existing railroad and divided east and west by MARTA rail and another railroad to the west and Interstate 85 to the west. The market and demographics of the area reflect these physical barriers with similar statistics and trends grouping into areas divided by existing rail and road corridors. The Willingham Corridor study area also has potential opportunities for catalytic development and investment, building off of the activity and momentum related to the nearby downtowns and the airport area.

01 || PREVIOUS PLANS

The following plans and studies were reviewed in order to understand what has been considered or is underway in the Willingham Corridor Area. The summaries below highlight some of the most relevant and recent initiatives. These provide a foundation for analysis and recommendations developed during the planning process.

AEROATL GREENWAY MODEL MILE- EAST POINT: PROJECT FEASIBILITY STUDY (2021)

This feasibility study for a Model Mile in East Point, as part of the larger AeroATL Greenway Master Plan (2018), proposes a 0.35-mile trail segment north of the East Point MARTA station. The trail alignment primarily traverses private property near the existing Buggy Works development, traveling north through the future East Point Exchange development, before reaching Norman Berry Drive, and connecting with the existing East Point PATH trail. The proposed trail provides a refined alignment for a similar segment of trail previously proposed in the East Point PATH Trails Master Plan.

AEROATL GREENWAY MODEL MILE- HAPEVILLE: PROJECT FEASIBILITY STUDY (2021)

This feasibility study for a Model Mile in Hapeville, as part of the larger AeroATL Greenway Master Plan (2018), proposes a 1.5-mile trail segment that connects the Delta Headquarters to downtown Hapeville and multiple airport employment centers, restaurants, and support services. The trail alignment runs along the North Outer Loop Road, Virginia Avenue, Doug Davis Drive, and Perry Hudson Parkway. The Hapeville AeroATL Model Mile segment was identified as an important project within the Hapeville 2016 Livable Centers Initiative (LCI) Plan Update and promotes transit-oriented development (TOD).

EAST POINT EQUITABLE GROWTH & INCLUSION STRATEGIC PLAN (2021)

The purpose of this plan is to create a framework for equitable and inclusionary growth. The plan introduces four goals: engaged community, just industry, inclusive housing, and equitable development. Engaged community focuses on providing the community a platform of representation. The Just Industry goal focuses on articulating a vision for the city as a home for equitable, sustainable industrial jobs. The Inclusive housing goal focuses on creating programs, policies, and investments to keep East Point affordable. The Equitable Economic Development goal recommends policies promoting accountability of the inclusion of local businesses and workforce in private development.

EAST POINT CITY AGRICULTURE PLAN (2020)

This plan serves to provide a vision for establishing a vibrant and sustainable community food system in East Point over the next 5-10 years. It identifies 5 priorities: 1. Improving Local Food Access 2. Supporting Local Urban Growers 3. Establishing the Role of Local Government 4.Cultivating Environmentally Resilient Practices 5. Branding East Point as a Local Food Destination. This plan suggests considering creative ways to incorporate agriculture into publicly owned land and utility easements.

EAST POINT STORMWATER ASSESSMENT- FLINT RIVER WATERSHED HYDRAULIC IMPROVEMENTS EVALUATION (2020)

The document evaluates issues with stormwater and flooding within the Flint River watershed, predominantly along Willingham Drive. The assessment determines most culverts to lack sufficient capacity to contain the peak flows generated from storm events of 5-years or greater. This deficiency leads to water overflow onto roads and further flooding complications.

EAST POINT WAREHOUSE DISTRICT CONCEPT PLAN (2020)

The East Point Warehouse District Concept Plan explores the past and future of the industrial area near Downtown East Point and the East Point MARTA Station. The architectural character and possible adaptive reuse of the buildings in this area make it a desirable space for redevelopment and reinvestment. The East Point Warehouse District’ Concept Plan reestablishes and celebrates the relationship between the district and Downtown East Point, the railroad, and MARTA, as well as the area’s rich history dating back to the beginning of The City of East Point.

EAST POINT WAREHOUSE DISTRICT: ENVIRONMENTAL DESIGN- PHASE 1 (2020)

This study identified specific actions and next steps needed to make the Warehouse District Concept Plan a reality. Design elements that could be incorporated into the redesigned area include a railroad park, an event space, gateway enhancements through billboards and murals, pedestrian pathways, and other public art.

SIX WEST DISTRICT PLANS (2020)

Formerly known as “Airport City College Park”, this plan continues the planning process for the roughly 320-acre area located west of Downtown College Park, north of Camp Creek Parkway. There are five districts within Six West: Luxury Retail/Commercial, Camp Creek, Incremental, Corporate/Headquarters Office, and Golf Entertainment. In this Plan, the build-out of the Six West District is shown in two phases of development. The successful development of Six West will have a profound impact on the other areas around the Atlanta airport, including the Willingham Drive area.

SOUTHERN FULTON COMPREHENSIVE TRANSPORTATION PLAN (2020)

The study is a comprehensive transportation plan for the communities of southern Fulton County including Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Palmetto, South Fulton, Union City, and adjacent areas incorporated into the City of Atlanta. The study was primarily conducted to coordinate the plans of the independent cities, MARTA, GRTA, ARC, SRTA, ATL and GDOT to address short term and long-range transportation needs and identify priority transportation improvements within the area. The plan includes pedestrian connectivity improvements along nearby Cleveland avenue as well as identifies opportunities for trail and sidewalk connectivity corridors nearby in the cities of East Point, Hapeville, College Park and proximal neighborhoods around the airport.

AEROTROPOLIS LAND USE ANALYSIS (2019)

The Aerotropolis Land Use Analysis assessed current and future land use designations and policies, with a focus on key transportation corridors and jurisdictional boundaries. Through a review of land use policies, GIS analysis, and stakeholder engagement, this assessment prioritized key geographies and corridors where interjurisdictional coordination and collaboration is recommended. This report offers next steps for the communities and the Aerotropolis Atlanta Alliance to better coordinate land use and economic development goals across jurisdictional lines as well as prepare the Alliance to embark on its next strategic and visioning process: Aerotropolis Blueprint 2.0.

AEROATL GREENWAY PLAN (2018)

The AeroATL Greenway Plan provides a framework for trail connectivity across the Aerotropolis Atlanta region, which includes 6 cities and unincorporated Clayton county around Hartsfield-Jackson Atlanta International Airport (H-JAIA). The trail network is designed to address community goals and opportunities including: Connect communities to area amenities and everyday services, connect to and loop around Hartsfield-Jackson Atlanta International Airport (H-JAIA), enhance economic development opportunities in Aerotropolis downtowns and future development sites and, create a system that is unique to south metro Atlanta.

FULTON COUNTY TRANSIT PLAN MASTER PLAN (2018)

The Fulton County Transit Master Plan identified transit needs and preferred transit investment scenarios for the 14 participating cities within Fulton County. The most suitable modes were identified for key corridors across the County. A major goal of the study is to coordinate the 14 independent municipalities in Fulton County with MARTA and state legislators to realize funding opportunities where transit investment is most needed.

CITY OF HAPEVILLE COMPREHENSIVE PLAN UPDATE. LIVABLE CENTERS INITIATIVE STUDY (2017)

This study was a joint planning activity that combined an updated Hapeville Livable Centers Initiative Study with an updated City of Hapeville Comprehensive Plan. Five (Re) development Nodes were identified to focus investment in key locations, where redevelopment was most desired or more likely to occur. The location of the (Re)development Nodes are: East Gateway, West Gateway, Downtown, Virginia Avenue Gateway, and Airport Loop Gateway.

COLLEGE PARK LIVABLE CENTERS INITIATIVE- INVESTMENT POLICY STUDIES (2017)

This transportation and land use study investigates how to better integrate and connect Downtown College Park with the several districts and sites within College Park including the Gateway Center the College Park MARTA station; and a proposed mixed-use development site located adjacent to Hartsfield-Jackson Atlanta International Airport. Key market findings are: Low-profile, but growing office market; Rapidly growing industrial market; burgeoning hospitality market; Struggling retail sector with a prospective future; Low-profile, but rising apartment market.

EAST POINT COMPREHENSIVE PLAN UPDATE (2017)

The comprehensive plan update assesses at a city-wide level, the population and housing demographics for the City of East Point, comparing East Point to the surrounding communities at the same scale. The findings that were identified during the public outreach process for the East Point 2017 Comp Plan particularly identified the Willingham Drive Industrial Corridor as one of the four areas that were “most in need of attention.” The Future Development Map within the comprehensive plan identified the areas along and near Willingham Drive as a mix of neighborhood centers, industrial, commercial, and residential.

FINDING THE FLINT (2017)

In 2017, American Rivers, The Conservation Fund, and the Atlanta Regional Commission launched Finding the Flint to unearth the Flint River and make it an asset to the regions by: restoring the river, connecting people to the river and throughout the region, adding beauty to the region, and prevent future flooding. This ambitious effort created a new vision for this forgotten waterway that focused on the restoration of the Flint River’s ecology, while simultaneously exploring how to reconnect the River to the surrounding communities it passes through.

AEROTROPOLIS BLUEPRINT (2016)

The Aerotropolis Atlanta Blueprint provides high-level framework for Metro Atlanta’s south side, specifically the area around Hartsfield-Jackson Atlanta International Airport (ATL). The Blueprint identifies high-level strategies, target industries, catalytic site and key corridors as well as organizational priorities for the Aerotropolis Atlanta Alliance.

CITY OF HAPEVILLE COMPREHENSIVE PLAN (2016)

The City of College Park’s current comprehensive plan establishes a guide for growth and development during 2016-2036, by identifying critical issues and opportunities. The Future Land Use Map within the comprehensive plan envisions the area nearest to Willingham Drive as a mix of residential, commercial, and institutional.

EAST POINT PATH TRAILS MASTER PLAN (2016)

The East Point PATH Trails Master Plan, created by the PATH Foundation and KAIZEN Collaborative, identifies 24.5 miles of potential bicycle and pedestrian trails throughout the city. The proposed trail network would link the downtown business district, city parks, neighborhoods, destination points and major visitor areas, and employment centers. The East Point PATH Trail system is portioned into 16 segments. A 1.31-mile segment, “EP PATH #08 Egan Park to East Main Street,” intersects with the Willingham LCI study area.

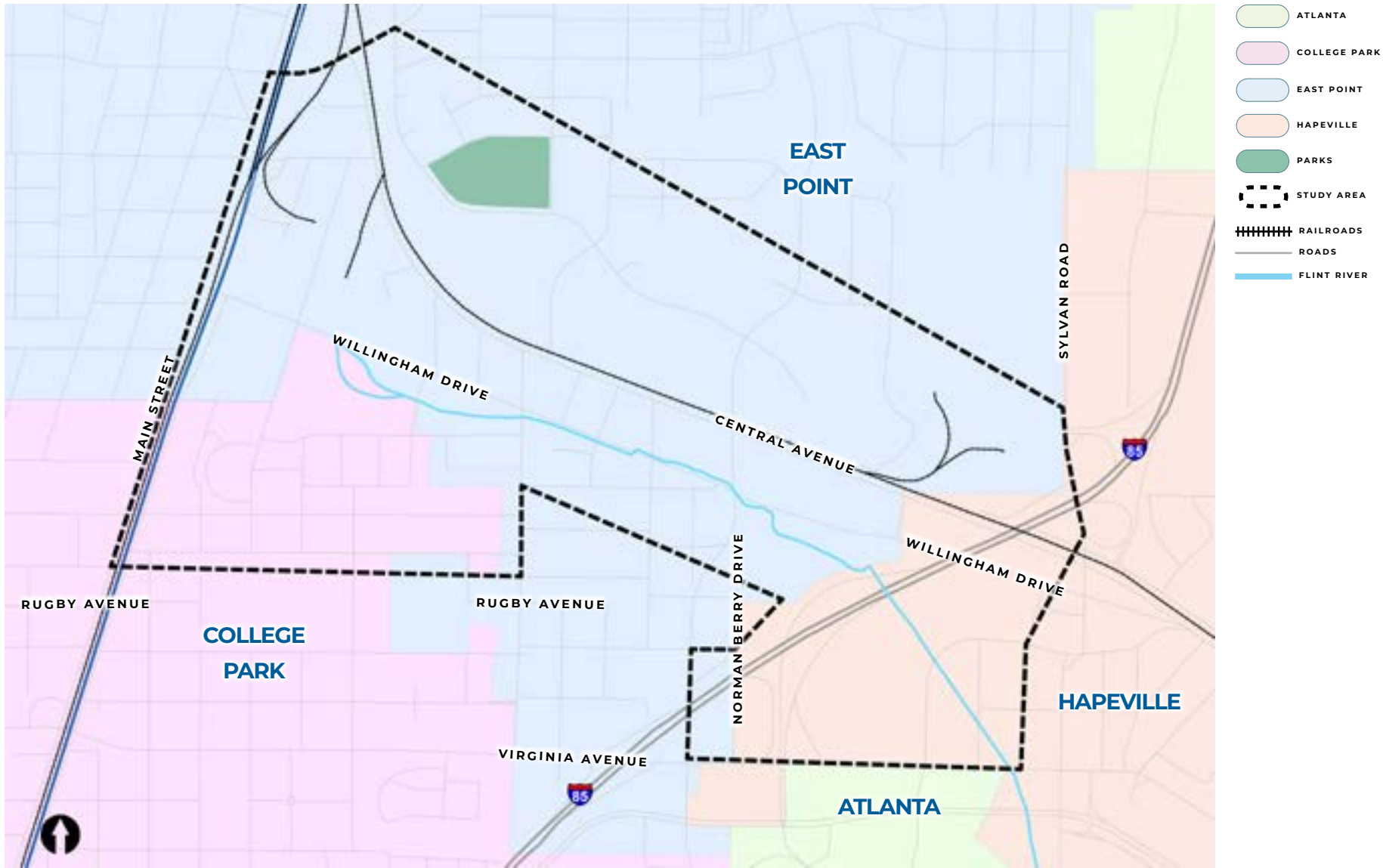
CITY OF EAST POINT- MAIN STREET CORRIDOR TOD PLAN (2012)

This Transit Oriented Development plan (TOD) is focused on a 430-acre area near two MARTA stations - the East Point Station and the Lakewood/Ft. McPherson Station. The Plan pinpoints redevelopment sites that support TOD principles with compact developments that contain a mix of uses - such as housing, jobs, shops, restaurants, and entertainment, and are located within walking distance to the two MARTA stations.

EAST POINT STRATEGIC ECONOMIC DEVELOPMENT PLAN (2012)

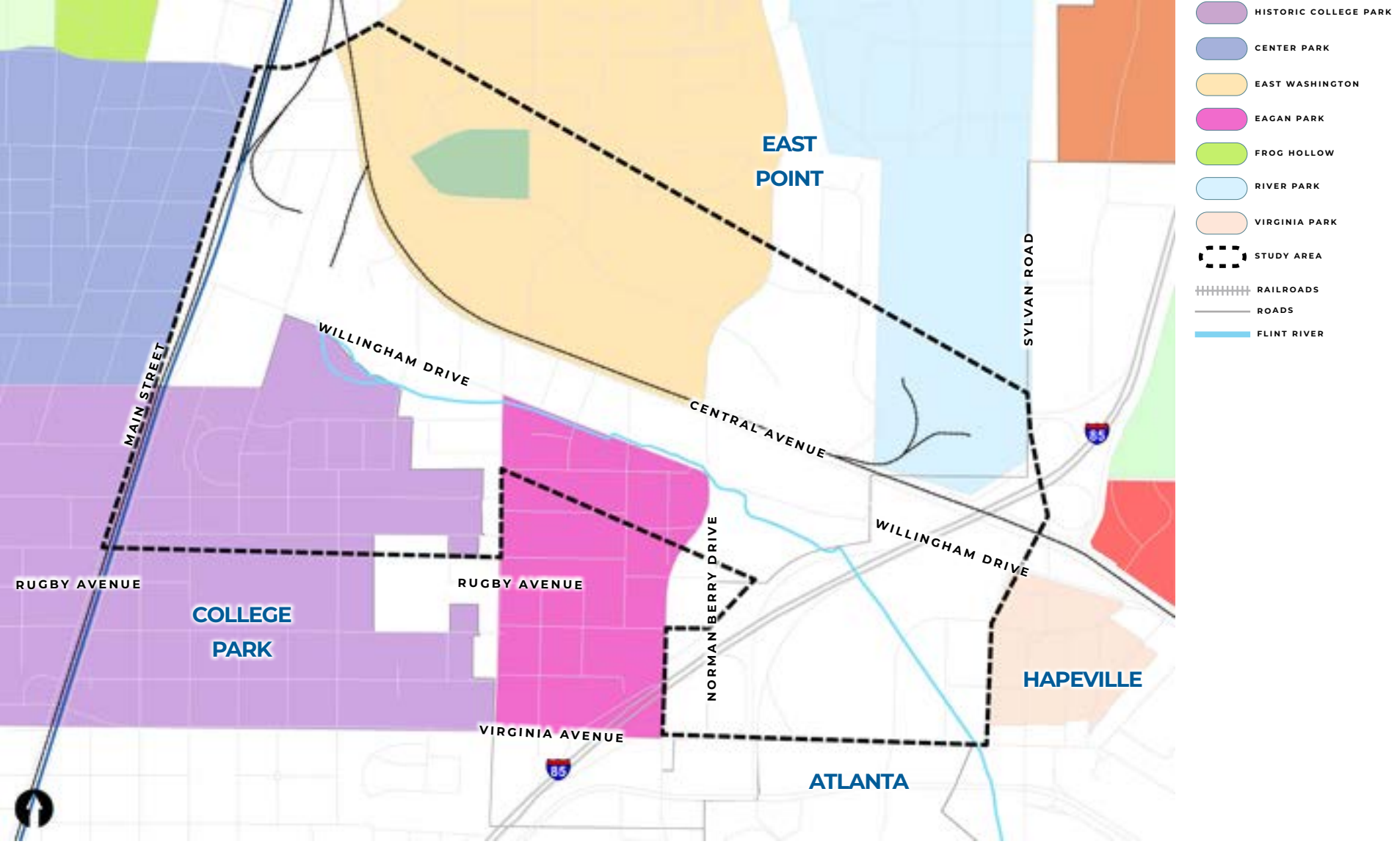
This plan establishes a guide for the City of East Point’s economic development activities between 2012-2022 by addressing the following goals: Stimulating growth in the commercial, industrial, and residential sectors; Encouraging expansion of East Point’s economy and job base; Retail displacement and vacancy trends; Implement strategies to improve and reduce vacancies in retail, industrial, and office sectors; Identify and develop of incentivizing strategies to create a more viable and competitive business environment; Make East Point a better place to live and work for its citizens and businesses.

02 | CORRIDOR EXISTING CONDITIONS



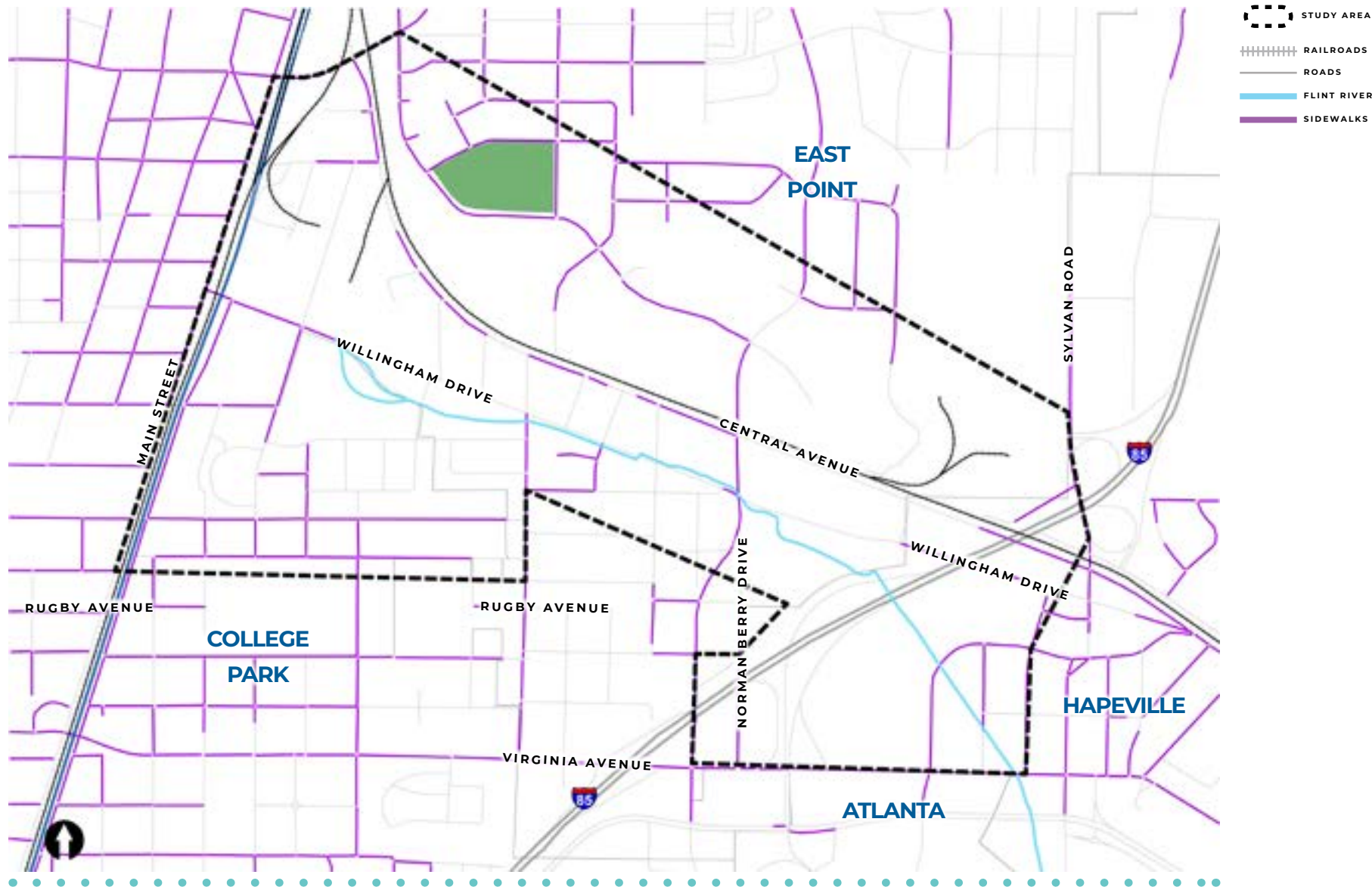
CITIES

Hapeville, East point, College Park, and Atlanta are the four municipalities within or near the study area. The city with the greatest footprint is East Point. Of the four cities, Atlanta has the least amount of land in the study area. The Willingham Corridor is one of the primary locations where these jurisdictions meet, the other being the nearby Virginia Avenue corridor. The study area represents a key location connecting these jurisdictions to each other, includes land within each jurisdiction and thus any planning or implementation will likely have to be collaborative to be successful.



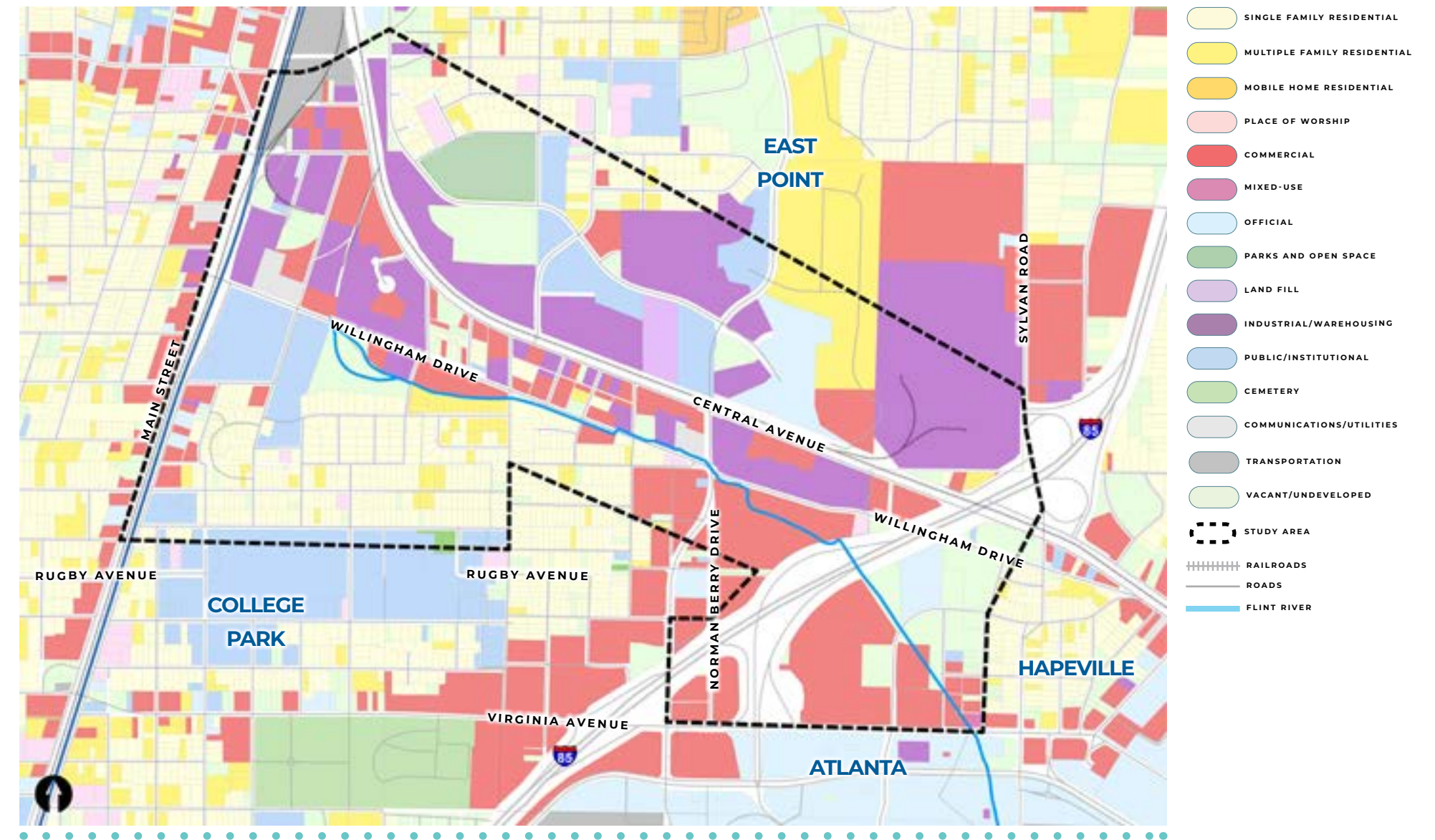
NEIGHBORHOODS

There are nine neighborhoods in or tangent to the study area including Azalea Park, Center Park, Cofield Park, Eagan Park, East Washington, Frog hollow, Historic College Park, River Park, and Virginia Park. The Eagan Park and Historic College Park neighborhoods are located adjacent to Willingham Drive and the core of the study area. The East Washington and River Park neighborhoods are located near the most heavily industrial areas of the Corridor. If Extensive industrial changes were to occur near these neighborhoods, they would be affected greatly. Any improvements or redevelopment made along Willingham will have a direct impact on these neighborhoods.



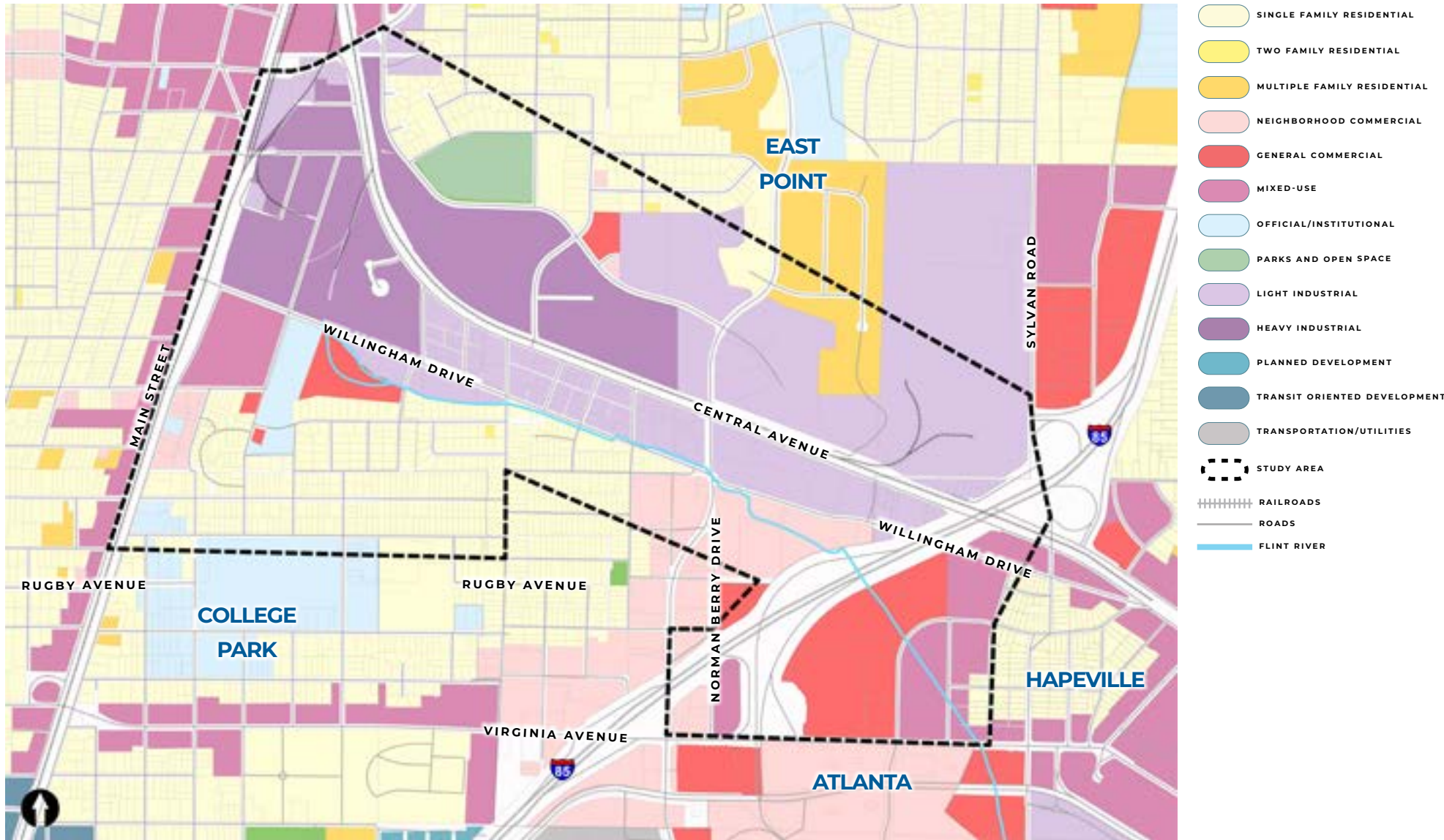
SIDEWALKS

Within the study area sidewalks are primarily located around residential areas and Woodward Academy. Willingham has limited sidewalk coverage and Central Avenue includes sidewalks with many large gaps in the network. Additionally, sidewalk connections to and from Willingham Drive or Central Avenue are limited. Most of Main Street and Virginia Avenue have complete sidewalk coverage; with the western segment of Main Street having the most consistent coverage.



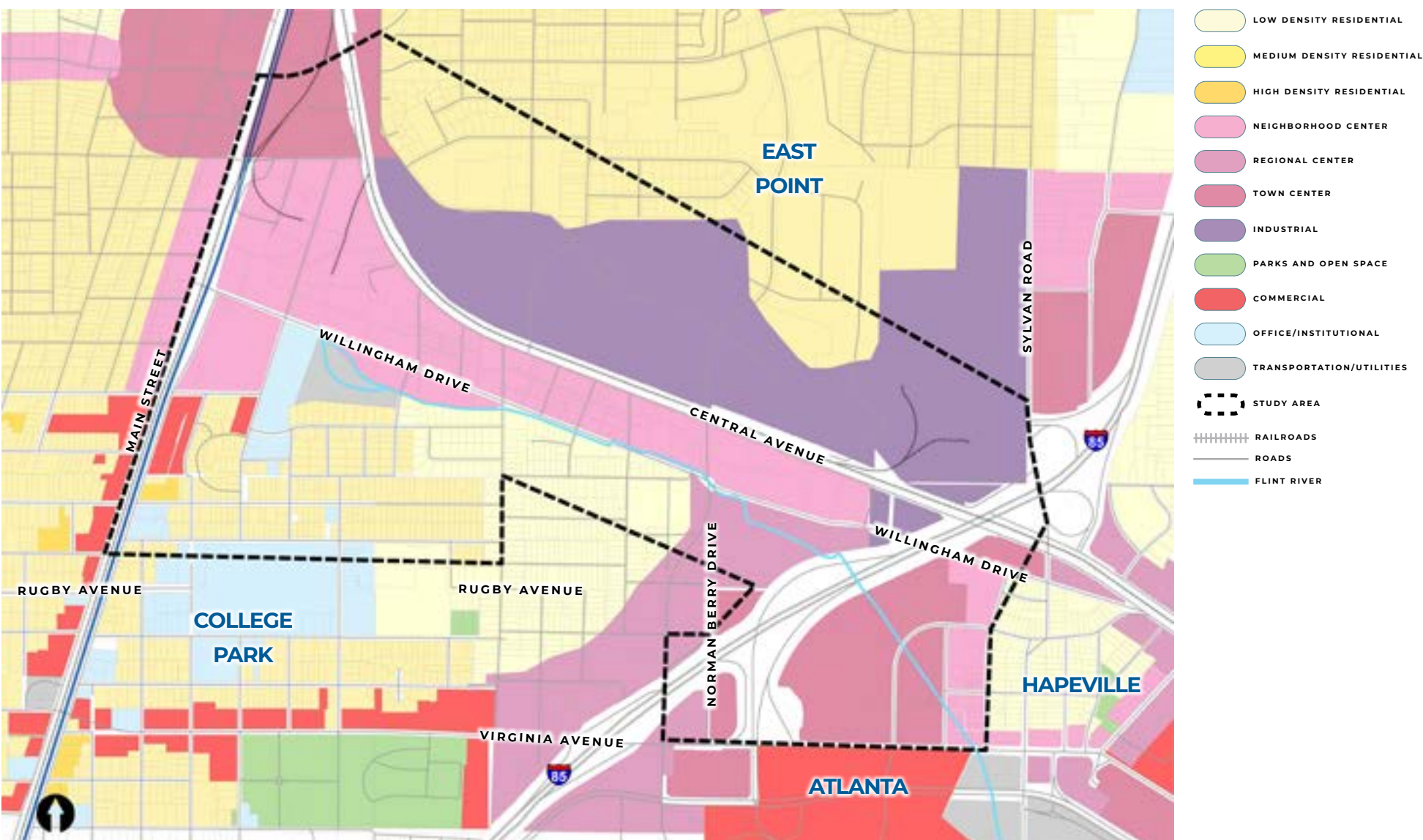
EXISTING LAND USE

There are a variety of uses present within the corridor. The central core of the corridor is primarily a mix of commercial and industrial/warehouse uses, but there is also a significant residential presence in the area. The industrial/warehouse uses are mostly located along Central Avenue, Willingham Drive, and Sylvan Road. In the southern area of the corridor near the Delta Air Lines headquarters, there is a dense collection of commercial, retail, office, and hotels. Most of the residential properties in the study area are single-family but a mix of multi-family is present as well. A significant stakeholder and the largest educational presence in the area is Woodward Academy. There is one landfill located off R.N. Martin Street. There are numerous vacant lots in the study area that detract from character and activity in the area but may create an opportunity for redevelopment.



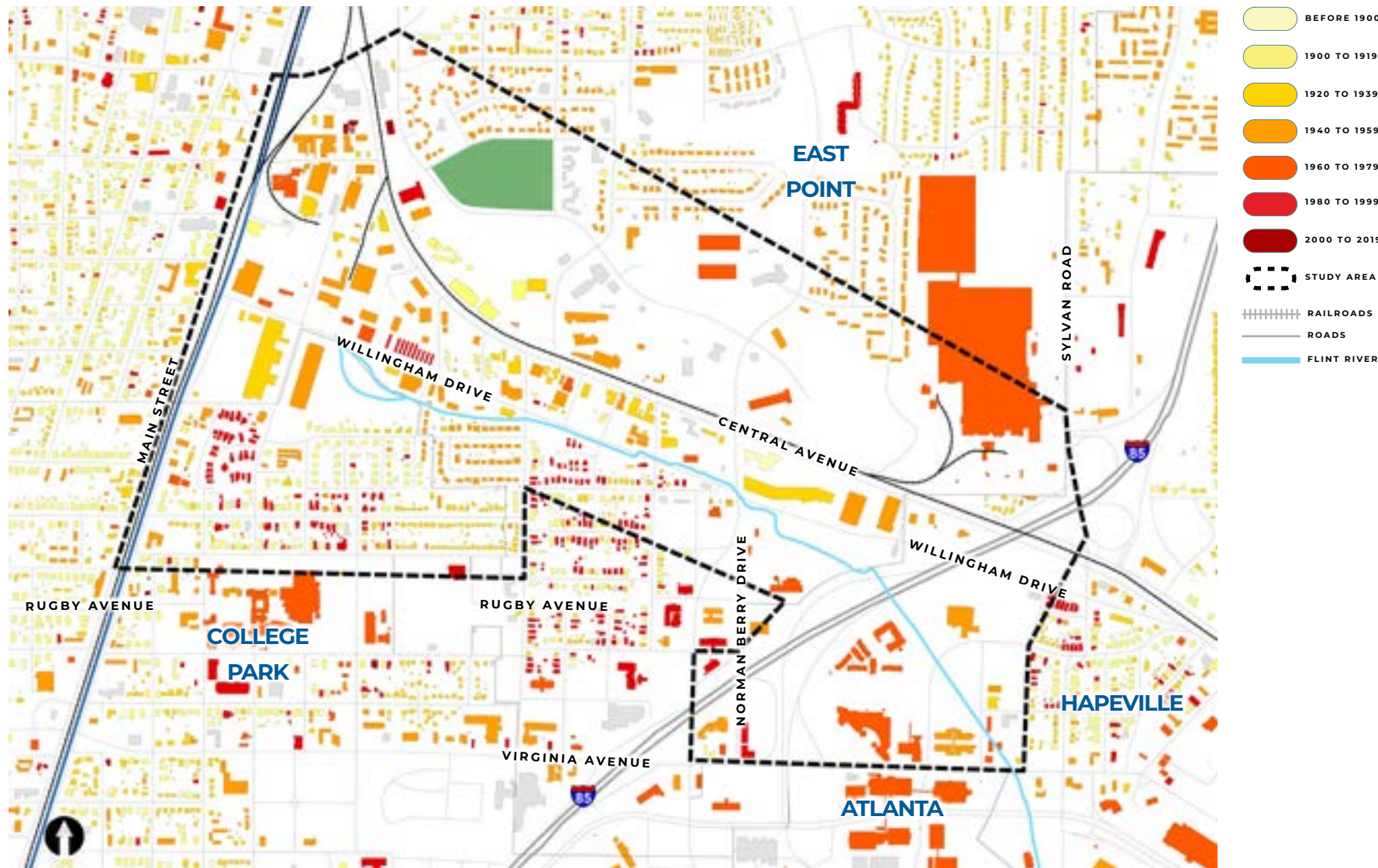
ZONING

The most common zoning designations within the study area are single-family residential, light industrial, heavy industrial, and mixed-use. Most industrial zoning is located along and north of Willingham Drive, west of Sylvan Road, and east of Main Street. Multi-family residential is mostly located along Norman Berry Drive and north of Central Avenue. Mixed-use and commercial zoning is mostly located along major roadways and corridors including Main Street, Virginia Avenue, and I-85. Planned development, park and open space, and transportation/utilities have the lowest presence inside the study area.



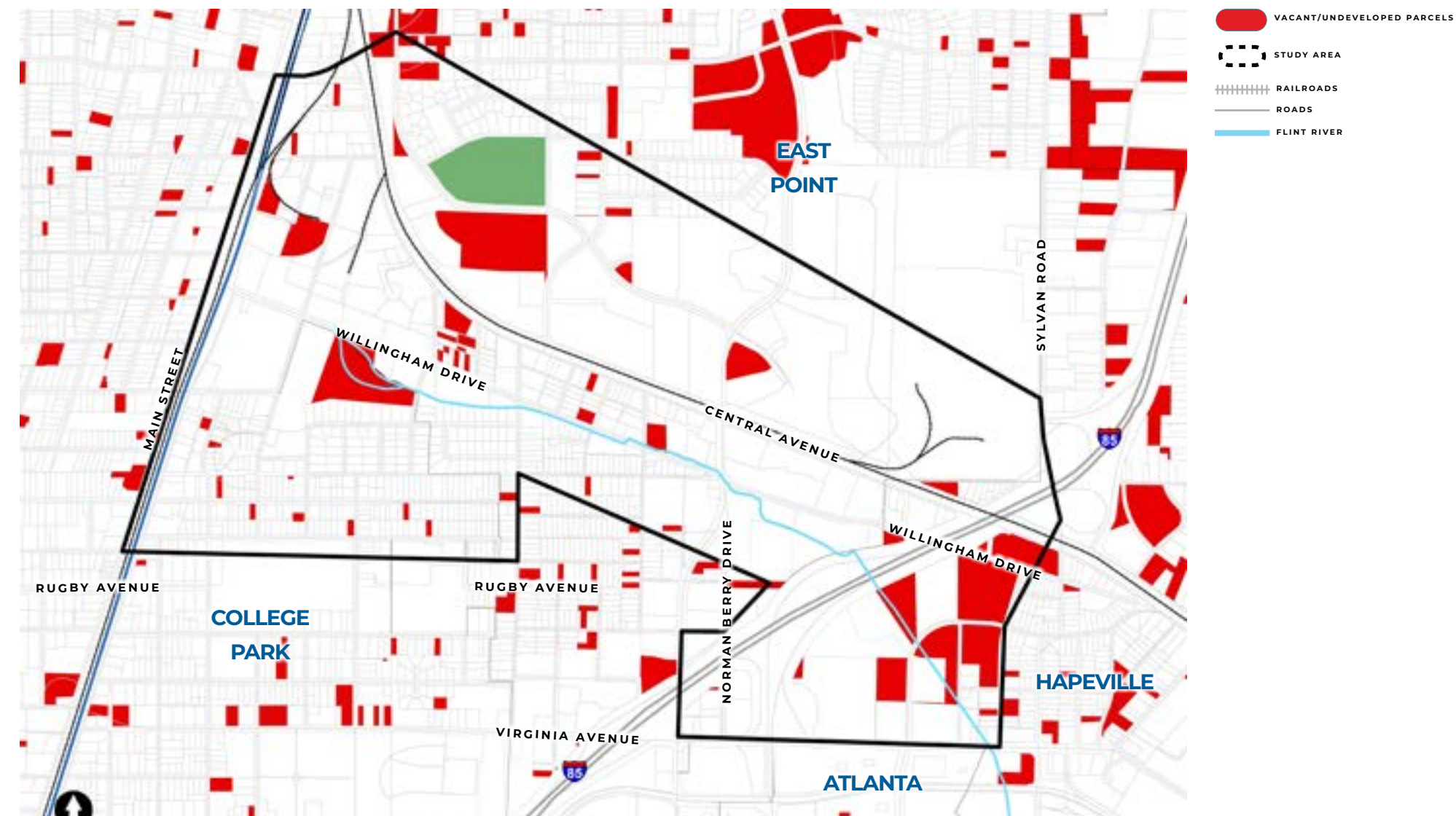
FUTURE LAND USE

Although The future land use plan is primarily in accordance with the current zoning regulations, there are a few differences between the study area today and the study area envisioned in the future. The most common future land uses are medium density residential and neighborhood center. The area between Willingham Drive and Central Avenue is comprised of industrial uses, but the Future Land Use Plan intends for this area to become a neighborhood center. The least common future land uses are High Density Residential and Transportation/Utilities. The only high-density residential uses are placed along Main Street and South Vesta Avenue.



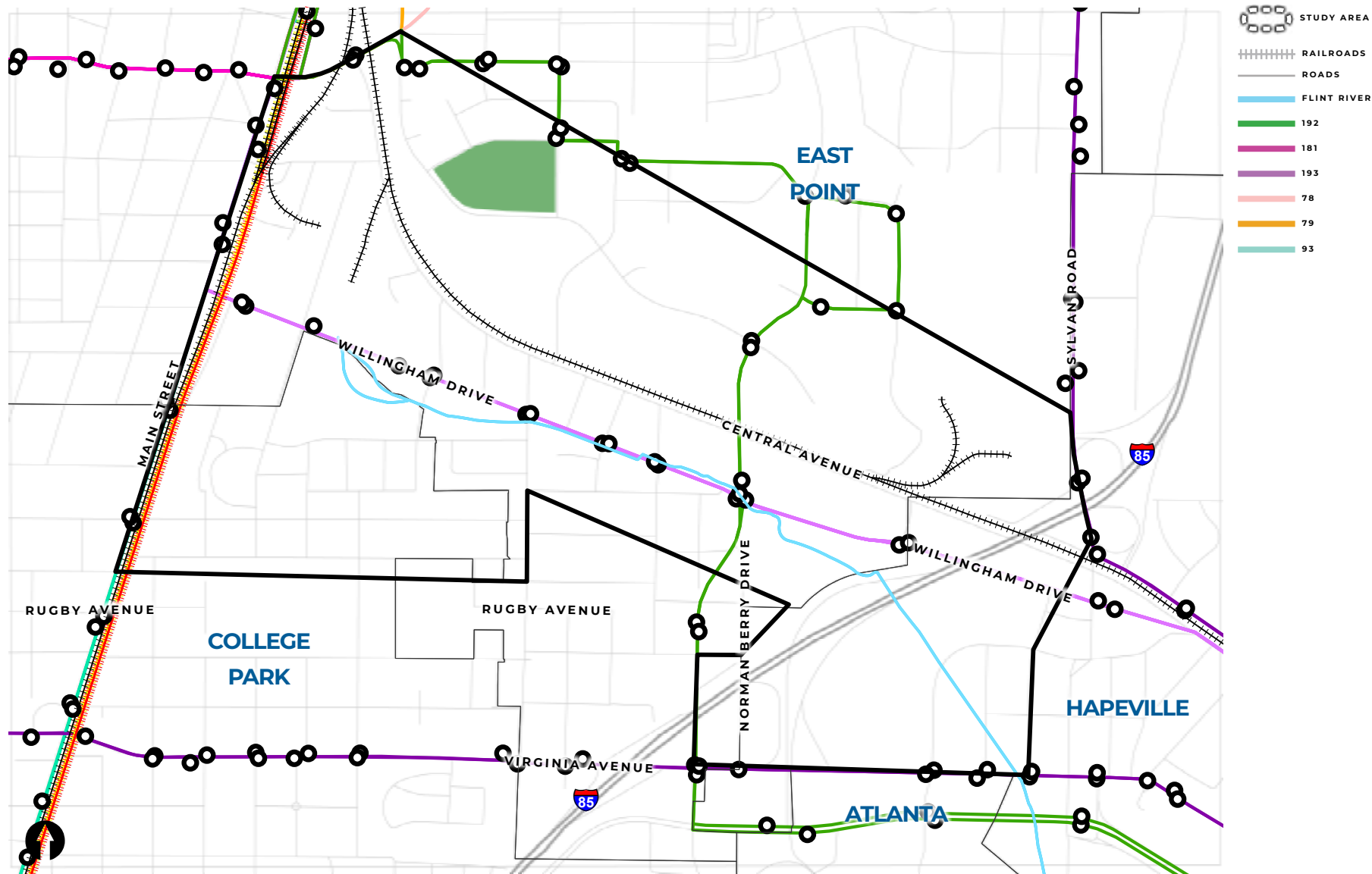
BUILDINGS

There are approximately 4,313 buildings in the study area. Out of the total buildings 400 were built within the last twenty years. Most buildings were built between 1940 and 1959 and more than half were built prior to 1940. A small minority of buildings were built prior to 1900. A majority of the single-family residential structures in the corridor are located southwest of Willingham drive. The prevalent building types throughout the remainder of the corridor are commercial. The nature of land uses in the corridor are reflected in the building sizes. Smaller buildings are often representative of single-family neighborhoods while larger block footprints indicate industrial practices. This distribution of space between residential and commercial uses has an impact on the corridor's character. Many of the industrial buildings within the study area represent an older design and form that does not match current industry standards such as large format warehouse and distribution facilities.



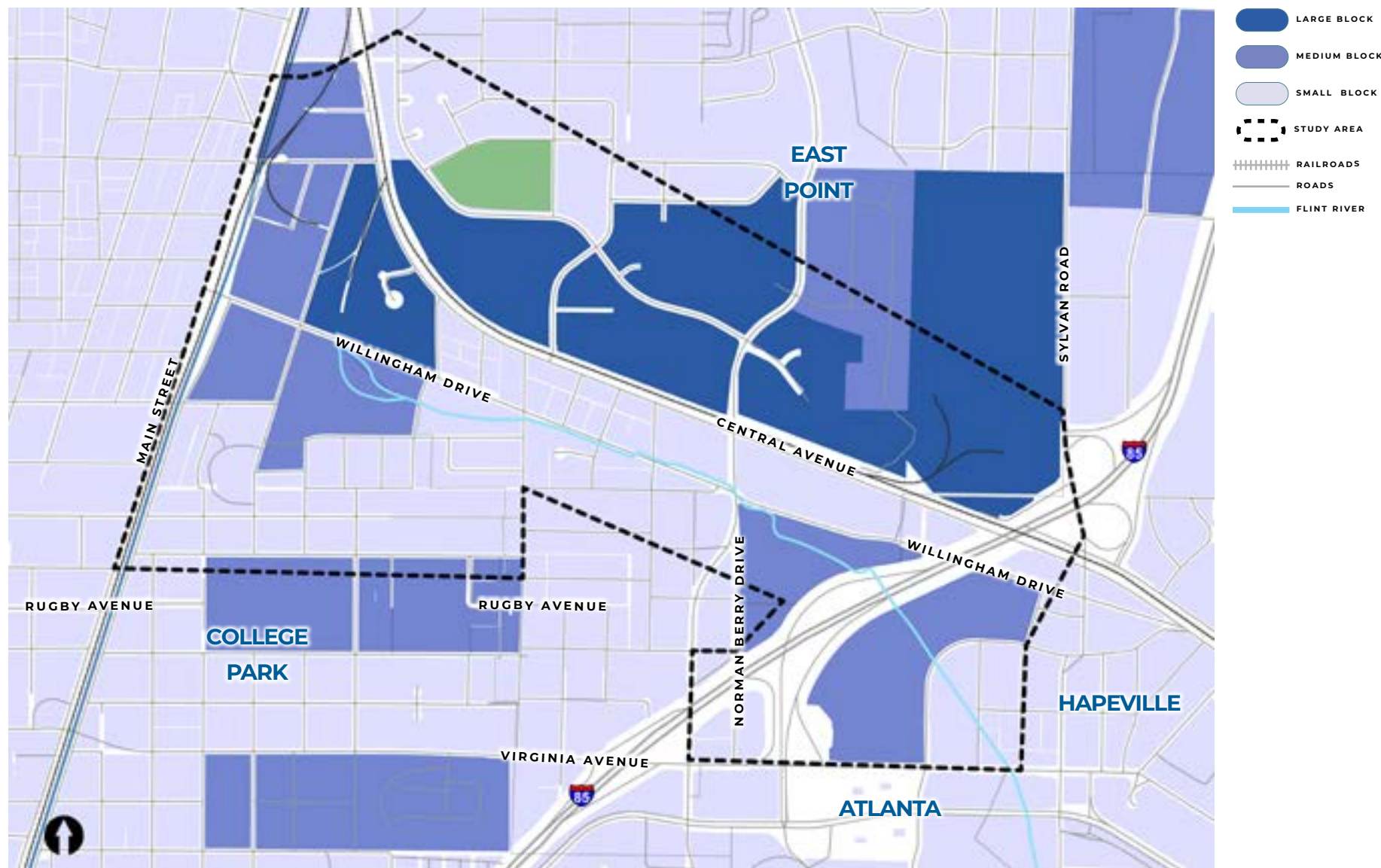
VACANT

The Willingham Corridor area includes nearly 337 vacant or undeveloped parcels. A large cluster of these unutilized parcels is located east of I-85 and south of Central Avenue. Another large cluster of vacant/undeveloped parcels exists at the intersection of Washington Road and Sylvan Road. There are many smaller vacant/undeveloped parcels located throughout the rest of the study area in smaller clusters.



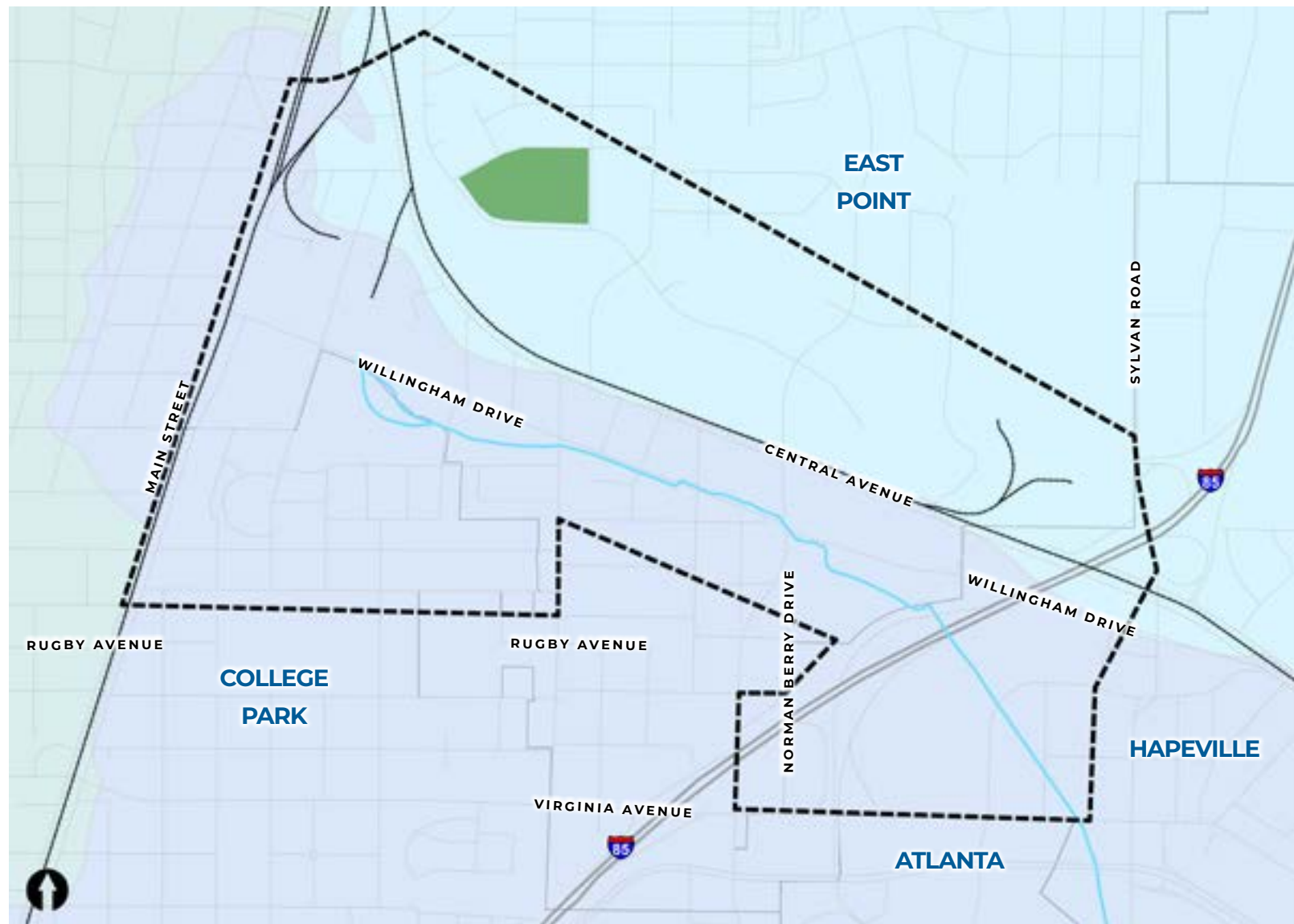
MARTA ROUTES

Nine MARTA bus routes provide transit service within the study area corridor. The 121 bus stops in the corridor provide a good framework to address local access and mobility needs. Two MARTA heavy rail stations are located just outside the study area, providing regional and additional local transit connections. This includes the East Point and College Park MARTA stations. Access to public transit is sparse along Central Avenue. Existing bus stops have limited signage or amenities such as shelters, sidewalks, or pedestrian lighting.



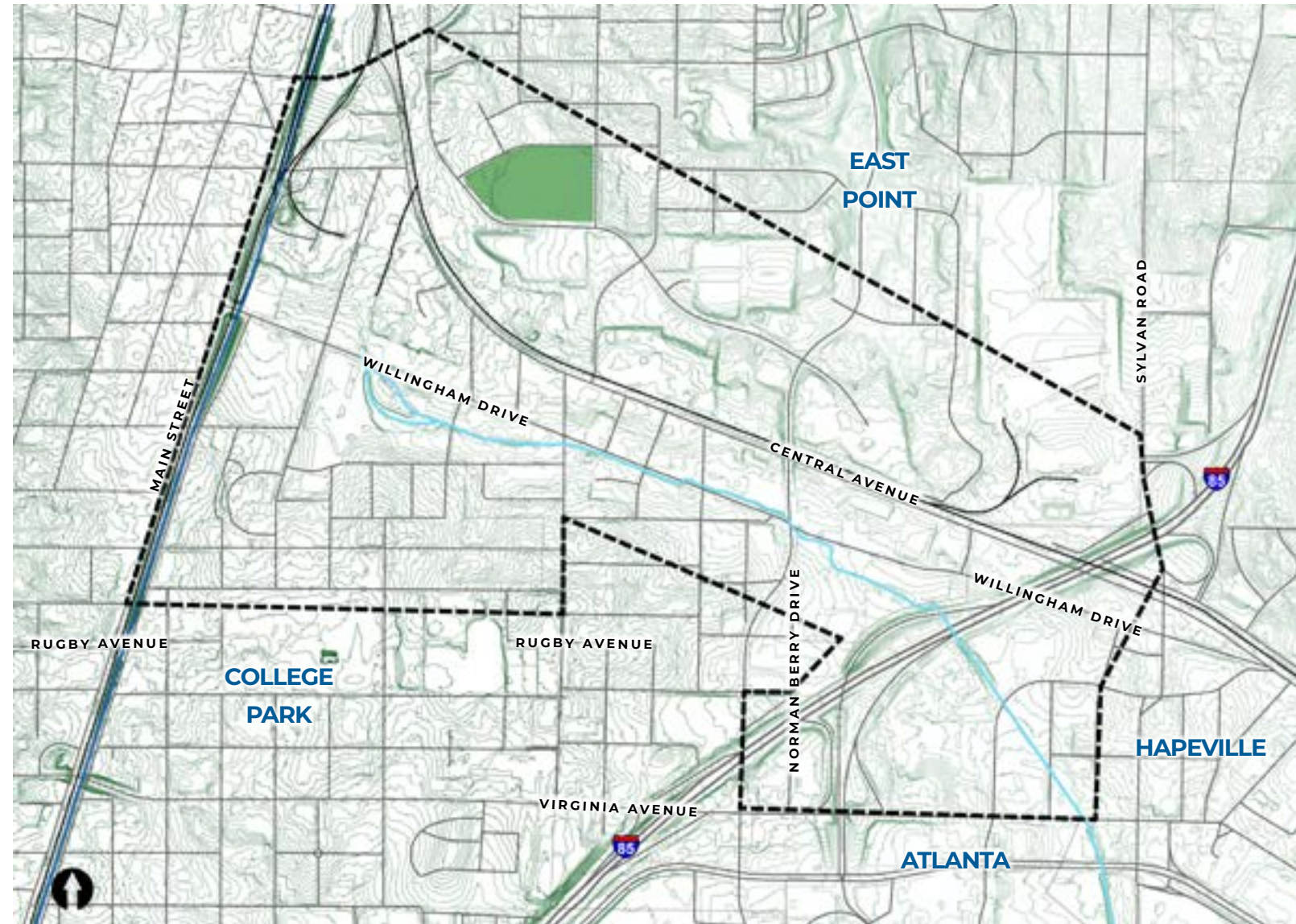
BLOCK STRUCTURE

Area circulation varies throughout the corridor. The study area has a nearly uniform split of small residential blocks and medium to large industrial properties. The large industrial blocks located near Sylvan Road to Irene Kidd Pkwy substantially limit east-west circulation north of Central Avenue. Additionally, there are several properties north of Central Avenue and the railroad tracks that limit north-south connectivity. Along Willingham Drive, the central portion of the corridor includes smaller blocks and provides a framework for better local circulation. The western and eastern edges are flanked by larger blocks that reduce the number of connections. There is a collection of blocks considered medium throughout the study area.



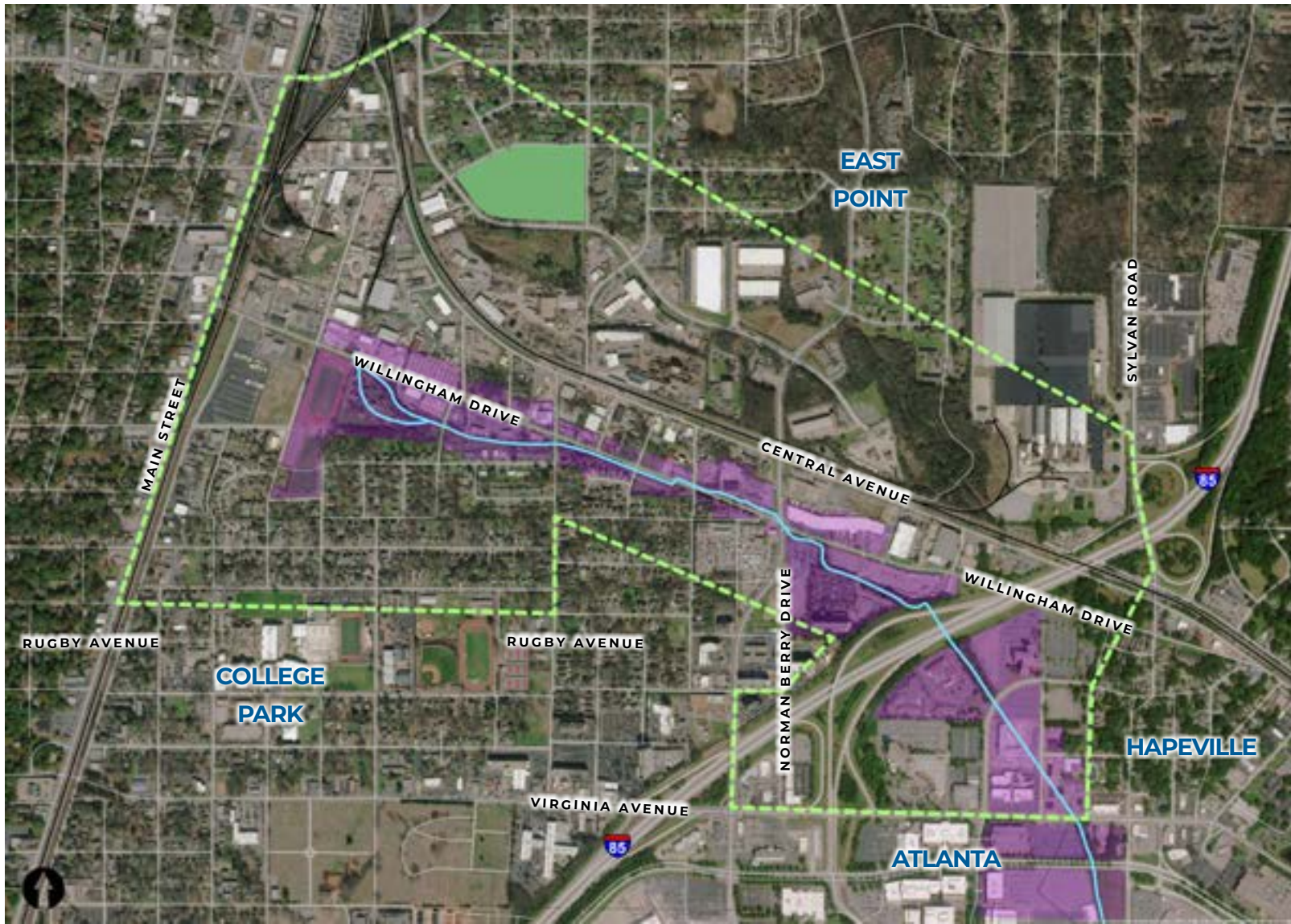
WATERSHEDS

In addition to the study area being the confluence of three cities, major roadways, and interstates, it is also connected to three major river basins. The headwaters of the Flint River start within the study area, but the river basins of the Chattahoochee and South River can also be found here. Water that falls in the area south of the railroad and east of Main Street will generally drain to the Flint River. Water that falls in the area north of the railroad and east of Main Street will generally drain to the South River. Finally, water that falls west of Main Street will generally drain to the Chattahoochee River.



TOPOGRAPHY

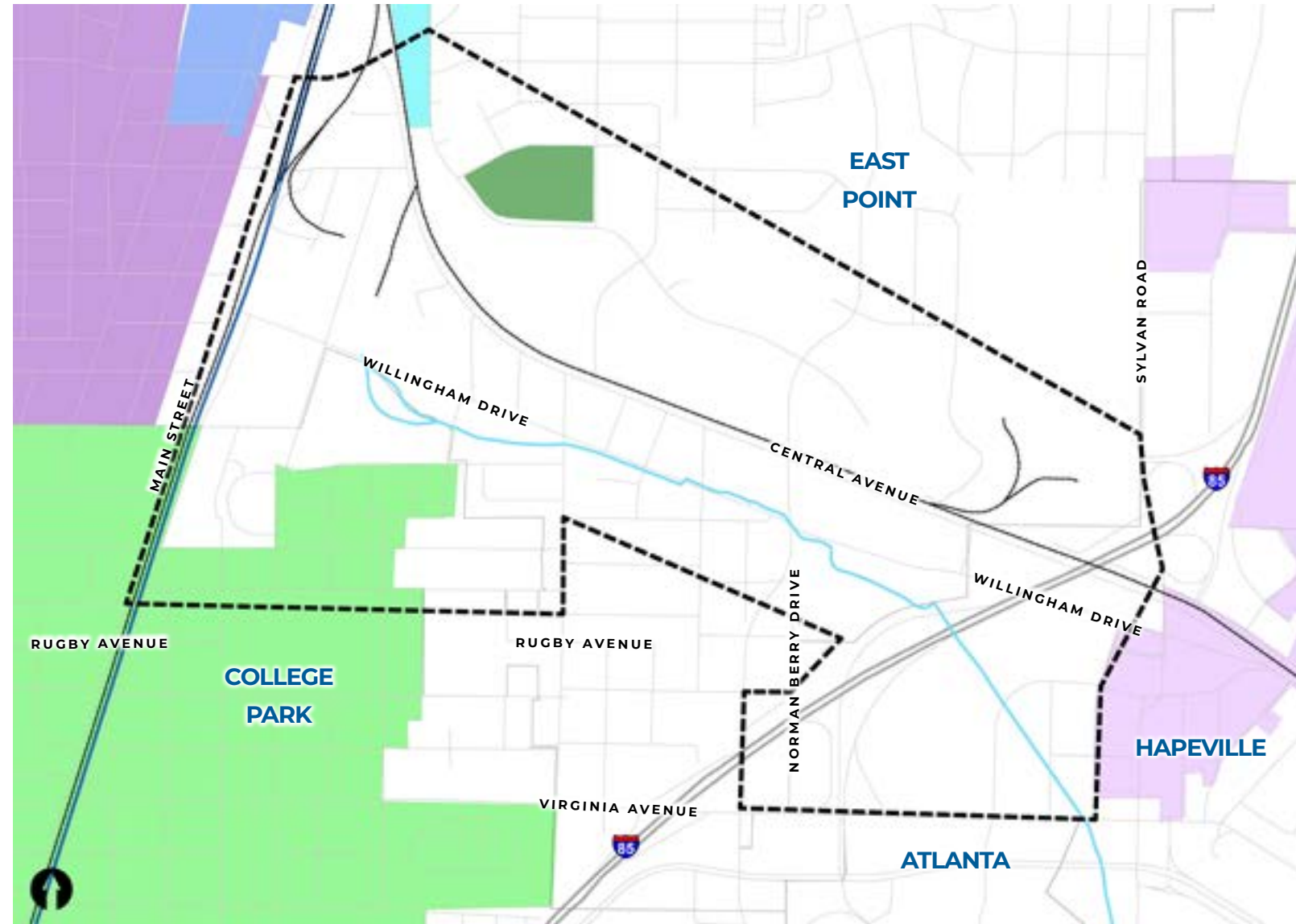
The Willingham Corridor area does not include significant changes in elevation, which ranges from 894 feet to 1085 feet. The lowest elevation in the study area is in the northeast corner of the corridor near Sylvan Road and South River Tributary. The highest elevation is located at Woodward Academy between Walker Avenue and Cambridge Avenue. The study area's most frequent elevation is 996 feet.



- PARKS AND OPEN SPACE
- PARCELS ADJACENT TO FLINT RIVER
- - - STUDY AREA
- ||||| RAILROADS
- ROADS
- FLINT RIVER

FLINT RIVER PARCELS

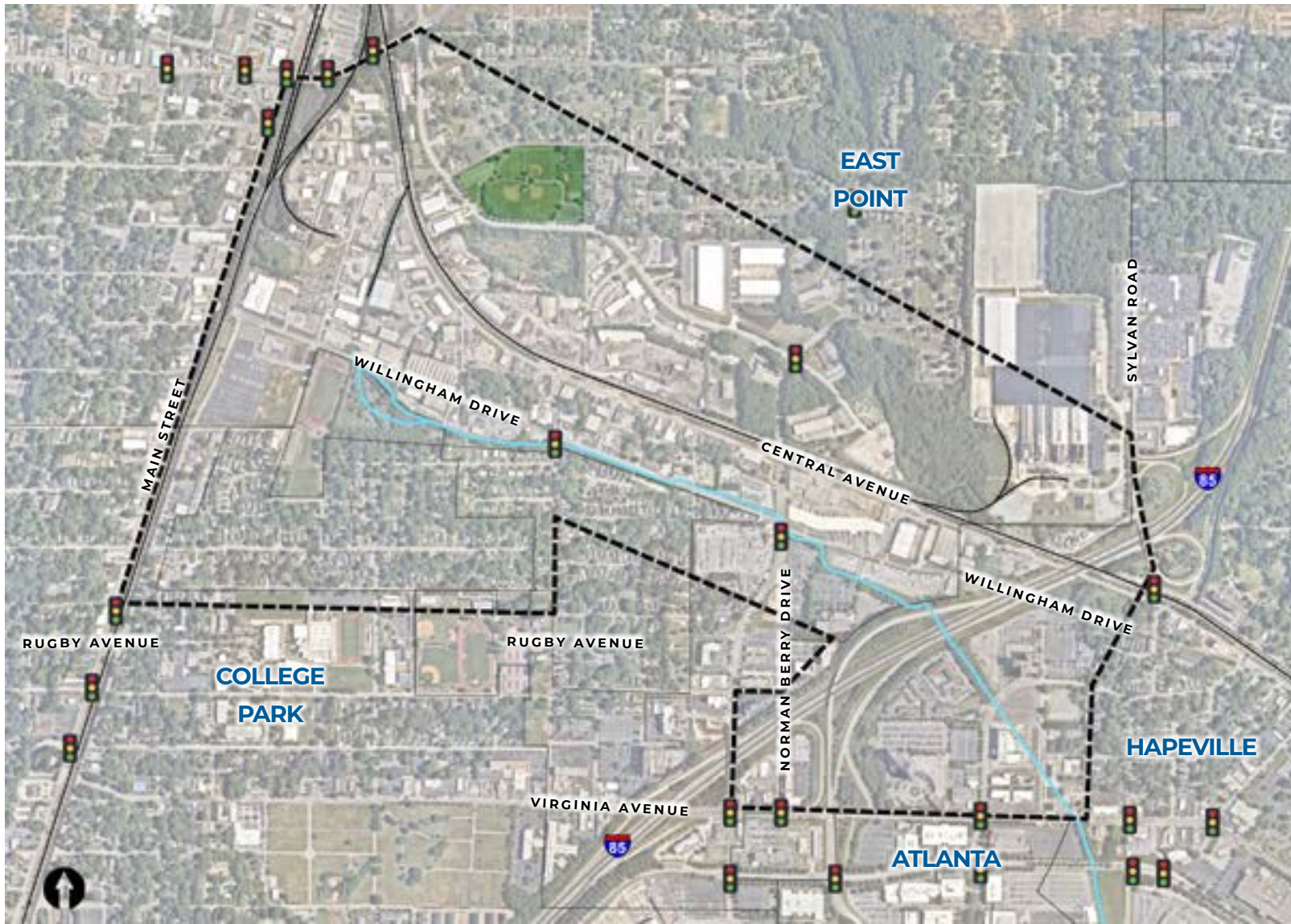
The presence of headwaters of the Flint River provides an opportunity for reimagining the physical form and character of the corridor. There are approximately 95 parcels adjacent to the Flint River. Several large parcels of land along Flint River have the potential for redevelopment or the addition of greenspace or stormwater facilities. The Flint River which has mostly been forgotten and overlooked in the area, can become a community asset and new feature around which future development can occur.



- CENTRAL EAST POINT
- COLLEGE PARK
- DOWNTOWN EAST POINT
- EAST POINT INDUSTRIAL
- HAPEVILLE
- - - STUDY AREA
- ||||| RAILROADS
- ROADS
- FLINT RIVER

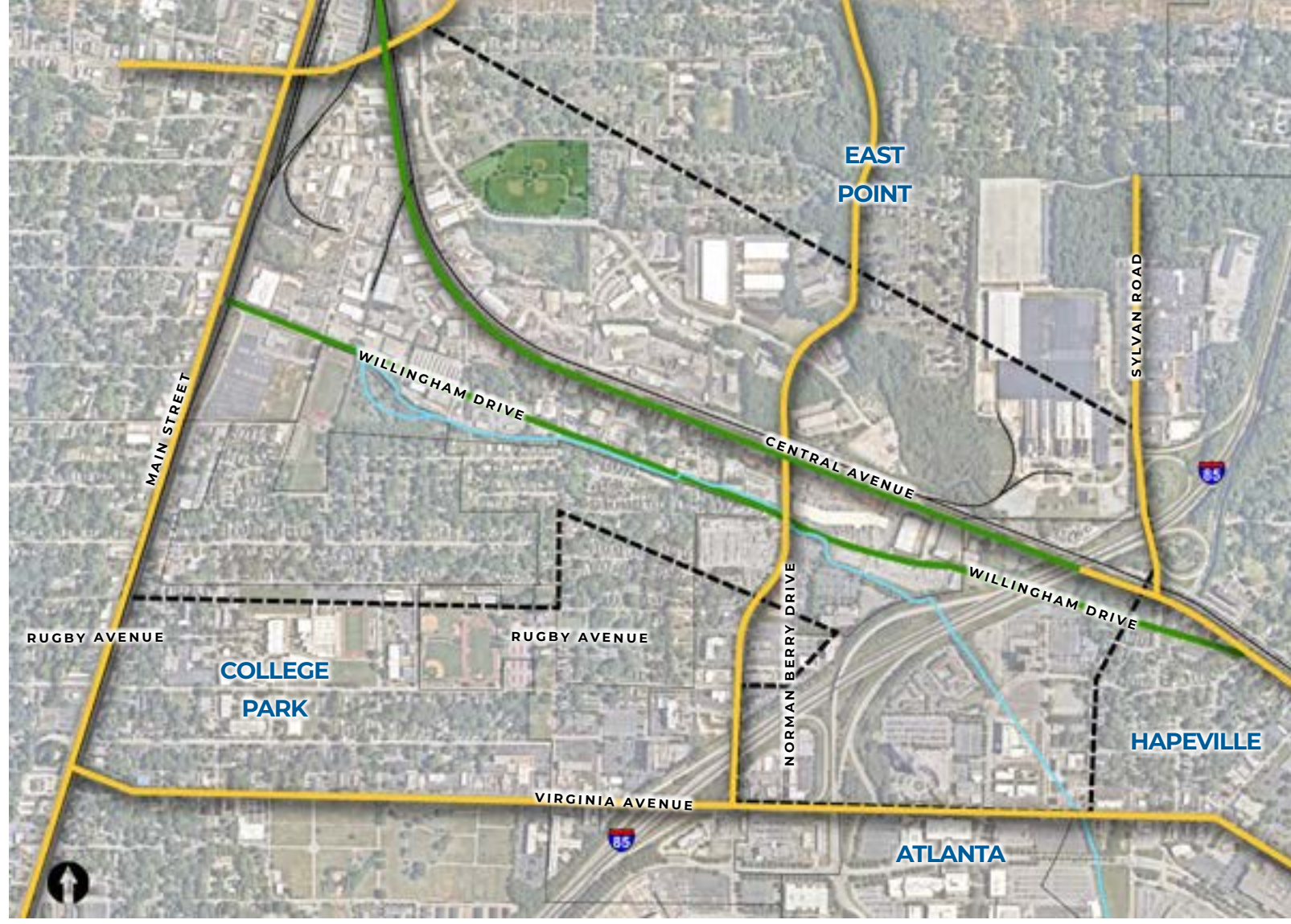
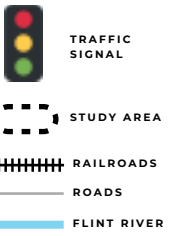
HISTORIC DISTRICTS

There are five historic districts in the corridor. The fourth largest urban historic district in the state of Georgia is College Park Historic District which is listed on the National Register of Historic Places. East Point has three historic districts within or near the study area: Central East Point Residential Historic District, Downtown East Point Historic District, and East Point Industrial District with East Point Industrial District being the only district listed on the National Register of Historic Places. (Virginia Park neighborhood in Hapeville? Add comment about many of the buildings in the study area being eligible for historic designation, based on age, but no historic designations or district exist).



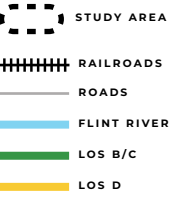
TRAFFIC SIGNAL

There is a concentration of signalized intersections located within the northwest quadrant of the study area along Main Street (US 29 / SR 139 / SR 14) and along Washington Road / Irene Kidd Pkwy and within the southeast quadrant of the study area (near the Hartsfield-Jackson Atlanta International Airport) along Virginia Avenue and Perry J Hudson Pkwy. Willingham Drive consists of three signalized intersections within the study area and is a two-lane, undivided roadway with minimal turn-lanes provided.

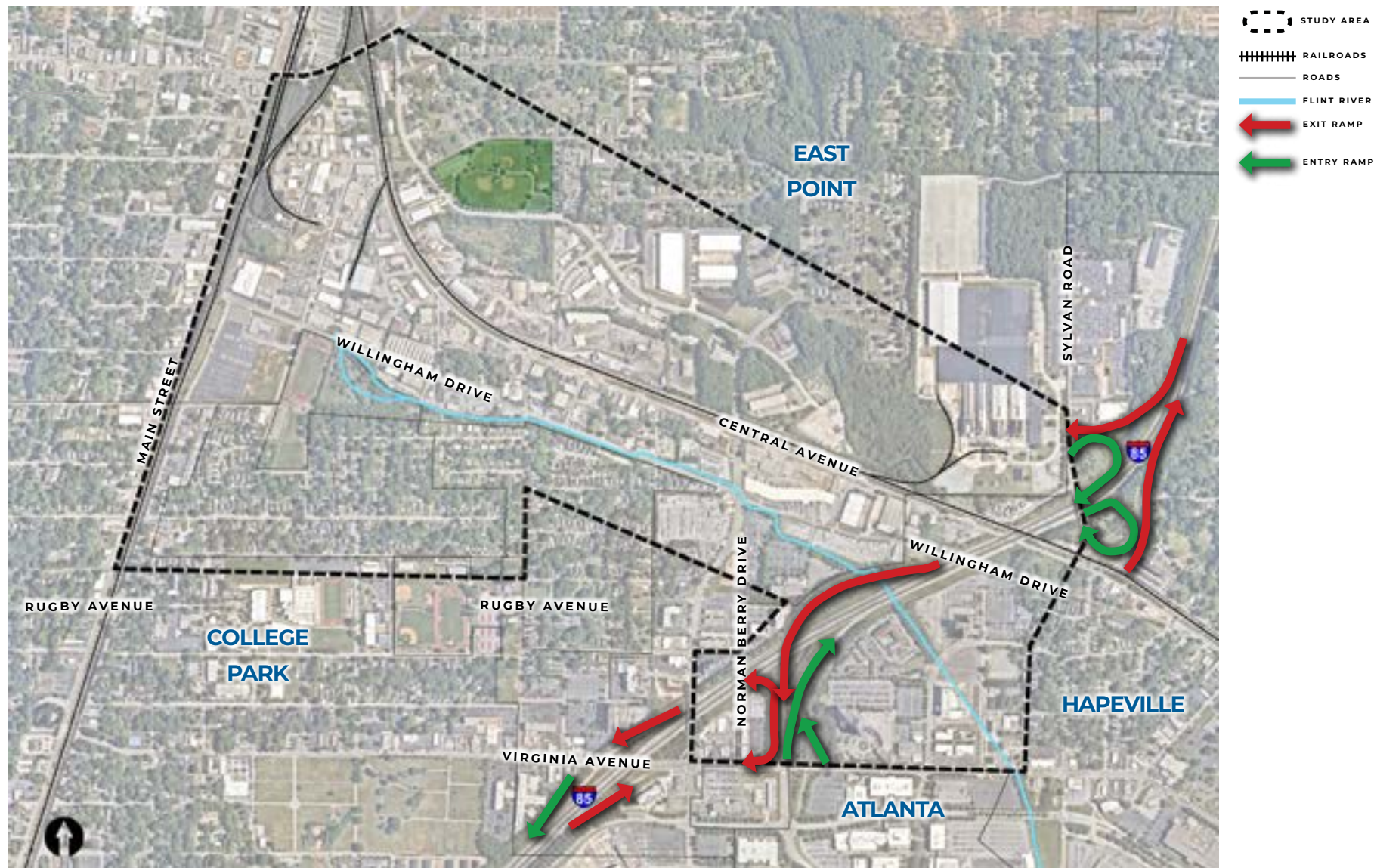


LEVEL-OF-SERVICE

The major roadways within the study network were reviewed and a high-level segment capacity analysis was performed to determine the existing level-of-service*. Based on the traffic data available via GDOT's Traffic Analysis & Data Application (TADA), annual average daily traffic was researched and utilized in determining existing vehicular traffic demand compared to the roadways projected capacity. Based on this high-level analysis, it was determined that Willingham Drive and Central Avenue (west of Dogwood Drive) currently operate at LOS B/C while Main Street (US 29 / SR 139 / SR 14), Virginia Avenue, Norman Berry Drive, and Washington Road / Irene Kidd Pkwy currently operate at LOS D.

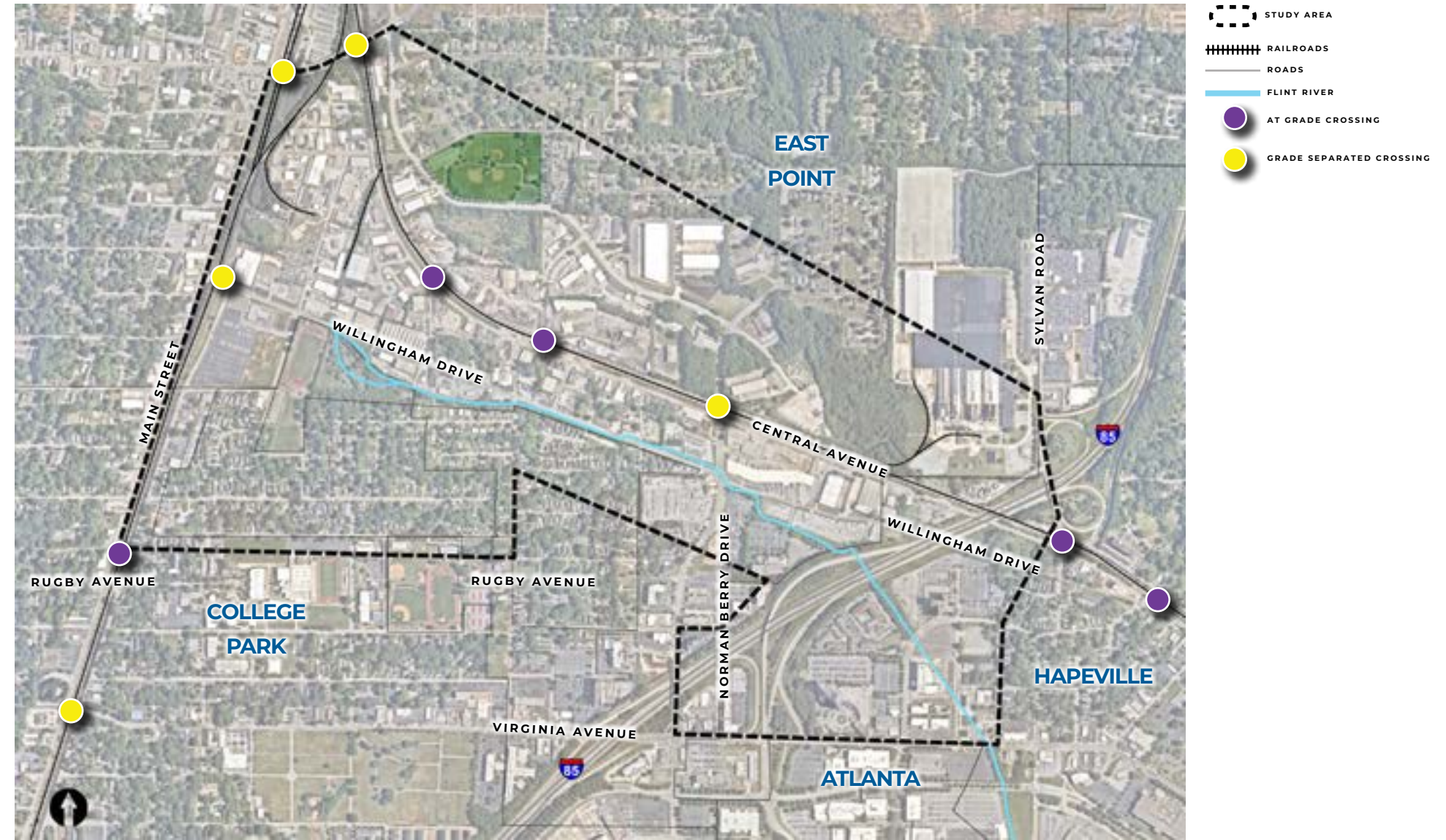


*Level-of-Service is used to describe the operating characteristics of a road segment in relation to its capacity. Level-of-Service is defined as a qualitative measure that describes operational conditions and motorist' perceptions of a traffic stream. The Highway Capacity Manual defines six levels-of-service, LOS A through LOS F, with A being the best and F the worst. Industry standard "acceptable" conditions are considered LOS D or better.



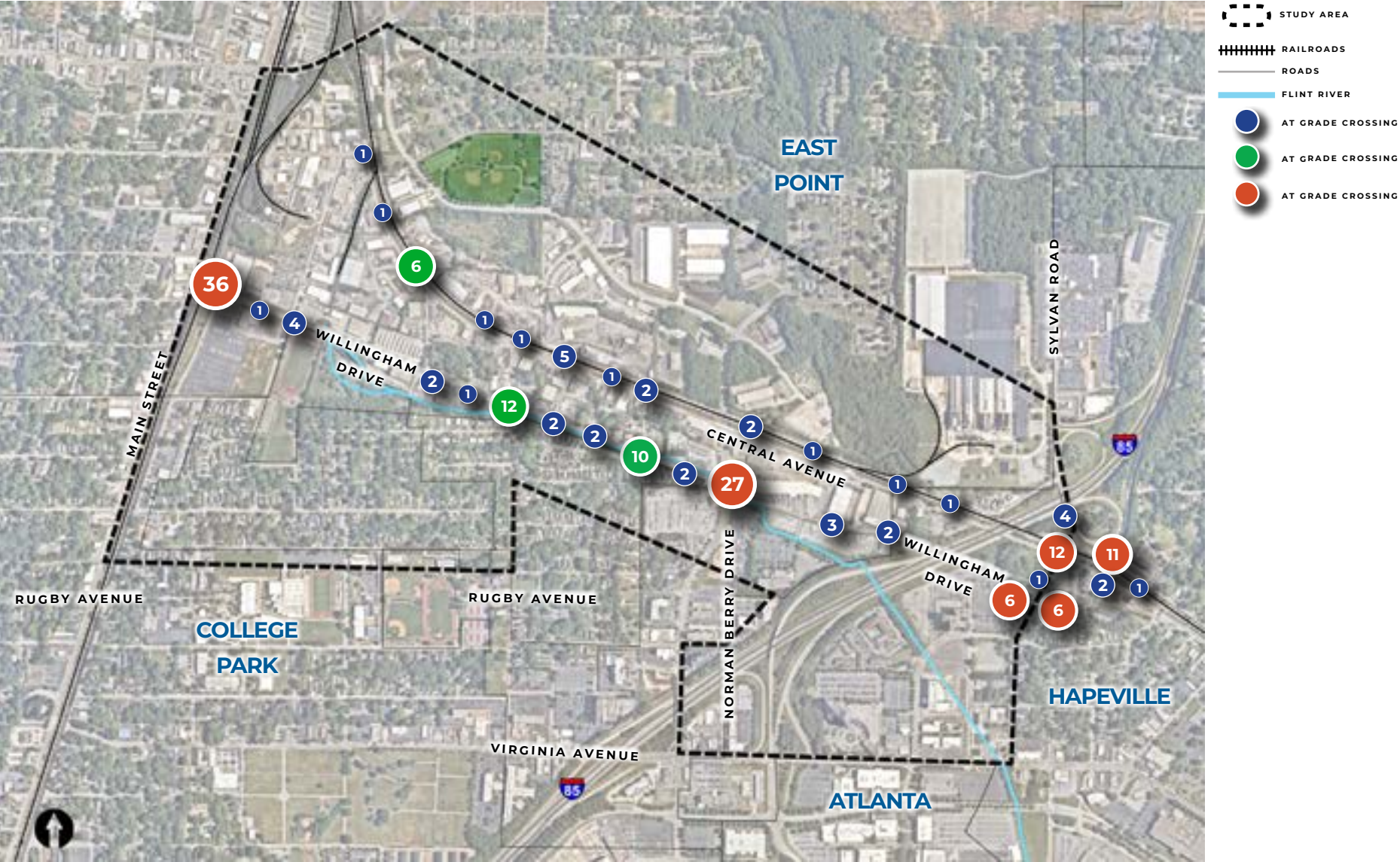
INTERSTATE ACCESS

There are several existing interstate access locations that currently serve the study area. Egress traffic (traffic exiting the study area to the interstate) can access Interstate 85 northbound via Virginia Avenue, Central Avenue, and Perry J Hudson Pkwy while Interstate 85 southbound can be accessed via Virginia Avenue and Sylvan Road. Ingress traffic (traffic entering the study area from the interstate) can exit Interstate 85 northbound via Virginia Avenue (two separate ramps are provided for Virginia Avenue eastbound and Virginia Avenue westbound), and Sylvan Road. Additionally, ingress traffic can exit interstate 85 southbound via Sylvan Road, Virginia Avenue and Perry J Hudson Pkwy. Willingham Drive does not have existing direct access to the interstate system with the closest access point requiring vehicles to navigate an at grade railroad crossing.



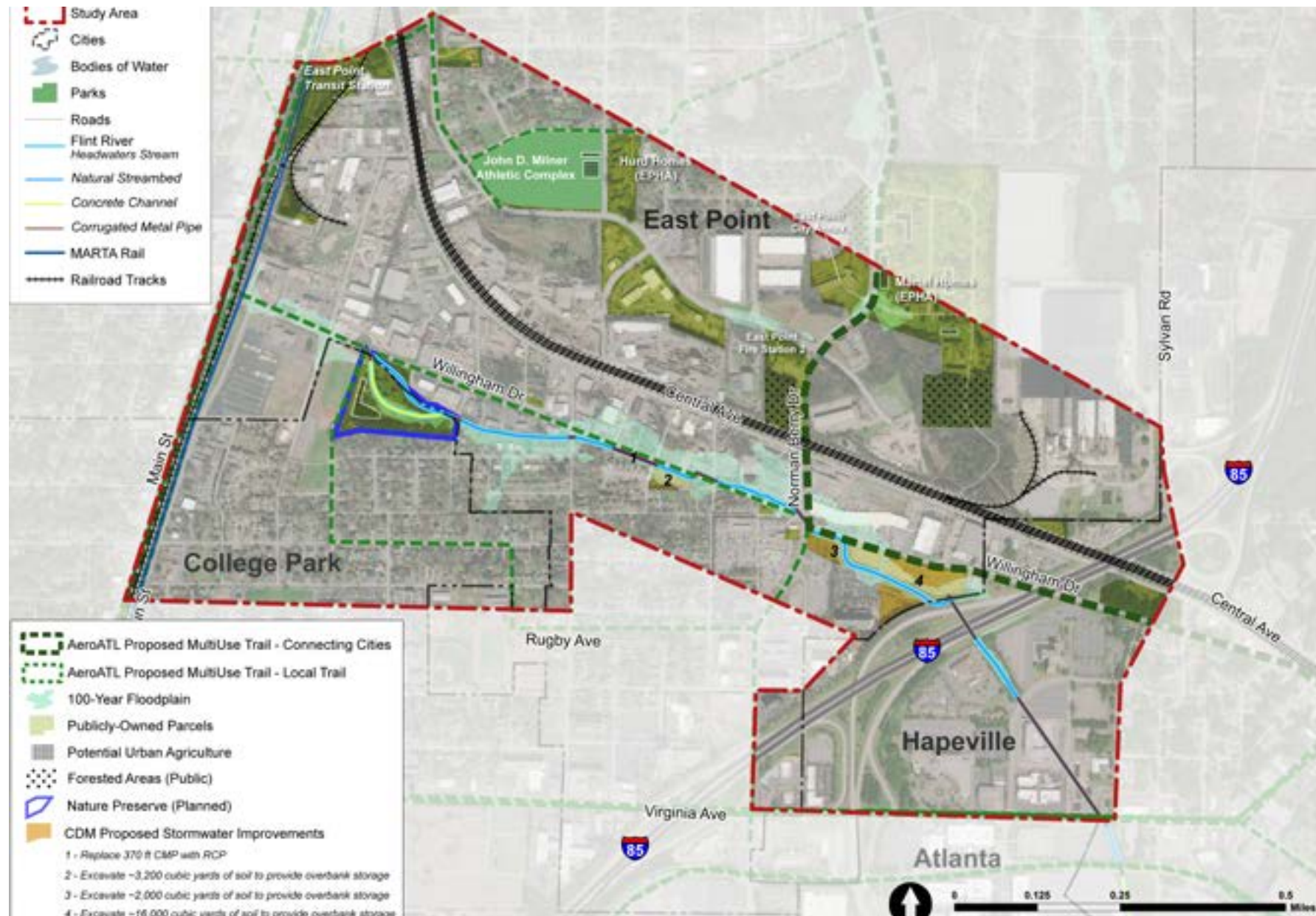
RAILROAD CROSSING LOCATIONS

There are five grade separated railroad crossing locations within the study area (Virginia Avenue, Willingham Road, Irene Kidd Pkwy (at two different locations), and Norman Berry Drive. Conversely, there are five at grade railroad crossing locations within the study area (Rugby Avenue and Central Avenue (at four different locations).



CRASH ANALYSIS

As shown in the table above, the past five years of data reflect 243 reported crashes along both Willingham Drive and Central Avenue and 389 crashes were reported along Virginia Avenue, none of which involved a fatality. Most crashes reported involved low speed rear end collisions with no injury. No crashes involving a train at an at grade crossing location have been reported within the past five years.



PUBLIC LAND AND ENVIRONMENTAL FEATURES

PUBLICLY OWNED LAND

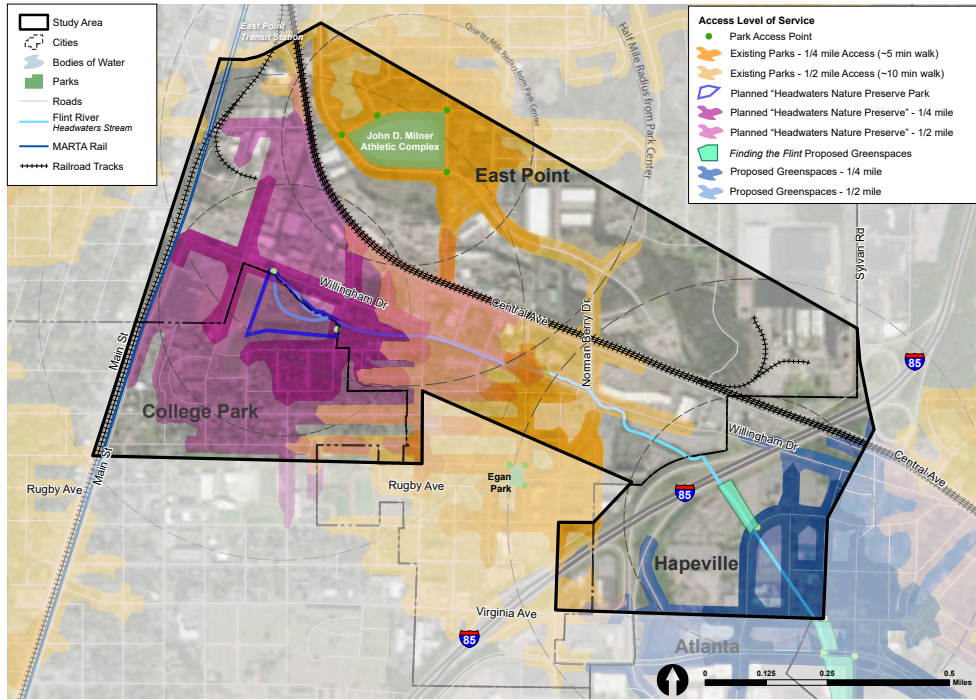
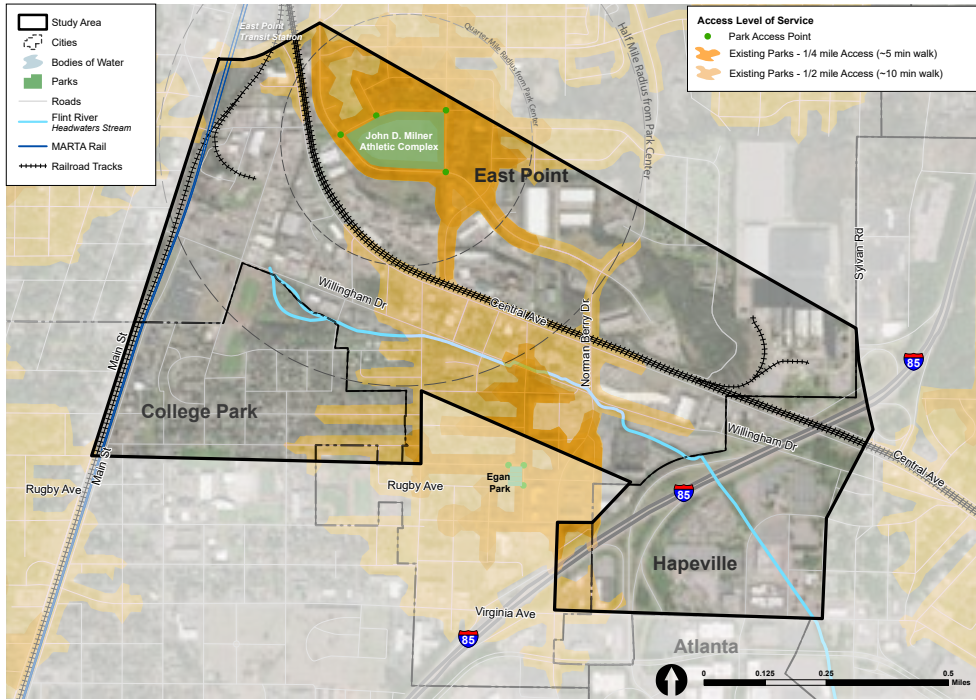
There is limited publicly owned land within the study area. East Point's John D. Milner Athletic Complex is the only public park in the Study Area. The nearly 12-acre park is about a ¼ mile north of Willingham Drive, bounded by R.N. Martin Street, Holcomb Avenue, and Randall Street. Public housing is managed by the East Point Housing Agency. The agency maintains two apartment complexes in the Study Area; the 34-unit Hurd Homes complex located east of the Milner Athletic complex on Randall street, and the 145-unit Martel Homes complex partially located within the Study Area east of Norman Berry Drive between Maria Head Terrace and Calhoun Avenue. Additionally, the City of College Park is in the process of acquiring approximately 7 acres of greenspace from MARTA for use as a passive park. This property is located along Willingham Drive, between Plant Street and Elm Street.

NATURAL FEATURES

A headwaters stream of the Flint River originates in the northwest corner of the triangular parcel just east of the Woodward Academy Willingham Fields. There is a large stormwater outflow pipe originating from the MARTA East Point station parking lots. The stream flows southeasterly, in a concrete channel, before alternating between being piped, and in a daylight, semi-natural stream bed along Willingham Drive. There are a few forested areas on public property within the study area. This includes the MARTA stormwater facility along Willingham Drive that is being acquired by the City of College Park for a future nature preserve, the southern portion of the East Point Fire station 2 property, and the southern portion of the Martel Homes parcel. Much of Willingham Drive between Main Street and Interstate 85 is located within a 100-year floodplain.

HYDROLOGY

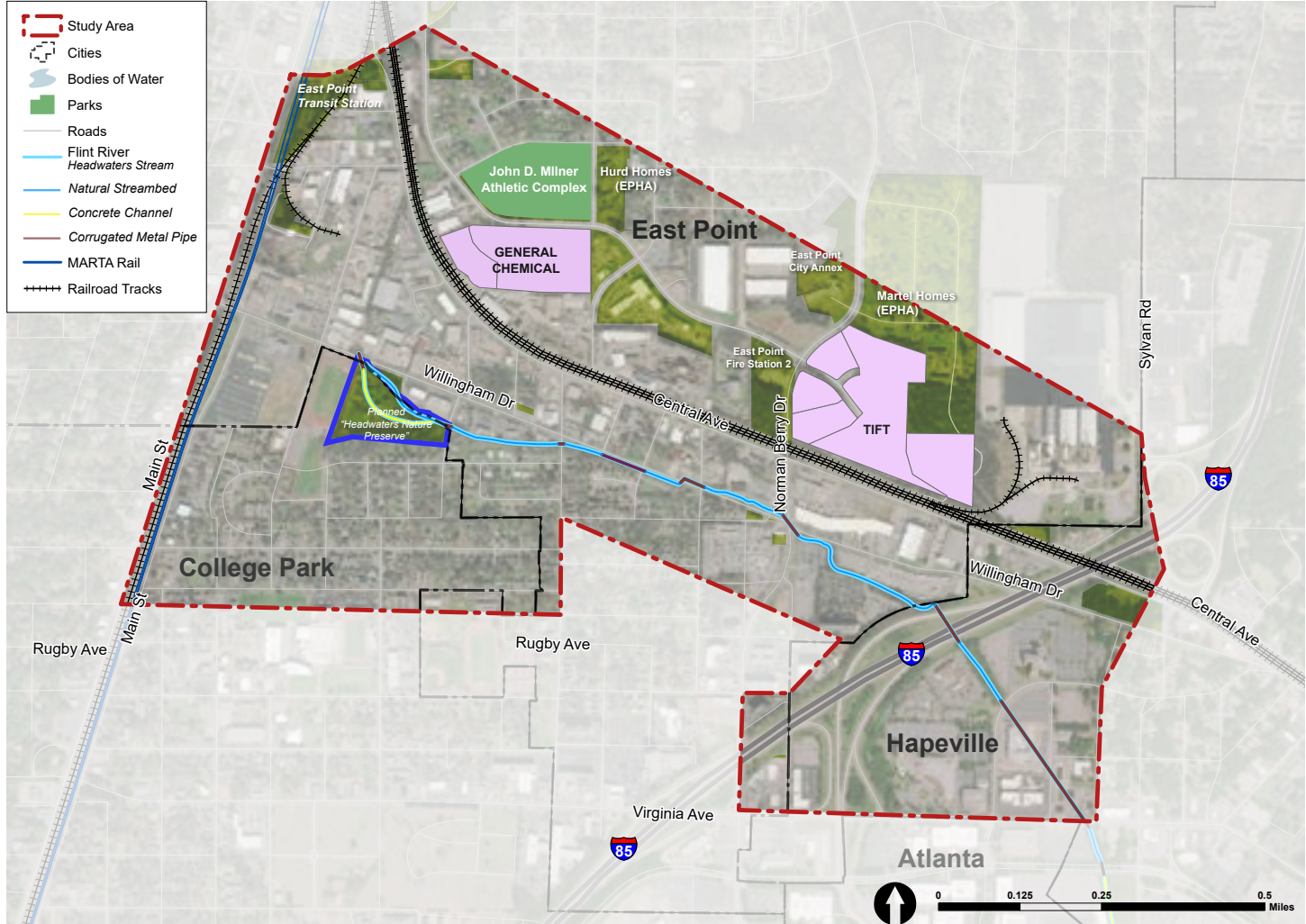
The East Point Stormwater Assessment – Flint River Watershed Hydraulic Improvements Evaluation suggests 4 locations with projects to increase conveyance of water through pipe and channel improvements. Each of the proposed improvements would dramatically impact the existing conditions of the Flint River north fork, both potentially improving flooding conditions and affecting the ecology of the river corridor.



WILLINGHAM DRIVE LCI – PARK ACCESS LEVEL OF SERVICE

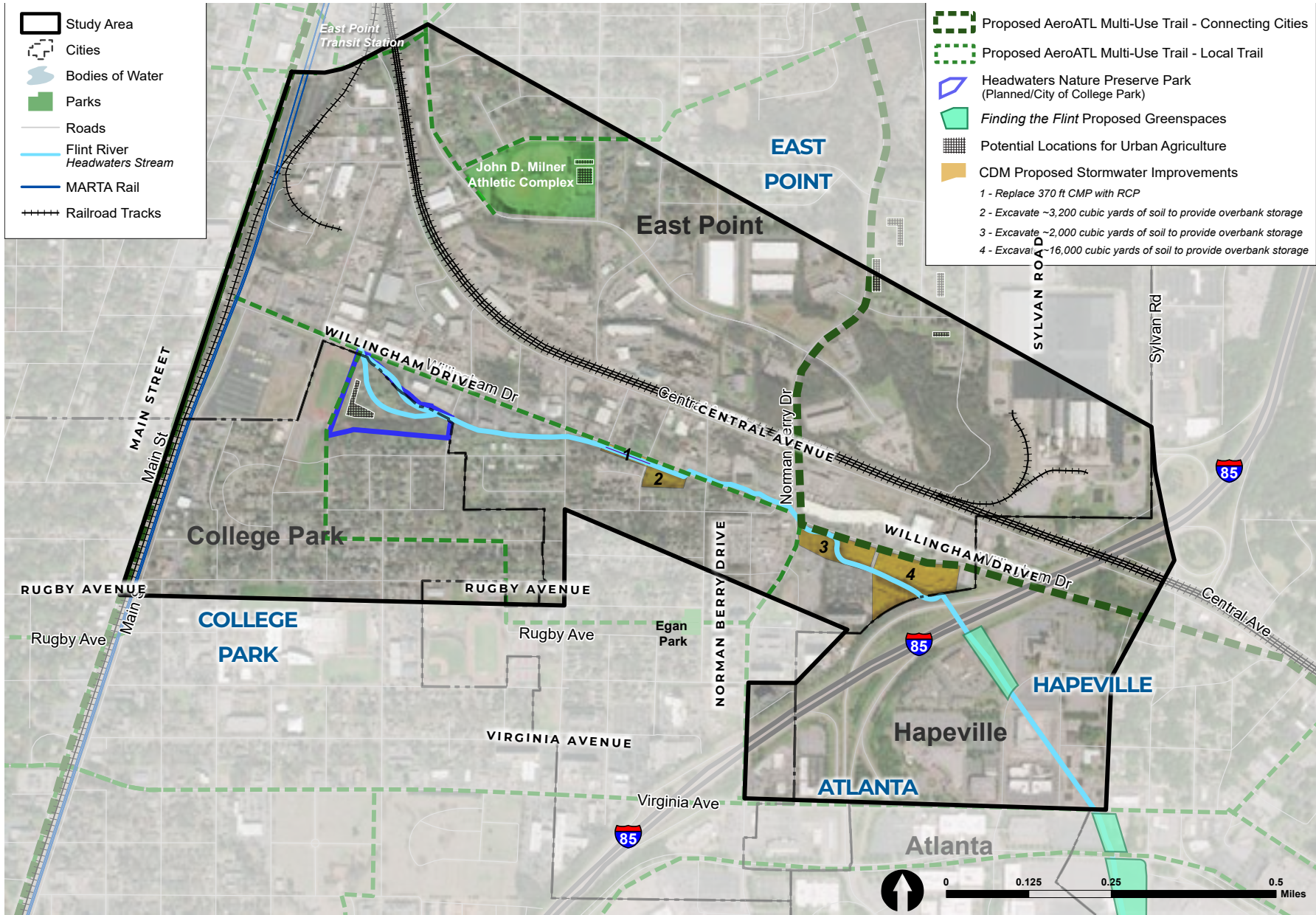
Access Level of Service (LOS) measures the distance residents must travel to access parks and recreation facilities. It is used to understand how park access varies between different neighborhoods or locations within a defined area. A 10-minute walk to a park, roughly a half- mile, has become a widely accepted goal for many urban areas. Currently, there is only one park within the Study Area: East Point’s John D. Milner Athletic Complex. This park provides access at a quarter and half mile distance for the northwest portion of the Study Area. Immediately south of the study area lies Eagan Park, which provides access at a quarter and half-mile distance for the southeast portion of the study area.

The introduction of the planned “Headwaters Nature Preserve” will greatly increase access to greenspace within the Study Area. Access will be added for most of the College Park portion of the Study Area’s southwestern corner. However, even with the introduction of the “Headwaters Nature Preserve,” pockets of areas with lower access to greenspace will remain. The lack of sidewalks or bicycle paths limits accessibility to these locations. Additionally, the LOS analysis does not take into account the specific use or activity within the greenspace, only community access to the greenspace location. Finally, park access LOS does not consider the stormwater and water quality benefits related to specific greenspace in the area.



CONTAMINATED SITES

The Georgia Environmental Protection Division (EPD) has identified two sites within the Study Area that have experienced historic contamination. One of which is the almost 15-acre General Chemical site that was listed in 1998 as a Class V Cleanup Priority due to soil and groundwater contamination. Cleanup activities appear to have occurred between 2000 and 2005, however further confirmation of remediation is needed. The 23-acre Tift site was listed in 1998 as a Class I Cleanup Priority. According to the EPD report, this site has a known release of lead in soil at levels exceeding the reportable quantity. In addition, the site was contaminated with a host of other regulated substances. The nearest residential structure is between 300 and 1000 feet from the area affected by the contamination. A headwater stream of the South River emerges from a box culvert directly north of the East Point City Annex along Norman Berry Drive. The stream often appears to be a milky, turquoise color with a metallic odor. Testing by the South River Watershed Alliance and others is currently underway to determine the cause of the stream’s condition.



MULTIUSE PATHS

Three Multi Use paths are proposed within the study area. The AeroATL Greenway Plan “Connecting Downtowns” network proposes a trail that travels east from Downtown East Point eventually intersecting with Willingham Drive. There is also a “Local Trail” proposed along the length of Willingham Drive that connects a Priority Trail along Main Street to the Loop Connecting Downtowns. Additionally, “EP PATH #08” segment proposed in the East Point PATH Trails plan is included as an AeroATL Greenway “Local Trail.” The 1.31-mile segment begins at Bobby Brown Parkway and connects with another trail segment on Main Street.

Headwaters Nature Preserve

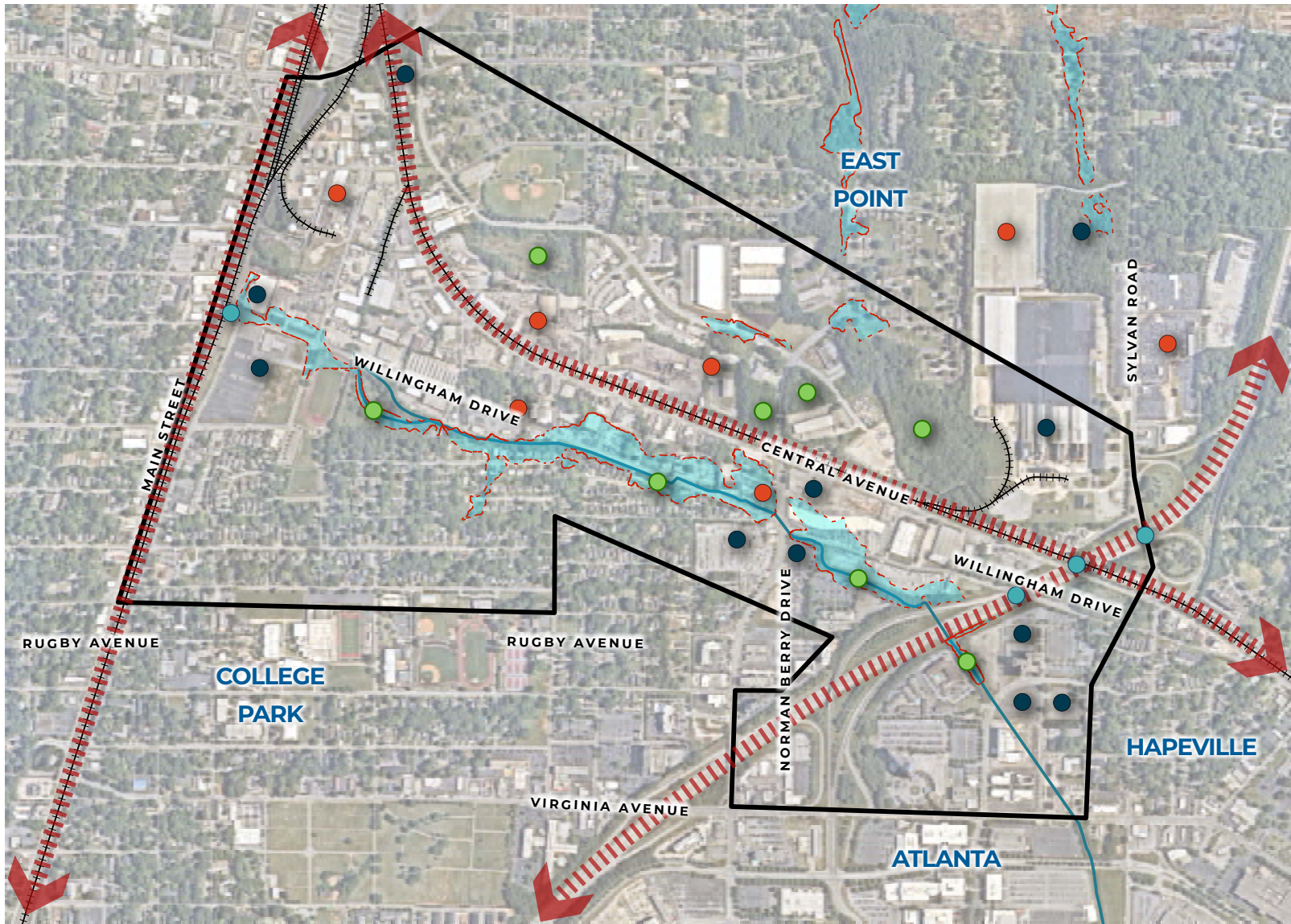
The former MARTA parcel is being transferred to municipal ownership and repurposed as a public nature preserve. If successful in winning the GOSP grant, final engineering for the project would begin in August of 2022 and open for users in August 2024.

FINDING THE FLINT PROPOSED GREENSPACE

The Finding the Flint initiative has proposed three additional greenspace areas in Hapeville. One within the study area ocated between Interstate 85 and International Boulevard and two located just beyond the southeastern boundary near Virginia Avenue, Loop Road and the Delta Air Lines campus.

PROPOSED GREENSPACE IMPROVEMENTS

03 OPPORTUNITIES AND CHALLENGES



OPPORTUNITIES AND CHALLENGES

The information in the Existing Conditions and Corridor Economic Assessment Report represents a snapshot of the study area today. Considering this analysis as well as initial outreach and observations along the corridor, an initial set of key factors have been identified that may create opportunities or hinder implementation and investment within the study area. This section highlights these opportunities and constraints that should be considered during the planning process for the Willingham Corridor Study.



DEVELOPMENT OPPORTUNITY

Several locations within the study area represent possible development, redevelopment, as well as economic or community development opportunities. These include:

- Former Tri-Cities Plaza, now the Woodward Academy Student Transport Lot (approximately 11.5 acres)
- Former Clarus building located near the intersection of Willingham Drive and East Main Street that is now vacant
- Vacant industrial building located west of the intersection of RN Martin Street and Washington Avenue
- Multiple parcels and properties located near the intersection of Willingham Drive and Norman Berry Drive. Includes surface parking lots and vacant properties
- Former Delta Technology building and surface parking located north of the intersection of International Boulevard and Lang Avenue
- Additional surface parking lots located near International Boulevard and Land Ave
- Former Owens-Illinois manufacturing plant (50 acres)
- Undeveloped property north of the former Owens-Illinois site

CORRIDOR CONSTRAINTS

There are some barriers to movement throughout the corridor. The most prevalent limitations are:

- Existing rail corridors along Central Avenue and Main Street bisects the entire study area and limits connectivity between neighborhoods
- Interstate 85 limits connectivity between the Cities of College Park and East Point, and the City of Hapeville as well and reduces access between key areas within this portion of the airport district.

GREENSPACE OPPORTUNITY

Several locations within the study area are potentially suitable for Greenspace uses such as parks, sports fields, woods, lakesides, gardens. These include:

- Headwaters Nature Preserve
- Vacant properties near the intersection of Willingham Drive and Bachelor Street where the Flint River is above ground
- Surface parking near Willingham Drive and Norman Berry Drive that include above ground portions of the Flint River.
- Natural area near International Drive and Lang Avenue that includes an above ground portion of the Flint River.
- Additional undeveloped lot and stormwater facility located near Delta Air Lines Headquarters and Flight Museum
- South River tributary and forested area located between Norman Berry Drive and the former Owens-Illinois site
- Forested areas near the intersection of RN Martin Street and Norman
- Former General Chemical site located near the intersection of RN Martin Street, Holcomb Avenue and Randall Street

WAYFINDING AND GATEWAYS

There are a few locations potentially suitable for informative Wayfinding and Gateway markers. These types of entities provide the public with logistical information and may become landmark locations.

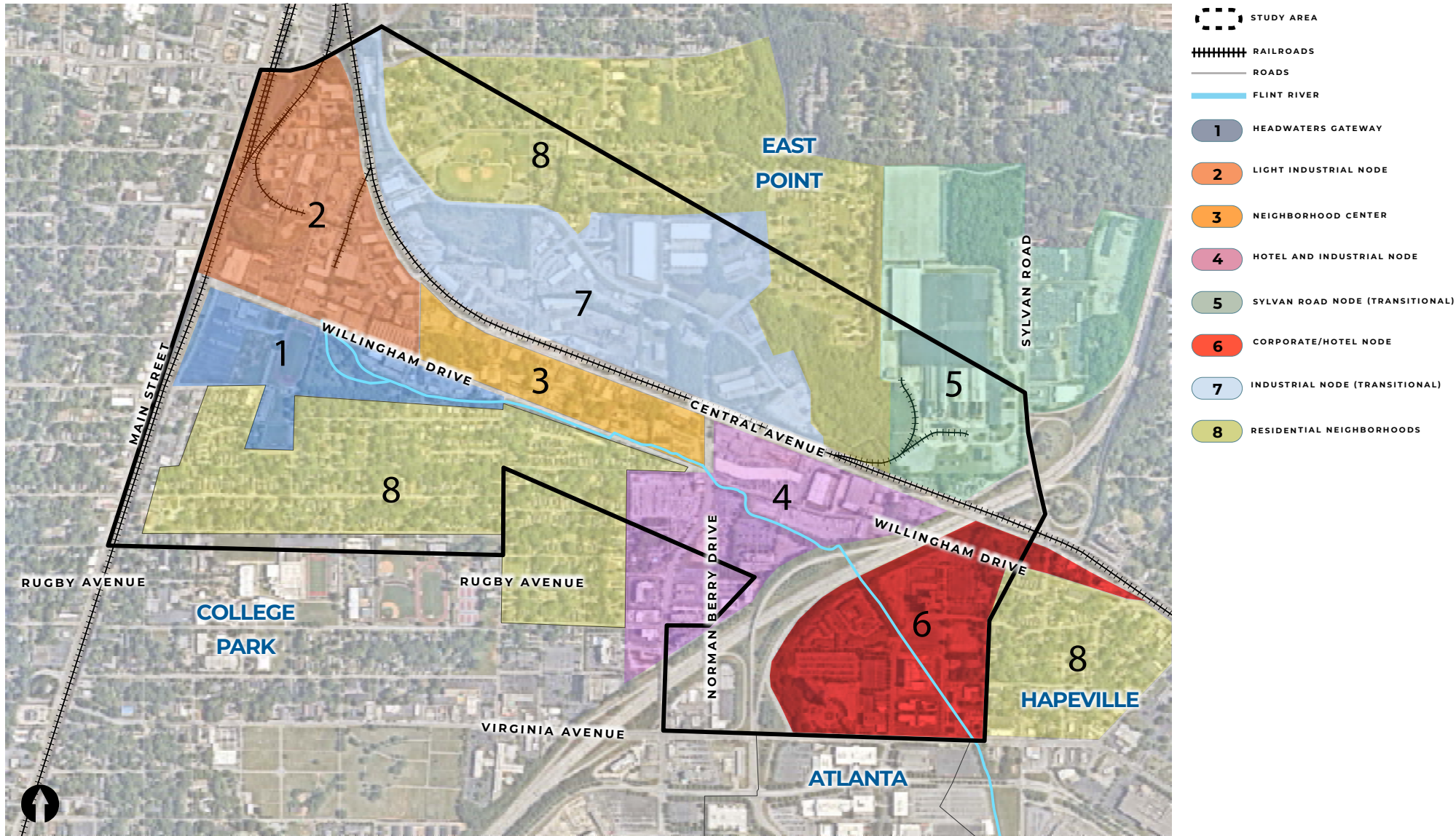
- MARTA and rail underpass and bridges at the western end of Willingham
- Bridges over Interstate 85 near the eastern end of Willingham Drive

DEVELOPMENT/MARKET CONSTRAINTS

A number of sites within the study area require additional considerations that may present challenges the corridor. These include:

- Active Chemical Plant
- Utilities and Power Substations
- Scrap metal recycling facility and heavy industry north of Central Avenue

04 | CHARACTER AREAS



CORRIDOR CHARACTER

Through analyzing the existing street network, building form, block size, and existing uses, 8 character areas were identified within the study area. This section highlights these character areas and identifies elements that will help inform the development of recommendations and concepts within the Willingham Corridor area.

1. HEADWATERS GATEWAY

- Limited connectivity
- Smaller building footprints
- Moderate to small block sizes
- Existing uses include small industrial buildings, parking, active and passive

2. LIGHT INDUSTRIAL

- Limited connectivity via Willingham Drive and Central
- Small to medium size building footprints
- Moderate block sizes
- Existing uses include 1-story industrial buildings, fleet vehicle parking and salvage

3. NEIGHBORHOOD CENTER

- Moderate connectivity via Willingham Drive, Central
- Small building footprints
- Small block sizes
- Existing uses include 1-story industrial buildings, residential, fleet vehicle parking, and salvage

4. HOTEL AND INDUSTRIAL

- Moderate connectivity via Willingham Drive, Central Avenue, Bobby Brown Parkway, Norman Berry Drive, and multiple cross streets
- Medium size building footprints
- Small to moderate block sizes
- Existing uses include 1-story industrial, multistory commercial and hotel, fleet vehicle parking and salvage

5. SYLVAN ROAD (TRANSITIONAL)

- Limited connectivity via Sylvan Road, regional connection via
- Large building footprints,
- Large block sizes
- Existing uses include large industrial buildings and airport parking facilities

6. CORPORATE/HOTEL

- Moderate connectivity via Virginia Avenue, Willingham Drive, International Boulevard, and several local or cross streets, regional connection via
- Small to medium size building
- Small to moderate block sizes
- Existing uses include multi-story office and hotel, 1 story

7. INDUSTRIAL (TRANSITIONAL)

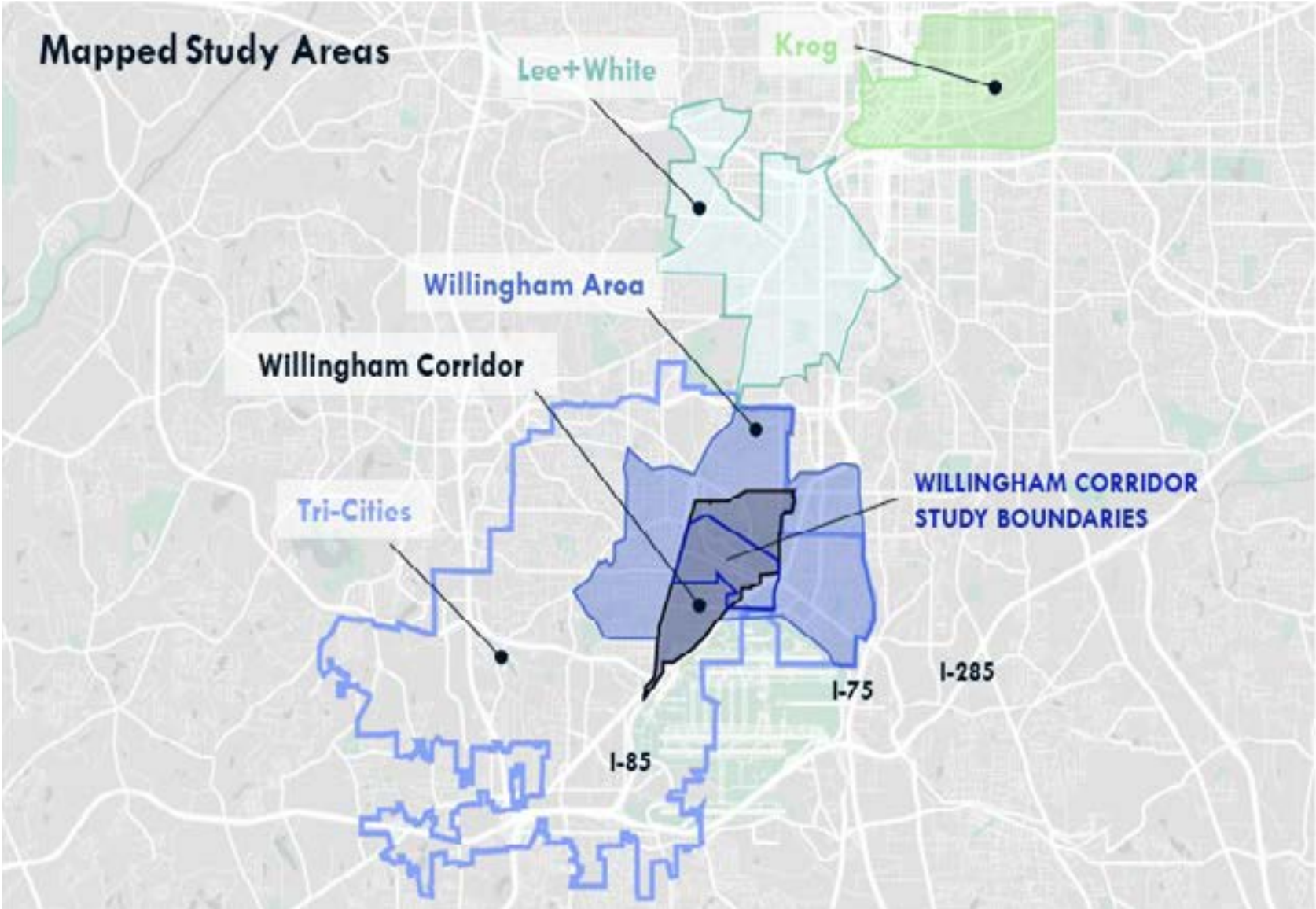
- Limited connectivity via RN Martin Street, Norman Berry
- Large block sizes
- Existing uses include 1-story industrial buildings, civic uses,

8. RESIDENTIAL

- Moderate connectivity via multiple local streets
- Small building footprints
- Small to moderate block sizes
- Existing uses include residential, institutional, civic and greenspace

05 | CORRIDOR ECONOMIC ASSESSMENT

STUDY AREAS FOR THIS ANALYSIS WERE SELECTED TO PROVIDE CONTEXT FOR THE WILLINGHAM CORRIDOR STUDY AREA, THE TRICITIES, AND COMPARABLE NEARBY COMMUNITIES.



OFFICE KEY FINDINGS

Office development has been slow in recent years, but the area north of the airport continues to show potential as a growing office sub-market.

- Prior to COVID-19, low vacancies and rising rents at major office projects like Hartsfield Center (\$27 psf) and Porsche’s North American HQ have encouraged developers to consider new office construction north of the airport, but vacancy has steadily increased over the past decade, which has only been exacerbated since 2020.
- Tenants are drawn to the Willingham Area because of access to young workers, proximity to the airport, and short commutes. The Willingham Corridor has seen a 59% increase in professional, scientific, and technical service jobs, an industry that traditionally occupies office space since 2010, but the overall share of jobs remains small with only 4.4% of all jobs in the Willingham Corridor.
- Healthcare remains the largest employer in the Willingham corridor, and grew 41% in the past decade. The other fastest growing industry, Waste Management and Remediation, is not a traditional user of office space.
- The Willingham area has seen no new office development in recent years and negative absorption, indicating poor demand. While absorption has been low, rents have steadily risen from \$16 psf in ‘16 to \$22 psf in ‘20.
- Despite the large number of office buildings around the airport, including the Delta Headquarters, the Willingham corridor has few traditional office buildings. Office north of Willingham is older and smaller than offices surrounding the airport.
- Developers note that the construction of new office would require lease rates north of \$40 psf, much higher than the current market rate.

RESIDENTIAL KEY FINDINGS

MULTIFAMILY HOUSING COULD SERVE AS A CATALYST FOR REDEVELOPMENT OF THE WILLINGHAM CORRIDOR, BUT WILL REQUIRE CAPITALIZING ON EXISTING ASSETS AND DEVELOPING NEW ONES.

- Multifamily housing is limited in the Willingham area due to the corridor's industrial makeup, though new housing has been constructed on the periphery in all directions, particularly near downtown Eastpoint, College Park, and Hapeville. Today, the area is dominated by single-family houses, many of which are over 50 years in age.
- Willingham's slow population growth is reflected in the limited stock of new housing built in the area. Increasing incomes, particularly in the neighborhoods south of the corridor, point to strong potential for future multifamily in the area.
- Two new multifamily projects have been built near Willingham since 2010, with multifamily vacancy continuing to decline. Rents have continually increased since 2010, increasing from \$0.74 to \$1.03 in 2021. Multifamily vacancy remains high, however continued high absorption and steadily rising rents have attracted attention from regional developers, like South City Partners' new Hapeville mixed-use project.
- The accessibility to two MARTA stations is a very important feature for residential development to capitalize on and will be important in branding efforts for the Willingham corridor.
- To build on recent success, the corridor must continue to evolve to take advantage of strong demographic growth and surrounding redevelopment, particularly around adding walkable amenities to attract multifamily development, like retail or park space. Enhancements in the quality of life and provision of local amenities should lower the risk of first-mover investors.
- There is likely to be major environmental remediation needed and assemblage may be time consuming due to the small size and disjointed ownership of many properties along the corridor.
- A visionary partner able to reimagine the corridor's potential will likely be necessary to advance early projects. Any partnership will require private developers to take a large risk by entering into this market first. Public partners should be ready and able to commit resources and capacity to advancing these partnerships and managing the risk of entry.

RETAIL KEY FINDINGS

WILLINGHAM DOES NOT HAVE A ROBUST RETAIL ENVIRONMENT AND LACKS THE TRAFFIC CRUCIAL FOR MANY RETAIL TYPES BUT COULD SUPPORT DESTINATION-BASED RETAIL USES LIKE HOME FURNISHINGS THAT THRIVE IN SPECIALIZED DISTRICTS.

- Today, Willingham Corridor serves as a specialized retail district for auto repair and lacks the retail diversity of adjacent corridors like Main Street, Cleveland Avenue, or Virginia Avenue.
- There has been limited new retail development in the Willingham area, with most of the new retail development concentrated in the Metropolitan Parkway area to the northeast or within each of the Tri-Cities' downtowns. Current retail building stock is old and in poor condition, with most built before 1980.
- Willingham Drive lacks high traffic volumes, which decreases the viability of retail uses relying on high visibility. These businesses will continue to be attracted to corridors with high traffic, like Covington Highway in Main Street and Avondale Estates in East Point.
- Retail demand generated by local residents is relatively low compared to demand generated by local workers and airport visitors. Drawing in local employees and airport visitors is crucial to realizing retail redevelopment within the corridor. This potential customer base could support substantial retail development, if captured.
- While there has been little development, vacancy remains low, indicating that there is steady retail demand in the area.
- Grocery stores, bars, and furniture stores represent the greatest supply/demand gap in the market today and have the greatest potential for success in the corridor.
- Retail uses including furniture, home furnishing, and antique sales are good fits to be the first non-auto related retail in the corridor as these uses could easily inhabit the existing industrial building stock, tend to aggregate into specialized retail districts that do not rely on through-traffic visibility to draw in customers, and sit comfortably next to industrial uses.
- The Decatur-Avondale area has undergone massive transformation and has developed a niche for furniture and antique retail, along with a large farmers market and breweries.

INDUSTRIAL KEY FINDINGS

WILLINGHAM CORRIDOR'S CURRENT INDUSTRIAL SPACES VARY BETWEEN LIGHT AND HEAVY USES, MOST WITH RELATIVELY LOW RENTS.

- Net absorption of industrial space has been high since 2010, while only one project was delivered – pushing vacancies to 4% in 2020. Rent has steadily increased in this time, indicating strong demand for industrial space.
- The Willingham Corridor is home to a number of older warehouses and manufacturing, many of which are currently under-utilized.
- The Willingham Corridor's industrial features are a barrier to redevelopment. Uses such as recycling, chemical and heavy industrial manufacturing, and auto repair are nuisances due to negative externalities including pollution. The Willingham Corridor is also home to more compatible uses such as airplane catering and storage facilities, but these form a smaller share.
- The industrial spaces along the Willingham corridor vary in both size and adaptability. Two properties, close to downtown East Point, are currently for sale, and could offer the opportunity for redevelopment.
- Atlanta's West End Lee + White industrial adaptative reuse project serves as an example of what is possible when transportation and recreation infrastructure investments activate underutilized industrial real estate.

HOTEL KEY FINDINGS

THE WILLINGHAM CORRIDOR CONTAINS ONE OF TWO MAJOR HOTEL HUBS ADJACENT TO THE AIRPORT, BUT IS LOCATED OFF OF WILLINGHAM DRIVE AND LARGELY ISOLATED FROM ADJACENT AMENITIES AND RESIDENTIAL OR RETAIL USES.

- The Willingham Corridor is home to hotels of all classes due to it's proximity to the Hartsfield-Jackson Atlanta International Airport. One of two major airport hotel clusters is located in the southern portion of the Willingham Study Area, but is noticeably separated from the largely industrial Willingham Corridor.
- Hotel uses are traditionally incompatible with surrounding industrial uses. Therefore, it is unlikely that hotel uses would lead redevelopment of Willingham Drive while industrial uses remain.
- The airport hotels have been a large economic driver on the east side of the Corridor, but they have not attracted many amenities that could be used by local residents or employees. Additionally, these hotel uses are largely disjointed from one another, lack cohesion with the surrounding residential neighborhoods, and are only accessible by automobile.
- New transit modes allowing access to this district and better pedestrian infrastructure could establish connectivity and position the corridor to capitalize on the existing hospitality node, similar to what has been achieved in College Park with the Georgia International Convention Center and SkyTrain.
- Prior to COVID, hospitality revenue per room and occupancy had been steadily increasing for a decade. As the hotels in the Willingham area are reliant on air travel, occupancy and RevPAR are expected to rebound as travel returns to pre-COVID levels.
- Studies have shown that prior to COVID there was sufficient mid to upscale hotels, but that the area had a gap in limited-service hotel development, indicating brands like Aloft would be successful here.

LOCAL DEVELOPERS AND INVESTORS EXPRESSED THAT MAJOR RESIDENTIAL, OFFICE, OR RETAIL REDEVELOPMENT OF THE CORRIDOR IS AT LEAST FIVE-YEARS AWAY AND WILL REQUIRE SOME FORM OF PUBLIC ASSISTANCE TO MITIGATE THE RISK OF BEING FIRST IN THE MARKET.

Through conversations with various developers regarding the potential for redevelopment of the Willingham Corridor, all indicated that redevelopment would require significant involvement from the City of East Point in both incentivizing development and rebranding the corridor. For each market use, a scoring matrix criterion was applied to identify developer readiness for investment.



SCORE	DESCRIPTION	DEVELOPER READINESS
1	Undergoing active disinvestment and is unlikely to attract investment within a ten-year timeline.	OFFICE- 2 One developer mentioned the importance of bringing semi-skilled jobs to the City of East Point would be a beneficial way to invest back into the community, but office development would likely need to happen through a public private partnership. MULTIFAMILY- 2
2	Potential to undergo future disinvestment in the near-term, but has opportunities for redevelopment to attract future investment within a ten-year timeline.	Developers noted that multifamily development along the corridor would be a high-risk project that would require some form of assistance from East Point. Multiple developers noted that there is a lack of neighborhood amenities that make this a desirable location for dense residential and the small lots complicate assemblage. Still, the potential to build off the thriving residential neighborhood south of corridor could present an opportunity for redevelopment for the right partner. INDUSTRIAL- 4
3	Could be suitable for the right project and has potential to attract future investment within a five-year timeline	Developers saw the current heavier industrial uses as an impediment to future development on the corridor, and that rezoning away from heavy industrial will be an important component to any redevelopment efforts. It was also noted that lighter industrial uses such as bakeries and movie studios can be compatible with redevelopment and that a market existed today. RETAIL- 3
4	An emerging market and has potential to attract forward thinking development partners today.	Developers mentioned that successful retail, along with quality of life improvements and greenspace amenities, could serve as the first step in transforming the corridor. One developer mentioned that the demographic trends are strong, but awareness of the area is lacking. HOSPITALITY- 5
5	A developed market and is able to attract new ground-up construction from most developer partners today.	Hotels are already a vital part of the Willingham Corridor Area’s economy, and one developer noted that prior to COVID, hotels were doing extremely well. There is a strong market to develop limited-service hotels in the Willingham Corridor Area, though not directly on Willingham Drive without significant changes to the mix of uses and improves in the quality of life experience.

DEMOGRAPHICS AND WORKFORCE SUMMARY



Demographics

- Population loss has stabilized over the past decade after years of decline, with the pace of income growth almost double that of the Tri-Cities as a whole.
- Neighborhoods directly south of the Willingham Corridor have diverged demographically from neighborhoods to the north since 2010, with much higher income growth and college attainment.
- The number of households with at least one bachelor’s degree has doubled since 2010, rising from 15% to 30%.

Workforce

- Medical, waste management/remediation and scientific/professional services were the fastest growing industries since 2010.
- Transportation and warehousing saw the largest employment losses between 2010 and 2020.

TRACTS 110 AND 123 HAVE BEEN USED AS A PROXY FOR THE IMMEDIATE WILLINGHAM CORRIDOR STUDY AREA AS THESE TRACTS SPLIT THE RESIDENTIAL PORTION OF THE STUDY AREA.

The demographics within each of these tracts have diverged significantly since 2010, with Tract 123 seeing gains in households with higher median incomes. Tract 123’s growth has been bolstered by Woodward Academy.



Source: ESRI, 2020.

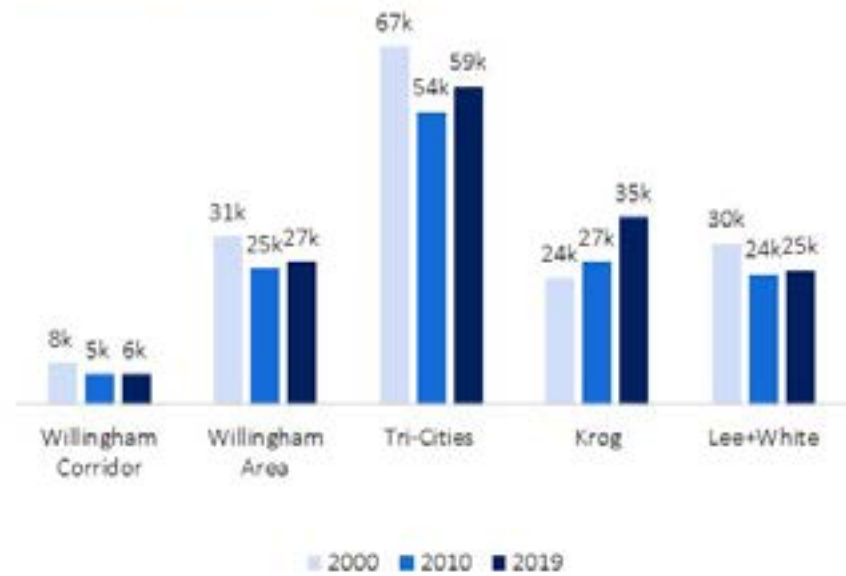
	TRACT 123	TRACT 110
POPULATION	2,691 (2020)	2,910 (2020)
HOUSEHOLDS	1,058 (2019)	969 (2019)
MEDIAN INCOME	\$52k (2020)	\$24k (2020)
BACHELOR'S OR GREATER	42% (2020)	15% (2020)
MEDIAN AGE	41.2 (2020)	30.9 (2020)

LIKE MUCH OF THE TRI-CITIES AREA, THE WILLINGHAM CORRIDOR LOST SIGNIFICANT POPULATION BETWEEN 2000 AND 2010, BUT THIS TREND HAS REVERSED IN THE PAST DECADE.

The Willingham Corridor has yet to capitalize on Atlanta’s rapid population growth, but in recent years, the area has seen a population gain, indicating interest in the area.



Population Growth, 2000 - 2019



Population Growth as Percent Increase, 2000 - 2019

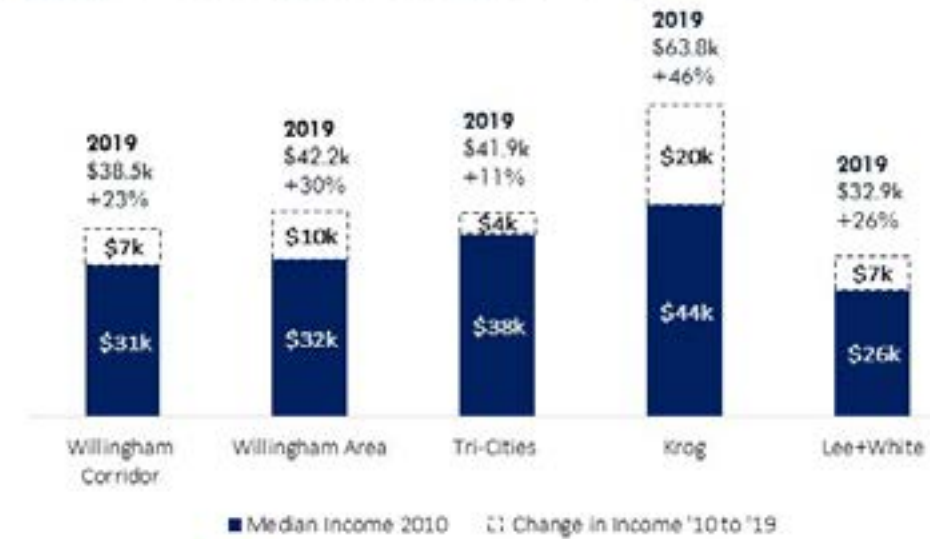


WILLINGHAM AREA INCOMES HAVE SURPASSED THE TRI-CITIES SINCE '10, BUT INCOMES ARE MORE UN-EQUALLY DISTRIBUTED COMPARED TO THE GREATER TRI-CITIES IN BOTH THE WILLINGHAM CORRIDOR AND WILLINGHAM AREAS.

The Willingham area has seen rapid income growth despite limited new residential and commercial development. This growth is largely being driven by the area south of Willingham Drive.

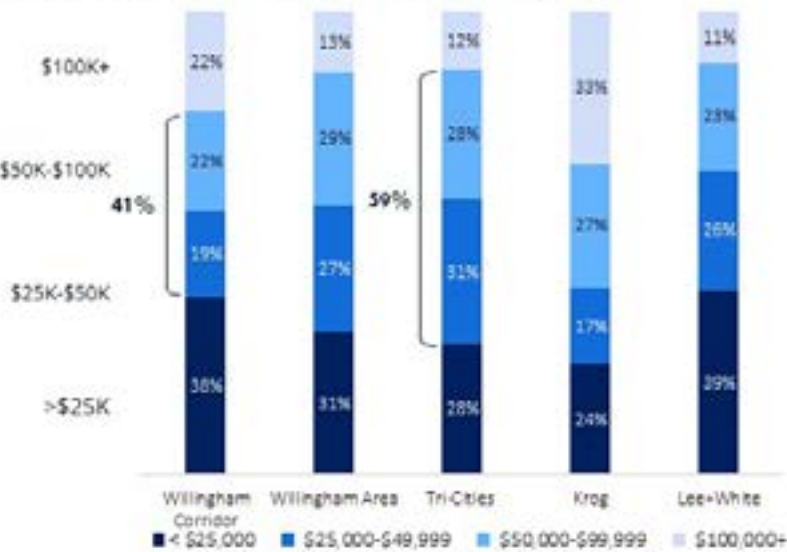


Median Household Income Growth, 2010 - 2019



Source: Five-Year American Community Survey

Median Household Income Distribution, 2019



INCREASING INCOMES IN THE WILLINGHAM CORRIDOR ARE DUE TO DEMOGRAPHIC SHIFTS FOR HIGH AND LOW-EARNING HOUSEHOLDS, WITH A 55% INCREASE IN HOUSEHOLDS EARNING MORE THAN \$50K/YEAR AND A 36% DECREASE IN HOUSEHOLDS EARNING LESS THAN \$50K.

The increases in median income better supports retail as residents have more disposable income.

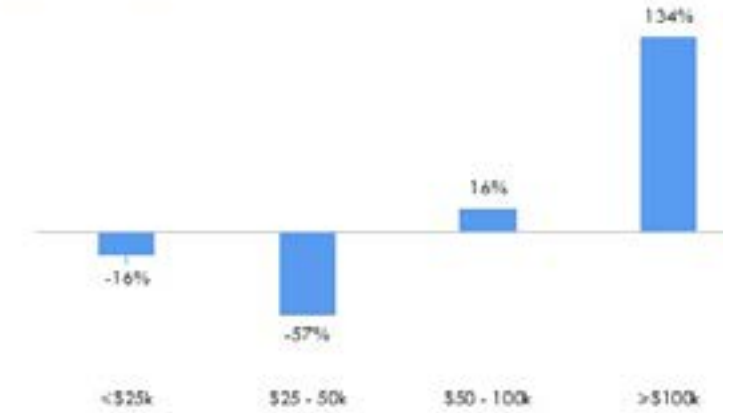


Median Household Income Distribution, 2010 - 2019

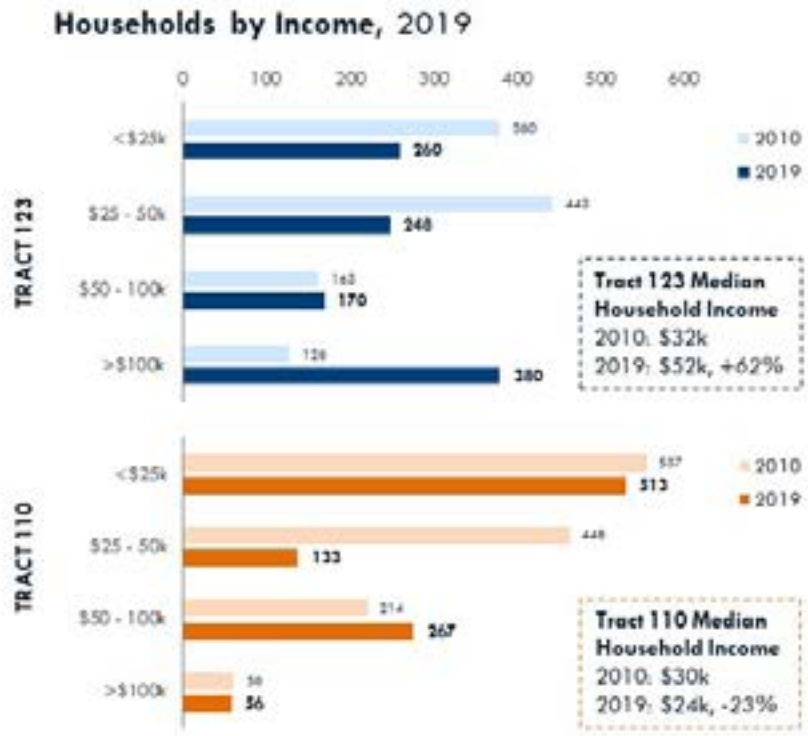
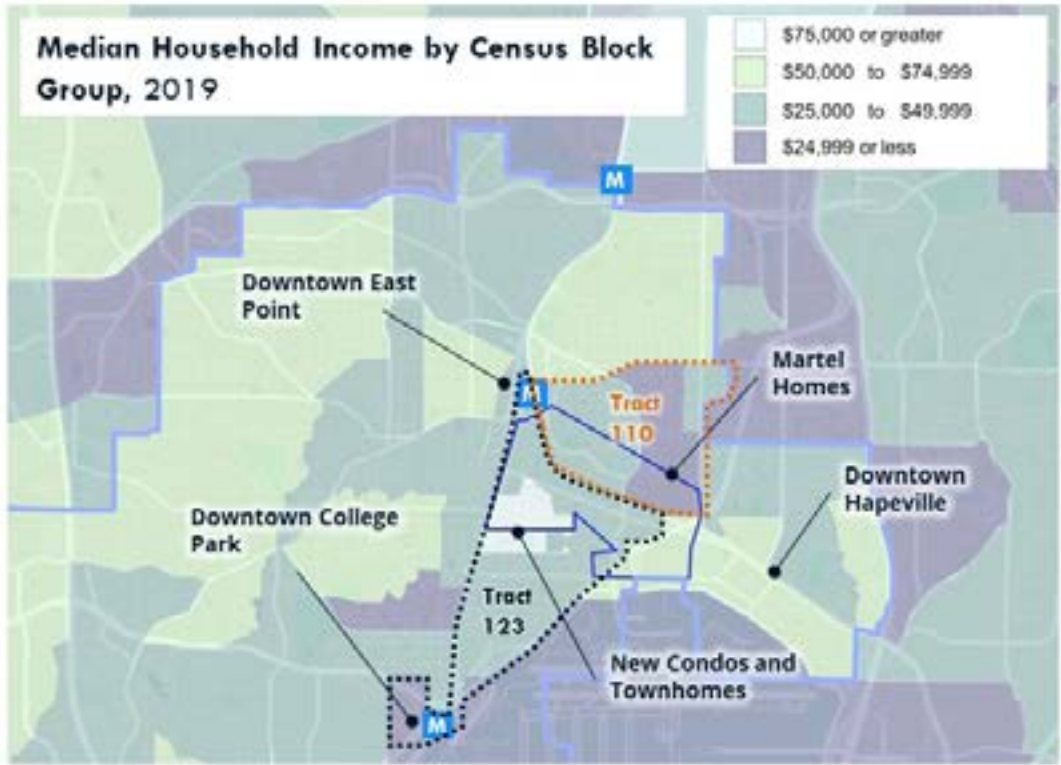


Source: Five-Year American Community Survey

Change in Median Household Income Distribution, 2010 - 2019

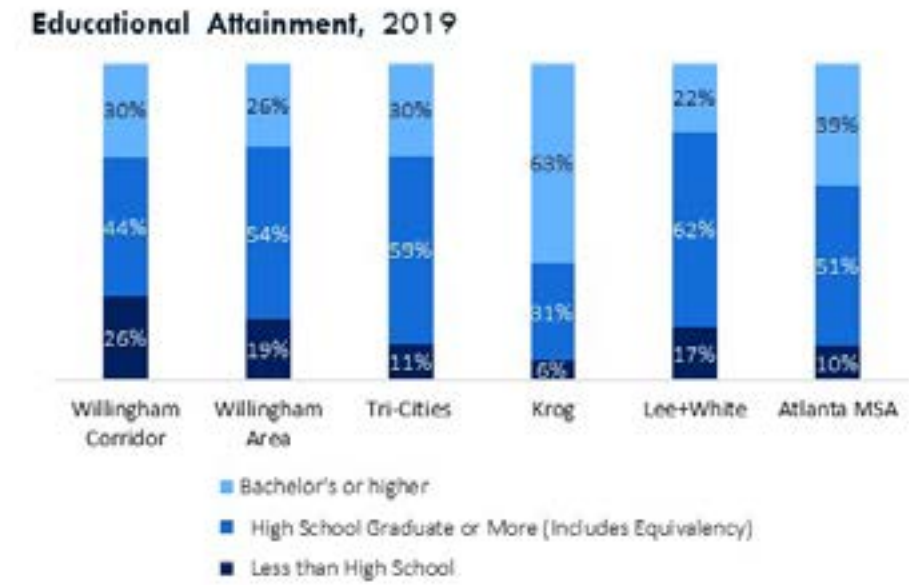


WHILE INCOMES ON EACH SIDE OF THE CORRIDOR WERE RELATIVELY EQUAL IN 2010, THEY HAVE DIVERGED SUBSTANTIALLY SINCE. HOUSEHOLD INCOME SOUTH OF THE CORRIDOR (TRACT 123) INCREASED BY 62%, WHILE INCOMES NORTH OF THE CORRIDOR (TRACT 110) DECREASED BY 23%.

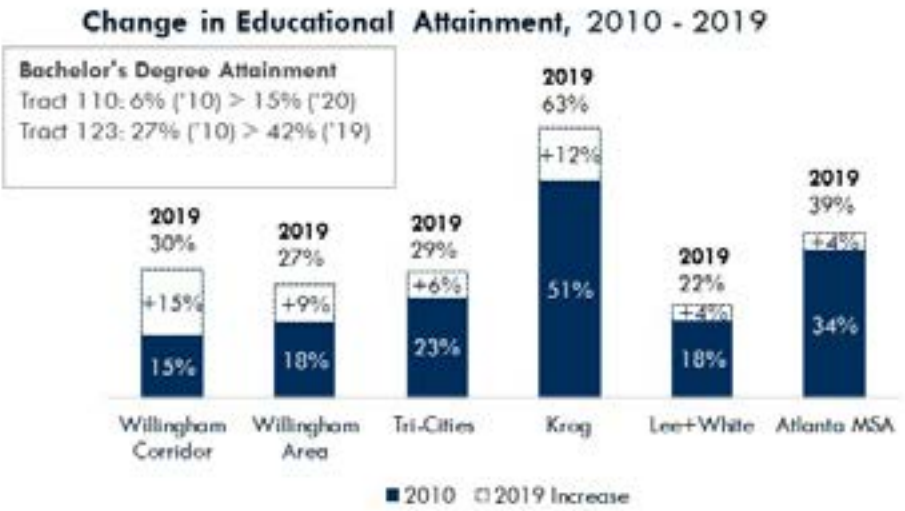


BOTH THE WILLINGHAM CORRIDOR AND AREA LAG THE ATLANTA MSA IN EDUCATIONAL ATTAINMENT. DESPITE THIS, THE CORRIDOR AND AREA ARE GAINING RESIDENTS WITH BACHELOR'S DEGREES AT A FASTER RATE. AND A 36% DECREASE IN HOUSEHOLDS EARNING LESS THAN \$50K.

The increase in educational attainment in the Willingham area is largely driven by Tract 123, south of Willingham Drive. The large educational and wealth disparities between the north and south of Willingham Drive is increasing.



Source: Five-Year American Community Survey

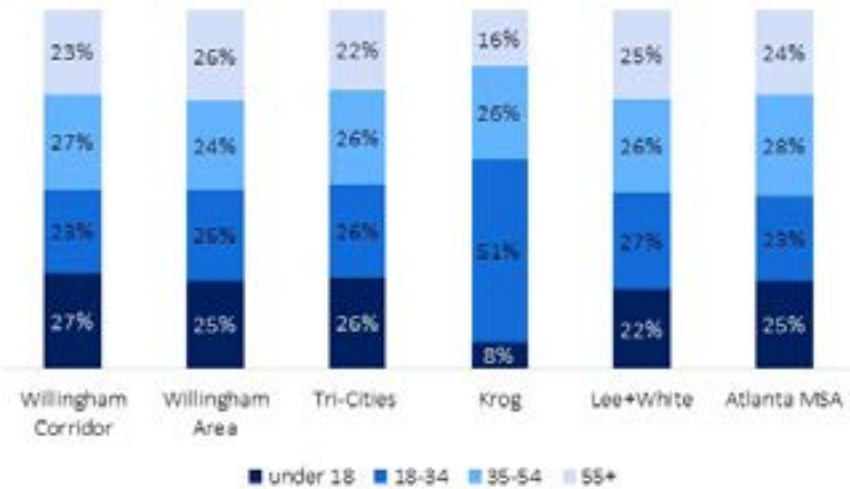


WHILE THE WILLINGHAM AREA AGE DISTRIBUTION REFLECTS MUCH OF THE TRI-CITIES, IT HAS NOT ATTRACTED NEARLY AS MANY PEOPLE AGED 18 - 34 AS STRONG COMPARATIVE MARKETS, LIKE THE KROG STREET MARKET AREA.

The Willingham Area is aging faster than the TriCities and other peer neighborhoods, with only the 55+ age demographic growing. For the Krog Street Market area, which has seen rapid population growth and development, the 18-34 age demographic supported much of this development.

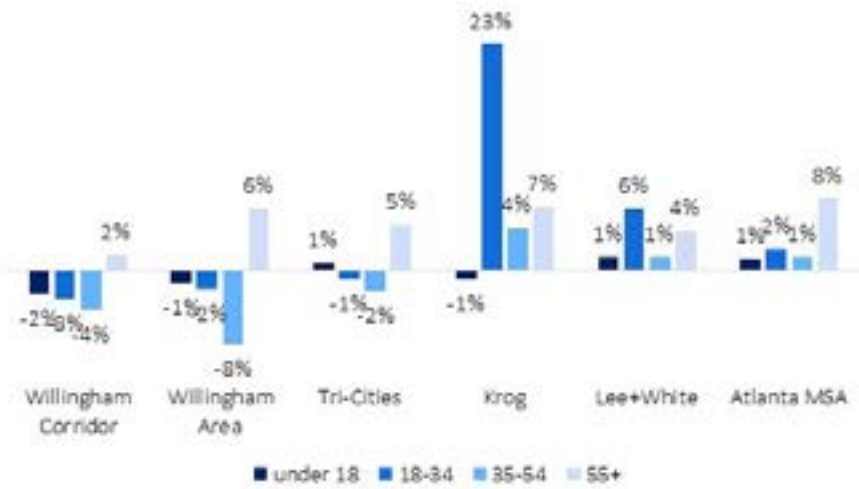


Age Cohort, 2019



Source: ESRI.

Change in Age Cohort, 2010 - 2019



UNEMPLOYMENT IN BOTH THE WILLINGHAM CORRIDOR AND AREA HAVE DROPPED SUBSTANTIALLY SINCE 2010, BUT UNEMPLOYMENT REMAINS HIGHER COMPARED TO THE WHOLE TRICITIES.

This positive trend was largely driven by Tract 123, even though unemployment also decreased in Tract 110 as well.



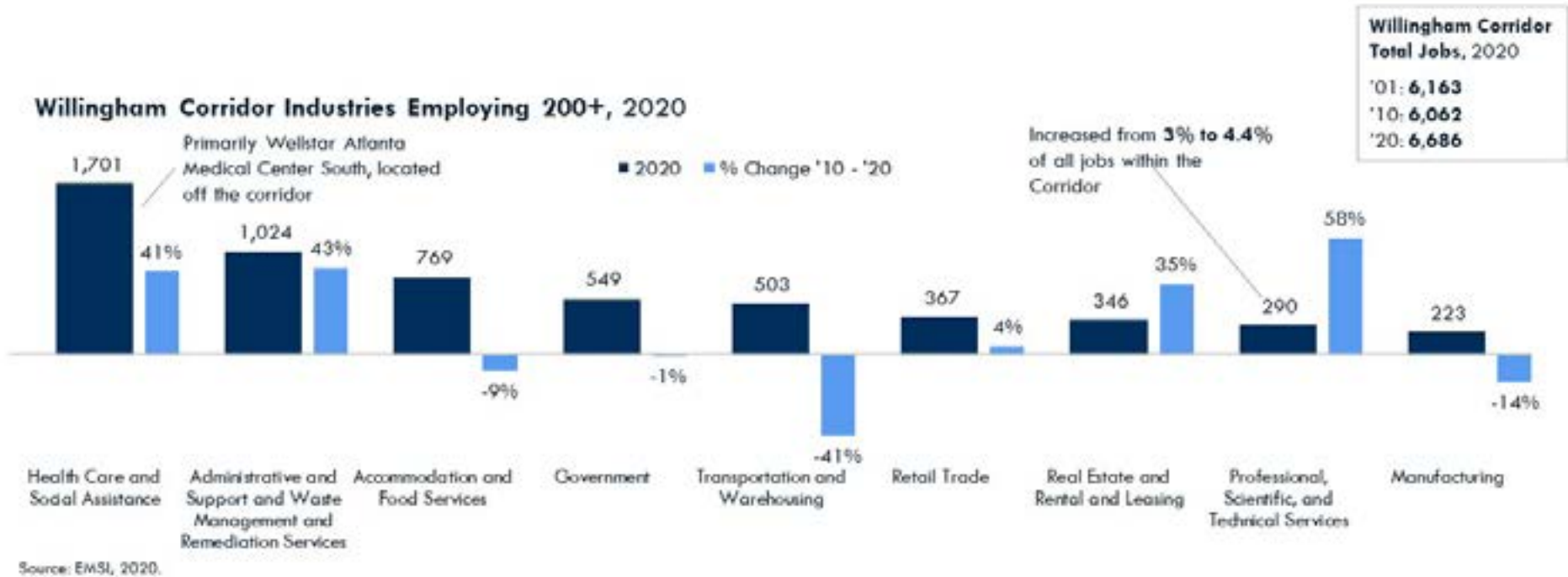
Unemployment Rate, 2010-2019



Source: Five-Year American Community Survey

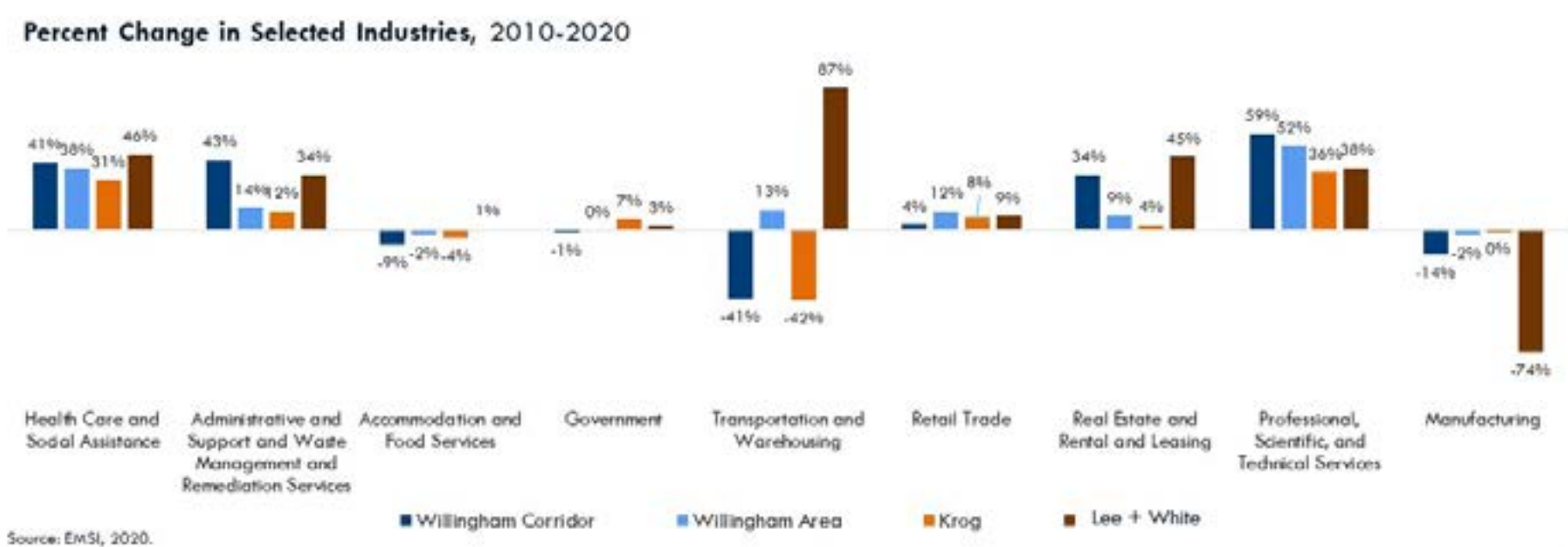
THE LARGEST INDUSTRY IN THE WILLINGHAM CORRIDOR IS HEALTH CARE AND SOCIAL ASSISTANCE, FOLLOWED BY ADMINISTRATIVE AND SUPPORT/WASTE MANAGEMENT AND REMEDIATION. JOB LOSSES WERE CONCENTRATED IN TRANSPORTATION AND WAREHOUSING.

The job loss in transportation and warehousing and manufacturing is largely due to the aging stock of Willingham’s industrial buildings which are not well suited for modern warehousing and manufacturing needs.



GROWTH IN ADMIN./WASTE MANAGEMENT AND PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES IN WILLINGHAM OUTPACES THE GROWTH IN COMPARISON MARKETS.

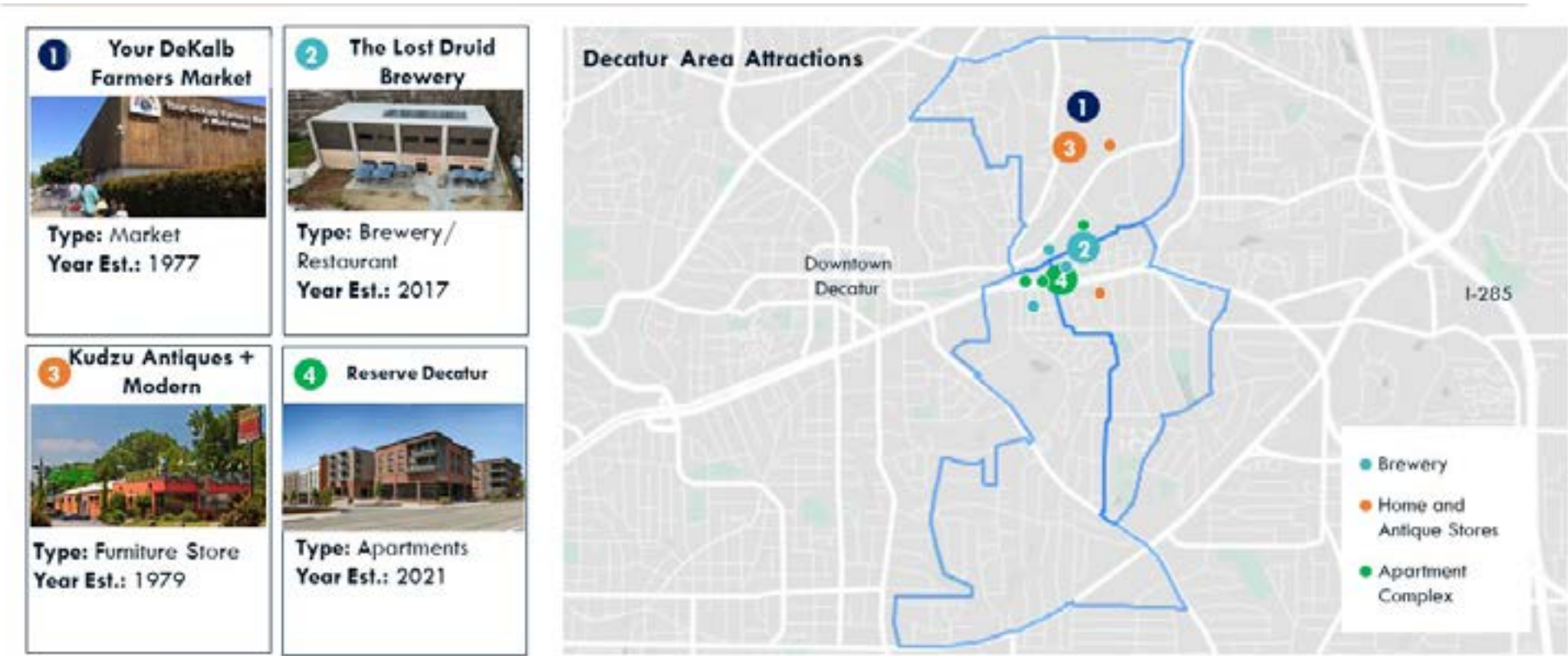
Lee + White, an area that has undergone transformative change in the past years, saw a significant decrease in manufacturing, but an increase in transportation and warehousing. The sharp decrease in manufacturing and transition towards lighter industrial uses have helped bolster the area’s transformation.



AVONDALE CASE STUDY



OVER THE PAST THREE DECADES, THE DECATUR-AVONDALE INDUSTRIAL AREA HAS TRANSFORMED INTO AN AMENITY-RICH HUB OF BREWERIES, ANTIQUES AND HOME FURNISHINGS, AND RESTAURANTS WITH REGIONAL RETAIL DESTINATIONS LIKE YOUR DEKALB FARMER’S MARKET.



Source: EMSI, 2020.

WHILE THE AREA’S TRANSFORMATION DID CAUSE JOB LOSS IN INDUSTRIES SUCH AS CONSTRUCTION, MANUFACTURING, GOVERNMENT, AND WHOLESALE TRADE, THESE LOSSES WERE RELATIVELY SMALL. IN TOTAL, JOB EMPLOYMENT STAYED RELATIVELY STABLE.

The Decatur-Avondale Industrial area’s transformation exemplifies that light industrial uses can be compatible with repositioning a corridor. Even though the area lost some manufacturing jobs, there has been an increase in light food and beverage manufacturing.



MOST OFFICE NEAR WILLINGHAM DRIVE IS CONCENTRATED ADJACENT TO THE AIRPORT, WITH NO NEW OFFICE DEVELOPMENT IN THE IMMEDIATE PIPELINE. OFFICES NORTH OF WILLINGHAM DRIVE ARE OLDER AND SMALLER THAN OFFICES SURROUNDING THE AIRPORT.

MARKET ANALYSIS - SUMMARY

- Office
- Prior to COVID, low vacancies at major office projects like Hartsfield Center (\$27 psf) and Porsche’s North American HQ have encouraged developers to consider office new construction north of the airport.
- Vacancy has steadily increased over the past decade, which has only been exacerbated since 2020.
- Multifamily
- High absorption and steadily rising rents have attracted attention from regional developers to the area, like South City Partners’ new Hapeville mixed-use project.
- Willingham corridor must add walkable amenities to attract multifamily development.
- Retail
- Drawing in local employees and airport visitors is crucial to realizing retail redevelopment within the corridor.
- Grocery stores, bars, and furniture stores have the greatest potential for success in the corridor.
- Industrial
- Industrial vacancy is historically low, with rents improving from \$2.44 in 2010 to \$8.01 in 2021.
- Hospitality
- Up until 2020, occupancy and revenues were trending up towards record highs, but COVID has substantially

1

PROPOSED

Hartsfield Centre

Type: Class A
Size (SF): 150,000
Rent: \$42 PSF/Y
Year Built/Renov.: 2022

2

Delta Air Lines

Type: Class B
Size (SF): 700,000
Anchor: Delta
Year Built/Renov.: 1989

3

FAA Southeast HQ

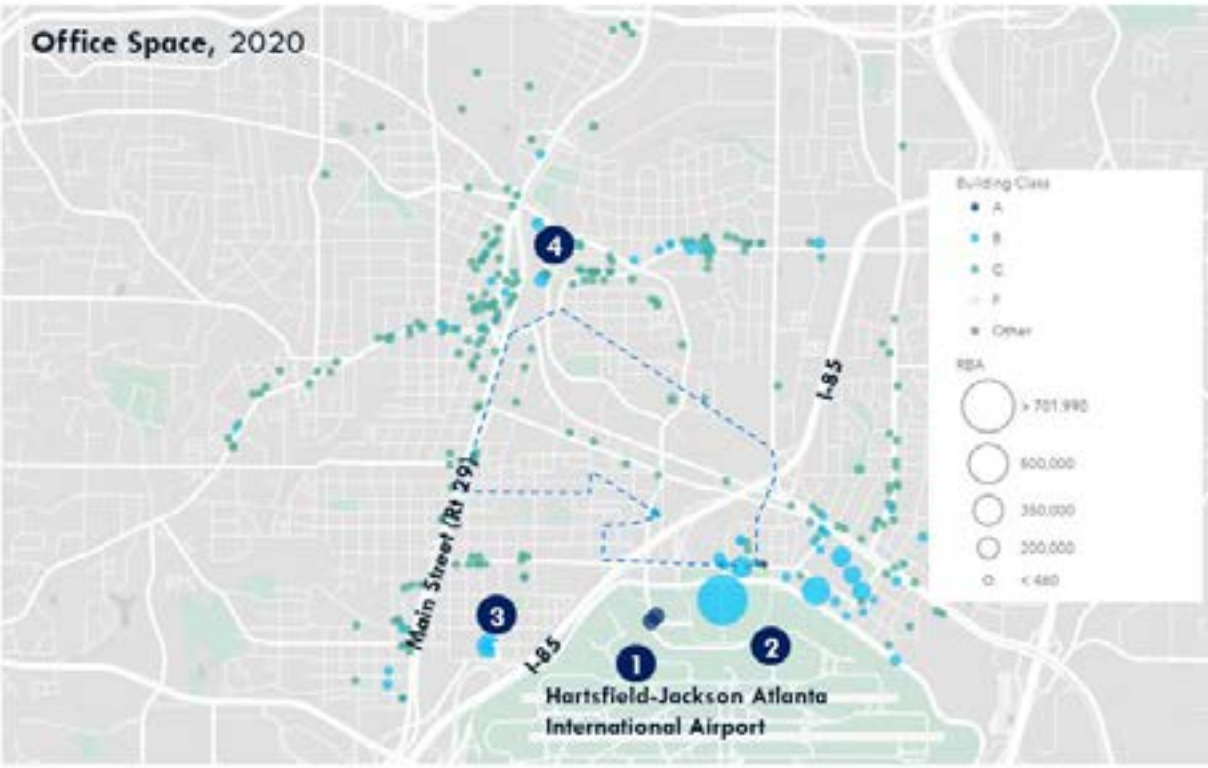
Type: Class B
Size (SF): 253,000
Anchor: FAA
Year Built/Renov.: 1993

4

Wagon Works

Type: Adaptive Reuse
Size (SF): 105,000
Leased: 84%
Rent: \$24 PSF/Y
Year Built/Renov.: 1999

Source: CoStar, 2020.



THE WILLINGHAM AREA HAS SEEN NO NEW OFFICE DEVELOPMENT IN RECENT YEARS AND EXPERIENCED NEGATIVE ABSORPTION, INDICATING POOR DEMAND. WHILE ABSORPTION HAS BEEN LOW, RENTS HAVE STEADILY RISEN FROM \$16 PSF IN '16 TO \$22 PSF IN '20.

Despite the large number of office buildings around the airport, including the Delta Air Lines Headquarters, the Willingham Corridor has few traditional office buildings.

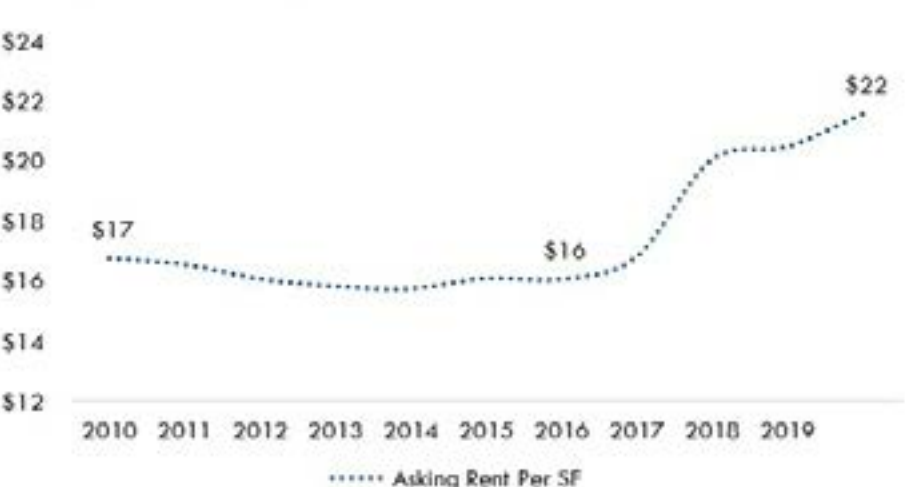


Deliveries and Absorption SF, Willingham Corridor (2-mile radius)



Source: CoStar, 2020.

Deliveries and Absorption SF, Willingham Corridor (2-mile radius)



Source: CoStar, 2020.

MULTIFAMILY HOUSING IS LIMITED IN THE WILLINGHAM AREA, WITH ALMOST NO HOUSING IN THE CORE OF THE STUDY AREA DUE TO THE INDUSTRIAL NATURE OF THE WILLINGHAM CORRIDOR, THOUGH NEW HOUSING HAS BEEN CONSTRUCTED ON THE PERIPHERY IN ALL DIRECTIONS.



1

The Pad on Harvard

Units: 109
Type: Market
Year Built: 2017

2

The Gateway at East Point

Units: 101
Type: Affordable
Year Built: 2012

3

PROPOSED SCP Hapeville

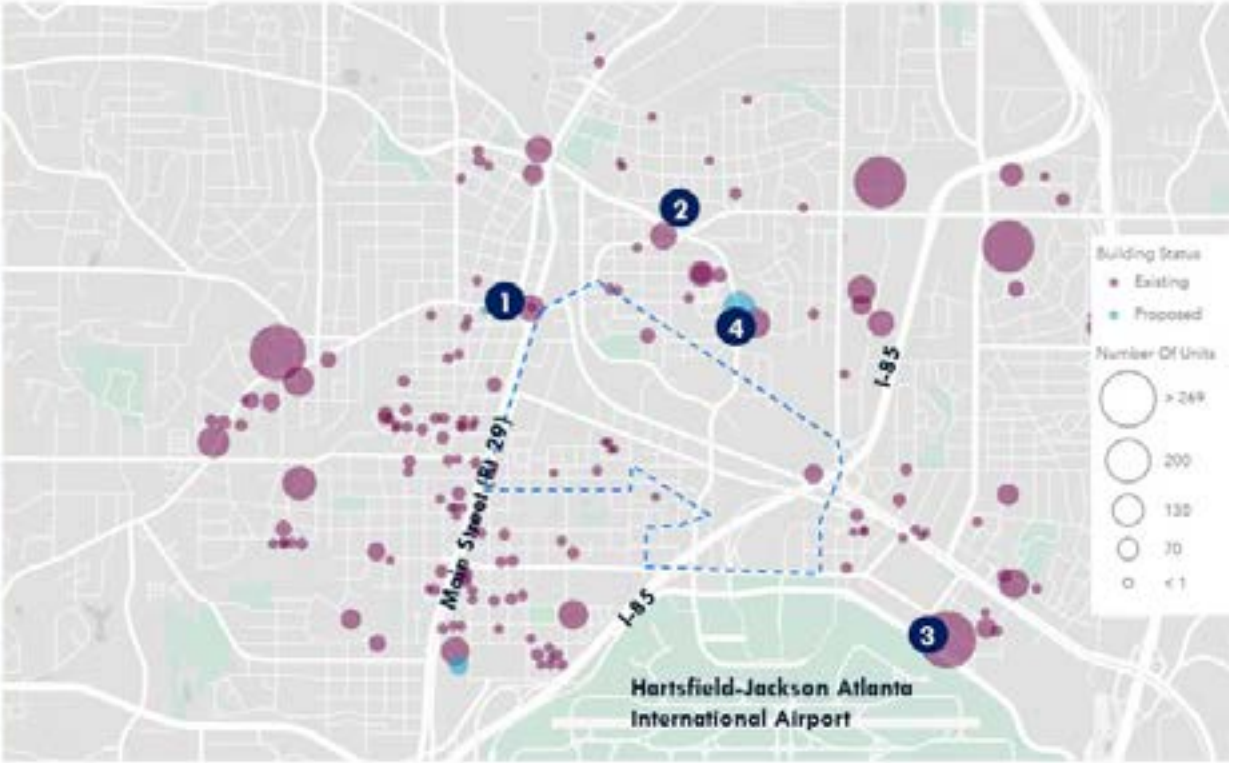
Units: 285
Type: Market
Year Built: 2023

4

Norman Berry Village II

Units: 134
Type: Affordable
Year Built: Proposed

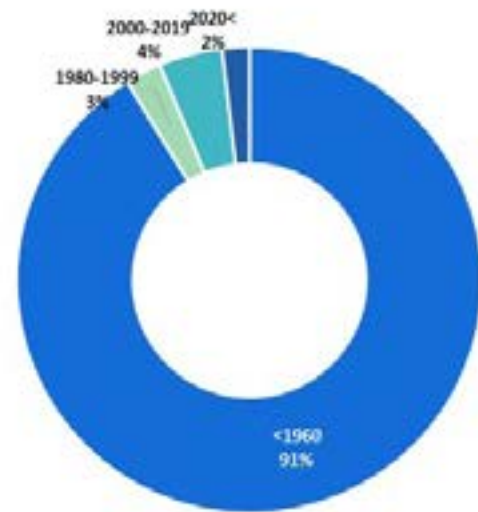
Source: CoStar, 2020.



THERE HAS BEEN NO NEW MULTIFAMILY HOUSING CONSTRUCTION IN THE WILLINGHAM CORRIDOR, BUT IN THE AREA SURROUNDING THE WILLINGHAM CORRIDOR, THERE HAS BEEN A MIX OF MARKET AND AFFORDABLE MULTIFAMILY HOUSING, WITH TWO PROJECTS IN THE PIPELINE.



Primary Study Area Multifamily Inventory, By Year Built



Source: CoStar, 2020.

Property Name	Year Built	Rent Type	Units	Rent/SF ^a	Avg Unit Size	% Studios, 1BR, 2BR
Norman Berry Village	2023	Affordable	134	N/A	N/A	100%
The Diamond @ College Park	2022	Affordable	61	N/A	N/A	100%
The Pad on Harvard	2017	Market	109	\$1.64	839 SF	100%
The Gateway at East Point	2012	Affordable	101	\$1.03	732 SF	100%
The Atlantic Aerotropolis	2008	Market	269	\$1.76	1,001 SF	98%
3389-3395 N Whitney Ave	2006	Market	4	N/A	2,218 SF	0%
Norman Berry Village (Phase 1)	2006	Affordable	119	\$0.79	693 SF	100%
Princeton Court	2005	Affordable	116	\$0.98	823 SF	100%
Average Rent				\$1.03**	918 SF	95%

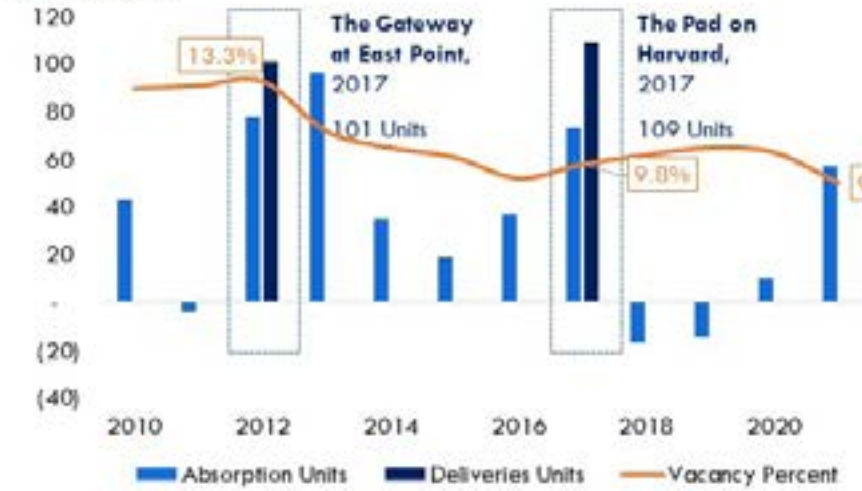
Source: CoStar, 2020.

TWO NEW MULTIFAMILY PROJECTS HAVE BEEN BUILT NEAR WILLINGHAM SINCE 2010, WITH MULTIFAMILY VACANCY CONTINUING DECLINE. RENTS HAVE CONTINUALLY INCREASED SINCE 2010, INCREASING FROM \$0.74 TO \$1.03 IN 2021.

Multifamily vacancy remains above a healthy vacancy rate, however the increasing population may cause vacancy to further decrease.

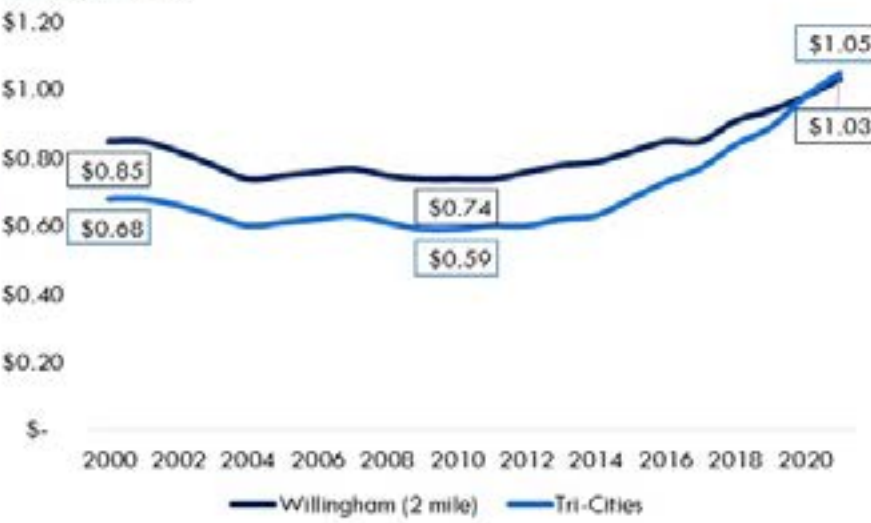


Multifamily Activity, 2-mile radius



Source: CoStar, 2020.

Multifamily Rent, 2-mile radius



Source: CoStar, 2020.

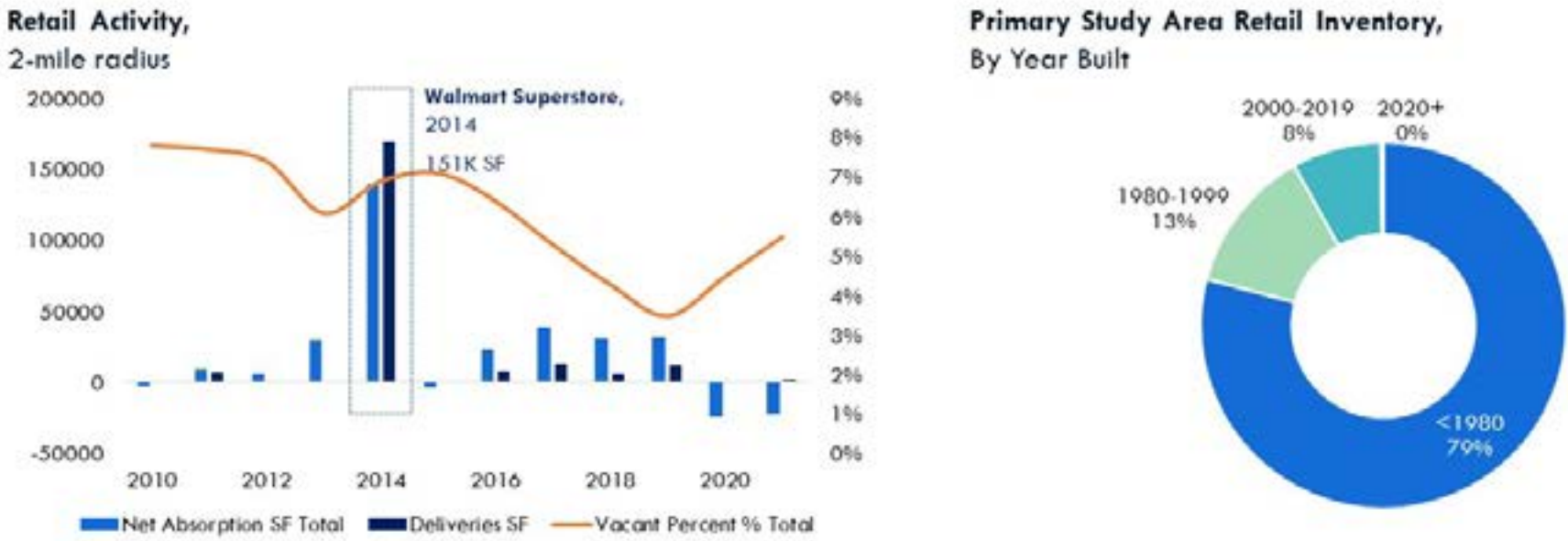
WILLINGHAM CORRIDOR SERVES AS A SPECIALIZED RETAIL DISTRICT FOR AUTO REPAIR AND LACKS THE RETAIL DIVERSITY OF ADJACENT CORRIDORS LIKE MAIN STREET, CLEVELAND AVENUE, OR VIRGINIA AVENUE.



Source: CoStar, 2020.

THERE HAS BEEN LIMITED NEW RETAIL DEVELOPMENT IN THE WILLINGHAM AREA, WITH MOST OF THE NEW RETAIL DEVELOPMENT CONCENTRATED ON THE METROPOLITAN PARKWAY AREA TO THE NORTHEAST. RETAIL BUILDING STOCK IS OLD, WITH MOST BUILT BEFORE 1980.

There has been almost no speculative retail built in recent years, with some of the most recent developments being Walmart and Ace Hardware. While there has been little development, vacancy remains low, indicating that there is steady retail demand in the area.



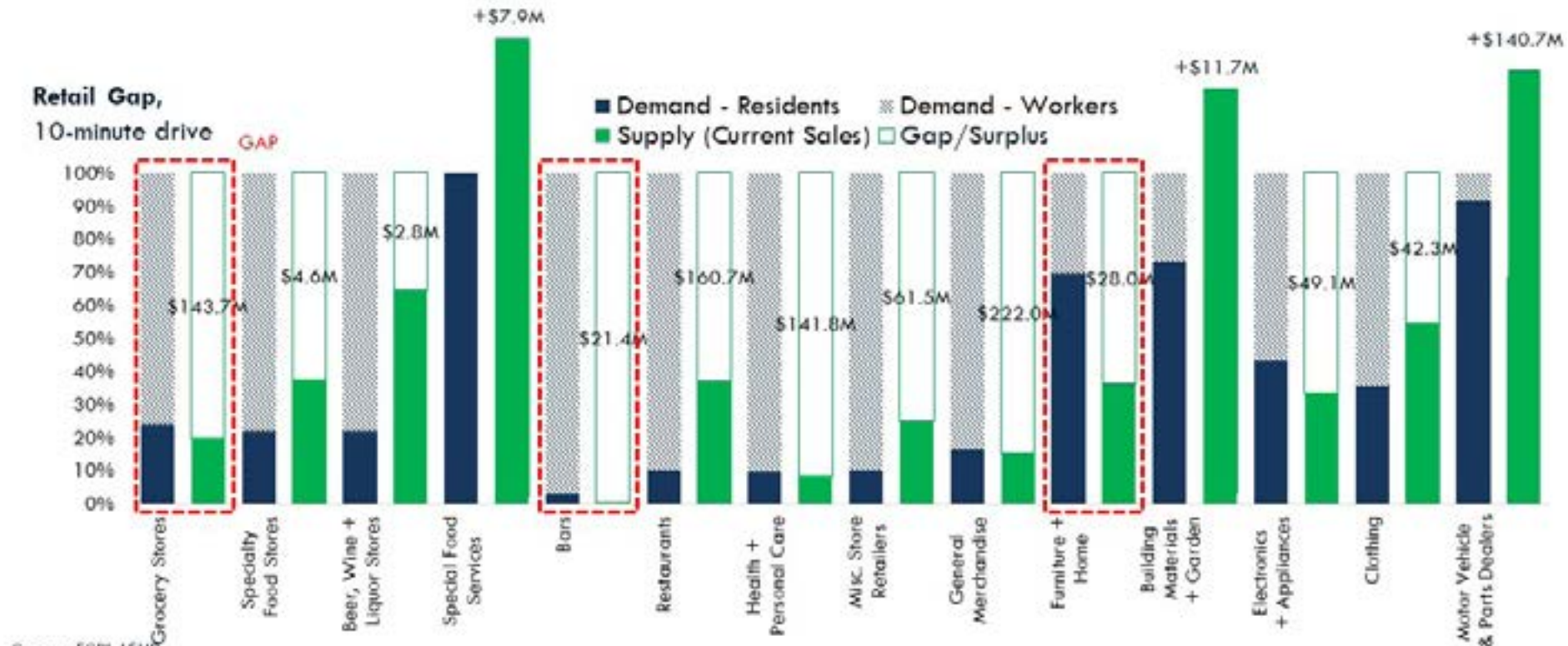
Source: CoStar, 2020.

THE PRIMARY TRADE AREA HAS ONLY 7,800 RESIDENTS, BUT 38,000 WORKERS, ADDING SIGNIFICANTLY TO THE RETAIL DEMAND IN THE AREA. ADDITIONALLY, THE PROXIMITY TO THE AIRPORT COULD BE A POTENTIAL RETAIL DRIVER IN THE AREA.



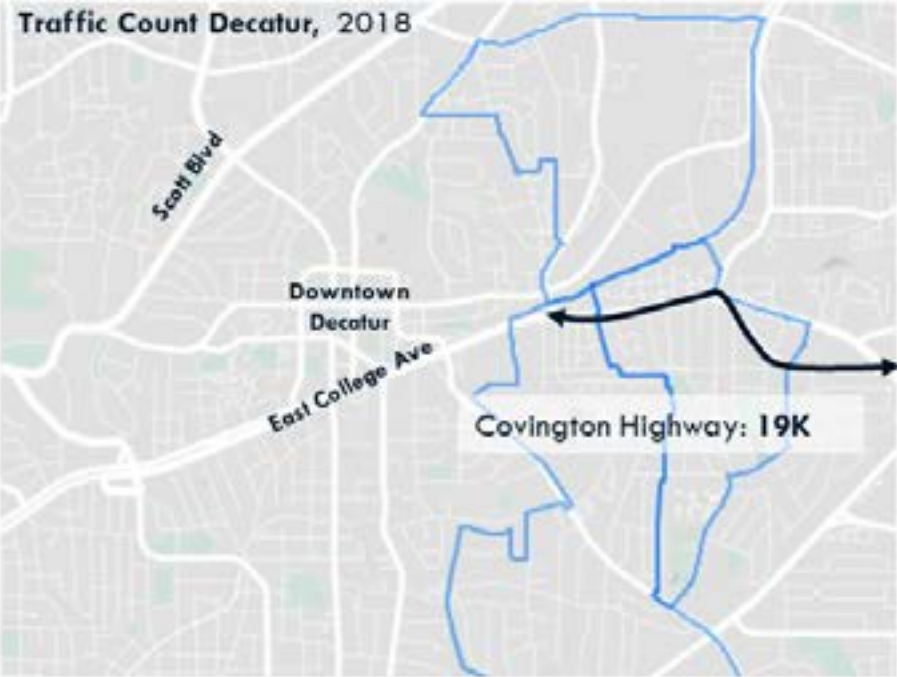
Source: ESRI, LEHD 2019
While more recent LEHD data (2017) is available, Office of Personnel Management (OPM) data on Federal Workers were not available as part of the 2016 and 2017 release and so the coverage of "All Jobs" contain information on only workers in the private sector and state/local government. Since Federal Workers comprise a significant portion of the retail trade area employment, our analysis used the 2015 LEHD data, which includes Federal Workers. As jobs have grown in the trade area, the retail demand from office workers shown here should be considered a conservative estimate. For more information: [LEHD](#)
**Analysis excludes workers that earn less than \$15,000 annually. Of the 38,000 workers that do not live in the primary trade area, 22,500 were included in the analysis.

RETAIL DEMAND GENERATED BY LOCAL RESIDENTS IS RELATIVELY LOW COMPARED TO DEMAND BY LOCAL WORKERS AND AIRPORT VISITORS. GROCERY STORES, BARS, AND FURNITURE STORES REPRESENT THE GREATEST SUPPLY/DEMAND GAP IN THE MARKET TODAY.



Source: ESRI, LEHD
Note: Based on ESRI's Retail MarketPlace. While the data is presented in current-year geography, all supply and demand-related estimates remain vintage 2017.

WILLINGHAM DRIVE LACKS HIGH TRAFFIC VOLUMES, WHICH DECREASES THE VIABILITY OF RETAIL USES RELYING ON HIGH VISIBILITY. THESE BUSINESSES WILL CONTINUE TO BE ATTRACTED TO CORRIDORS WITH HIGH TRAFFIC, LIKE MAIN STREET IN EAST POINT AND COVINGTON HIGHWAY IN AVONDALE ESTATES.



Source: GoToTrafficData, 2020.

NET ABSORPTION HAS BEEN HIGH SINCE 2010, WHILE ONLY ONE PROJECT WAS DELIVERED PUSHING VACANCIES TO 4% IN 2020. RENT HAS STEADILY INCREASED IN THIS TIME, INDICATING STRONG DEMAND FOR INDUSTRIAL SPACE.

The Willingham Corridor is home to a number of older warehouses and manufacturies, many of which are no longer compatible with 21st century manufacturing and warehousing.



Source: CoStar, 2020.



THE WILLINGHAM CORRIDOR’S INDUSTRIAL FEATURES ARE A BARRIER TO REDEVELOPMENT. USES SUCH AS RECYCLING, CHEMICAL AND HEAVY INDUSTRIAL MANUFACTURING, AND AUTO REPAIR ARE NUISANCES DUE TO NEGATIVE EXTERNALITIES INCLUDING POLLUTION. THE WILLINGHAM CORRIDOR IS ALSO HOME TO MORE COMPATIBLE USES SUCH AS AIRLINE CATERING AND STORAGE.



1

SA Recycling

Use: Recycling
Lot (Acre): 17.2

2

Offer Self Storage

Use: Self Storage
Lot (Acre): 2.3

3

LSG Sky Chef

Uses: Food Distribution/airport related
Lot (Acre): 2.54

4

Car lot

Uses: Car storage?
Lot (Acre): 13.1



Source: Google Earth.

THE INDUSTRIAL SPACES ALONG THE WILLINGHAM CORRIDOR VARY IN BOTH SIZE AND ADAPTABILITY. TWO OF THESE PROPERTIES, CLOSE TO DOWNTOWN EAST POINT, ARE CURRENTLY FOR SALE, AND COULD OFFER REDEVELOPMENT OPPORTUNITIES.



1

31030 S Martin St- Bldg 1

Asking Rent(NNN): \$5.70
Lot (Acre): 12.15
Size (SF): 39,000
Year Built/Renov.: 1987

2

1571 Taylor Ave

Sale Price: \$810k
Lot (Acre): 0.45
Size (SF): 12,368
Year Built/Renov.: 1968

3

1631 Willingham Dr

Sale Price: \$4M
Lot (Acre): 2.1
Size (SF): 52,066
Year Built/Renov.: 1965

4

1129-1199 Willingham Dr

Asking Rent(NNN): \$6.00
Lot (Acre): 4.3
Size (SF): 85,775
Year Built/Renov.: 1962

Source: Co-Star, 2020.



ATLANTA'S WEST END LEE + WHITE INDUSTRIAL ADAPTATIVE REUSE PROJECT SERVES AS AN EXAMPLE OF WHAT IS POSSIBLE WHEN TRANSPORTATION AND RECREATION INFRASTRUCTURE INVESTMENTS ACTIVATE UNDERUTILIZED INDUSTRIAL REAL ESTATE.

Lee + White
Ackerman & Co. and MDH Partners have released new master plans for their \$85 million redevelopment and expansion of the 11-building, 433,000 square-foot Lee + White property in Atlanta’s West End neighborhood.

Located just 0.4-miles from the West End MARTA station, the new Lee + White master plans include 250 multifamily units, 145,000 square feet of create loft office space, 47,000 square feet of retail space, and an outdoor amphitheater. The initial phase of the redevelopment included the addition of tenants such as Monday Night Brewing, Wild Heaven Beer, Best End Brewing, ASW Distillery, and Hop City Craft Beer & Wine, each of which has developed a unique following and enjoyed substantial success.

Construction is slated to begin in 2021 with delivery of 42,000 square feet of creative loft office in Phase 1 by the end of 2020, followed by the opening of 17,000 square of retail and 103,000 square feet of creative loft office expected later in the year.



PRIOR TO COVID, HOSPITALITY REVENUE PER ROOM AND OCCUPANCY WERE INCREASING. AS THE HOTELS IN THE WILLINGHAM AREA ARE RELIANT ON AIR TRAVEL, OCCUPANCY AND REVPAR WILL REBOUND AS TRAVEL RETURNS TO PRE-COVID LEVELS.

The Willingham Corridor is home to a significant hub of airport hotels to the north of the airport; the northern edge of the airport is more desirable as it is closer to Atlanta. This has been a large economic driver on the east side of the Corridor.



THE WILLINGHAM CORRIDOR IS HOME TO HOTELS OF ALL CLASSES DUE TO IT'S PROXIMITY TO THE HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT. ONE OF TWO MAJOR AIRPORT HOTEL CLUSTERS IS LOCATED IN THE SOUTHERN AREA OF THE WILLINGHAM STUDY AREA. MORE COMPATIBLE



1

Econolodge



Scale: Economy
Rooms: 99
Year Built/Renov.: 1966

2

Double Tree by Hilton



Scale: Upscale
Rooms: 220
Year Built/Renov.: 1985/2018

3

Homewood Suites



Scale: Upscale
Rooms: 122
Year Built/Renov.: 2014

Source: CoStar, 2020.



06 || PUBLIC ENGAGEMENT

STAKEHOLDER AND COMMUNITY ENGAGEMENT

Stakeholder and community engagement during the first phase of the study included virtual meetings with the project management team (PMT), a corridor tour with the PMT, an initial stakeholder committee virtual meeting and stakeholder interviews. The Project Management Team includes staff representatives from the Cities of East Point, College Park and Hapeville, Aerotropolis Atlanta Alliance, Finding the Flint, and the Atlanta Regional Commission. The Stakeholder Committee includes representatives from neighborhoods, local businesses, economic development organizations, and

PROJECT MANAGEMENT TEAM MEETING 05-26-2021

During the meeting, planning team provided a brief overview of the schedule and timing of outreach and deliverables. The group then discussed what a successful corridor study process would include, what the group’s vision for the future of the corridor included, specific issues and opportunities along the corridor today, data needs and relevant studies to consider, and identify potential stakeholders for the planning team to consider for the stakeholder committee or stakeholder interviews.



CORRIDOR TOUR 06-17-2021

A tour of the corridor was conducted by the PMT and the planning team to gain a firsthand perspective of the current character of the area, identify potential challenges or opportunities, visit recent or potential development sites and possible locations for future greenspace. Due to the site visit, the team was better positioned to assess potential needs and opportunities in the study area.

PROJECT MANAGEMENT TEAM MEETING 06-30-2021

During the second meeting of the PMT, the group discussed the Corridor Tour, reviewed initial analysis related to existing conditions, as well as demographic and market data. The meeting also involved a follow-up discussion on Stakeholder Committee members, upcoming meeting dates, and draft meeting agendas. The meeting concluded with discussion about the online community survey’s format, questions, and timing.

CORRIDOR TOUR 08-25-2021

During the third meeting of the PMT the group discussed takeaways and impressions from the first Stakeholder Committee meeting, reviewed interim online survey and interactive map results, upcoming stakeholder and community outreach events. The meeting also included an overview of the draft Existing Conditions and Corridor Economic Assessment Report. The meeting concluded with the group examining the summary map of opportunities and constraints and the draft corridor character areas map.

STAKEHOLDER COMMITTEE MEETING 08-05-2021

During the first meeting of the Stakeholder Committee, the planning team provided an overview of the project including the purpose of the study area, purpose of the stakeholder committee, a review of existing conditions of the area, demographic and market data, as well as any relevant trends or themes identified during the initial analysis. The meeting also included an opportunity for the Committee to provide their thoughts on the corridor today, opportunities and challenges along the corridor today and potential vision for the corridor in the future.

The Stakeholder Committee provided the following responses when asked to provide a word or short phrase to describe the corridor today and a word or short phrase to describe the ideal corridor in the future:



PUBLIC SURVEY AND INTERACTIVE MAP

An online community survey was created using Survey Monkey and Wikimap to gather community input on current issues and opportunities, ideas for public or private investment, as well as thoughts on the corridor today or ideal corridor. Additionally, the survey asked respondents to provide a additional history or a unique story about the corridor. Of the 157 participants 82% desired change and 18% wished for the area to maintain as is. Survey respondents were provided a brief overview of the study and asked the following questions:

- How do you interact with Willingham Drive corridor?
 - I live on or near Willingham Drive
 - I work on or near Willingham Drive
 - I do not live or work near Willingham Drive, but I drive the corridor often
 - I regularly attend activities or run errands along the corridor
 - I do not live, work, or use Willingham Drive often
- Please provide a word or brief phrase to describe Willingham Drive today
- Please provide a word or brief phrase to describe what you would like to see for Willingham Drive in the future
- What are some opportunities or challenges that may help or hinder that vision of Willingham from happening?

In addition to the survey questions, an interactive map was created that allowed participants to pin specific locations along the corridor and denote areas that they liked, areas that they thought need improvement and areas that might present an opportunity. Participants could leave comments on their pins or comment on pins left by others, indicating whether they agree or disagree.

**Note: At the time of this drafts creation, Public Survey was still open for input, and results received from a recent community intercept were being analyzed.*

Responses to the questions regarding a word or short phrase to describe the corridor today or to describe the ideal corridor in the future included the following:





WILLINGHAM

CORRIDOR STUDY Stakeholder and Community Engagement Report

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INTRODUCTION

Introduction

The Community Engagement Strategy (CES) Final Report will outline how stakeholders and community members were involved in the Willingham Drive Corridor Improvement Study process. The CES was intended to be a “living document” that guided engagement activities through the life of the study and was refined as engagement opportunities and challenges presented themselves. It outlined strategies and a variety of methods of community engagement techniques to reach a large and diverse public that ensured input was gathered and information was disseminated.

The CES consisted of the following strategic pillars: Educate, Engage, and Inform.

Educating stakeholders and community members about the project was an important part of the process. Education and outreach activities gave the Project Team direct interaction with the community and provided an opportunity to garner support for the project.

Engaging stakeholders was an essential component of the outreach process, as it helped translate stakeholders’ needs into project goals. Discovering the point of consensus to shared motivation helped stakeholder groups arrive at decisions that resulted in meaningful outcomes. The Project Team’s strong relationships in the respective cities were an asset and were useful throughout the engagement process.

Maintaining on-going communication with stakeholders minimized the potential for misunderstandings and dissemination of inaccurate information about the project. The Project Team ensured stakeholders and citizens were informed throughout the process, provided outcomes, and allowed them to see where their participation impacted the plan.

COVID-19 Principles

COVID-19 changed our industry, particularly as it related to traditional public workshops and stakeholder meetings, where input and decision-making has typically taken place face-to-face. Fortunately, technology has made significant advances to allow for meaningful interaction in a virtual environment. The Project Team took full advantage of these technologies (e.g., Zoom) to educate and gather feedback. This platform provided a variety of innovative tools to virtually interact, engage, and solicit public opinion.

01 || ENGAGEMENT STRATEGIES AND TECHNIQUES

ENGAGEMENT STRATEGIES AND TECHNIQUES

The techniques outlined in this plan were crafted to offer opportunities for agencies, stakeholders, and the community to be involved and engaged despite the necessity for social distancing. Coordination efforts included stakeholder interviews, information sharing tools, online engagement, and virtual meetings. The implementation process was extremely important, as it brought the Community Engagement Strategy to life and transformed the tactics into action. The “optional” engagement tools listed below, are equipped with a variety of tactics that aligned with the strategic pillars set forth in the Community Engagement Strategy, and activation of designated initiatives was based on project goals and objectives. The following engagement tools and techniques were used throughout the project. More details on each method of engagement are provided below.

Flyers/QR Codes

Event Flyers/QR Codes



Figure 1A



Figure 1B

ENGAGEMENT STRATEGIES AND TECHNIQUES

Literature Drops

Project related literature was distributed to local businesses within the study area (as shown in Figure 2A-2D).

Literature Drop locations:

- Star Coin Laundry
- Lee's Coin Laundry
- Brownie's Cleaners
- Courtesy Cleaners
- Eastpoint Fish and Wings
- Taco Pete
- Ardens Garden
- Romeo's Pizza and Bistro
- Subway
- The Breakfast Boys
- Spondivits
- Lickety Split Southern Kitchen & Bar
- La Shish Kabob
- American Deli
- Marathon
- Valero
- Tienda y Carniceria El ejido
- El Jefe Cigar Co.
- Airport Vapes
- Kings Cigar Lounge
- The Wellness Spot
- Gias Organic Herbs and Vitamins
- Olympus Gym
- Banister's Upholstery
- TDJ Auto Sales
- Hoots Auto Service
- Atlanta General Machine Works
- Hapeville Collision Center
- Allied Motor Parts
- Staybridge Suites Atlanta Airport
- Hilton Atlanta Airport
- Residence Inn by Marriott Atlanta Airport
- Sonesta Select Atlanta Airport
- Double Tree by Hilton Hotel Atlanta Airport

- Hampton Inn & Suites Atlanta Airport
- Woodward Academy
- Hapeville Charter School Business Office
- Main Street Package
- Treat Love
- LSG Sky Chefs
- Realms Enterprises INC
- Startship Corporate Offices
- Del Barrio Autoglass
- Dandie Scottie Kennel
- Tri City Animal Hospital



Figure 2A



Figure 2C

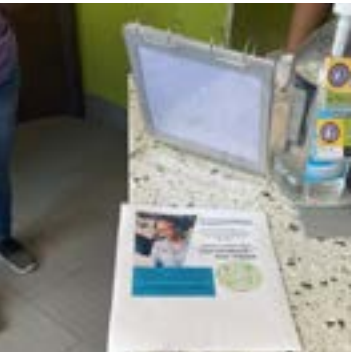


Figure 2B



Figure 2D

ENGAGEMENT STRATEGIES AND TECHNIQUES

Website

A project webpage (as shown in Figure 6) was established on the City of East Point’s website. This webpage housed project information and announcements of upcoming outreach and milestones. Additionally, project announcements and general information were disseminated to the Cities of College Park and Hapeville. An interactive map (as shown in Figure 7) was included on the site to gather input and opinions on the current status and future opportunities for the study.



Figure 6



Figure 7

ENGAGEMENT STRATEGIES AND TECHNIQUES

Social Media Marketing

Social Media expanded the reach by providing an ability to capture diverse audiences and influencers that helped to generate buzz about the project. The Project Team developed a social media content calendar and utilized designated social media platforms to share information. Video and images accompanied the captivating content to ensure it captured the audience’s attention. All social media activities were coordinated with each city and consistent with each city’s existing social media platforms and content strategy.



Figure 8A



Figure 8B



Figure 8C

Meetings

Considering the project timeline, consistent meetings for coordination and project updates maximized the team’s opportunity for success. Project Team coordination meetings and project status reports provided an opportunity for the Project Team to discuss ongoing activities, as well as track progress and outcomes. Meetings also included coordinated stakeholder meetings as well as two public meetings. Elected officials and key stakeholders were briefed and interviewed during the process to gain a better understanding of the current issues and potential opportunities within the Willingham Corridor area. This input supported the development of draft recommendations and catalytic site concepts that were then shared with the PMT, Stakeholder Committee and the public.

COMMUNITY OUTREACH - EVENTS

Community Events

The Project Team participated in the City of East Point’s Wind Down Wednesday Community event to gather input from the public.



Figure 3A



Figure 3B

City of East Point Wind Down Wednesday, August 25, 2021

Community Intercept

- More renovations need to be made to the existing buildings
- Add kid friendly activities (fun zones, Dave & Busters)
- Expand Main St. (add more family-oriented infrastructures)
- Reflect ATL BeltLine - Trails, Bikes and Scooter, More Accessibility
- Revisit Aerotropolis Greenway Plan (East Point path 25 miles to connect with corridor)
- Increase security measures
- Private developers should buy the land, so all responsibility isn’t on the city

COMMUNITY OUTREACH - ONLINE SURVEY

Online Survey

Powered by Survey Monkey, an online survey was developed early in the process to gather public input on corridor opportunities and challenges. To recap, 157 respondents provided input, thoughts, experiences, and ideas to help shape the vision of the Willingham Corridor. It was found that 53% of respondents lived on/near corridor, 7% worked on/near corridor, 19% drove the corridor often, 17% attend activities/run errands along corridor, and only 4% did not live, work, or use the corridor.

Eight questions asked were focused on respondents’ perceptions and experiences within the study area. The questions asked included:

Question One:

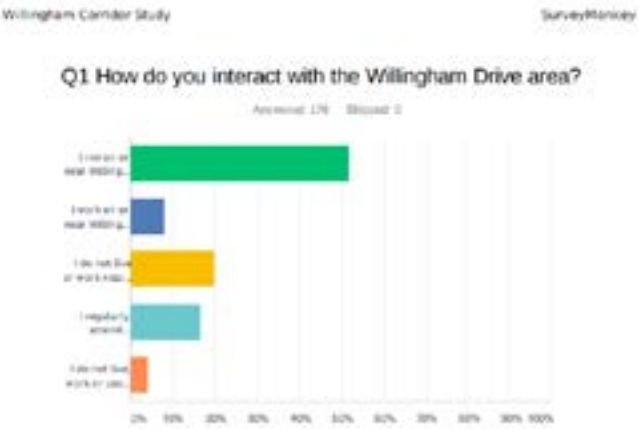


Figure 4A

Question Two: Please provide a word or brief phrase to describe the Willingham Drive area today.



COMMUNITY OUTREACH - ONLINE SURVEY

Question Three:

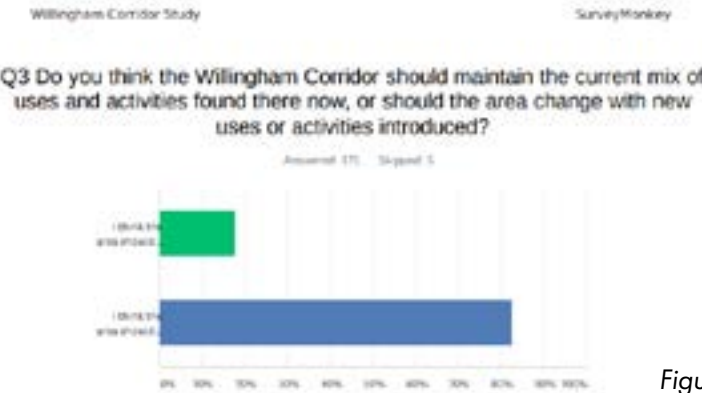


Figure 4B

Question Four: Please provide a word or phrase to describe what you would like to see for the Willingham Drive area in the future.



Question Five: What are some specific opportunities along the corridor that may help achieve that future vision for the Willingham Drive area? These might include specific sites, development, transportation, land use or perception related opportunities.

- Specialty stores that would be attractive to people going to the airport
- Bike lanes, maybe a jogging trail something like the belt line in the City of Atlanta
- Hotels, restaurants, movie theater, and supermarket
- A walking / cycling path with beautification to combat the very industrial and utilitarian current use would be ideal to connect City of Hapeville with City of College Park

Question Six: What are some specific challenges along the corridor that may hinder the implementation of that future vision for the Willingham Drive area? These might include specific sites, development, transportation, land use or perception related challenges.

- Removal of the recycling plant and car crushing facility
- Abandoned business
- Poor sidewalks if any, bad road conditions, no traffic calming devices, bad curb appeal, lack of restaurants and retail. Dilapidated buildings and no community attractions
- Getting the cities to clean up their area and spend money to improve their property

COMMUNITY OUTREACH - ONLINE SURVEY

Question Seven: Do you have any unique stories, knowledge or history of the Willingham Corridor area that you would like to share?

Unique Stories, Knowledge or History of the Willingham Corridor - Responses

"I am a native Atlanta resident (specifically from the City of Atlanta and South Fulton County). I remember seeing my grandmother heartbroken after she discovered that the Tri-Cities Plaza was torn down when she got off the Marta Bus in anticipation to visit one of the stores. The plaza was no more along Willingham Drive. She had no forewarning and was unaware of the planned demolition of the plaza. A piece of her died that day. I remember the old strip mall and yes, it was old and time to go, but I can't help to sympathize with my sweet old granny who loved some of the stores in the plaza."

"I use it to jump on the Highway when leaving work."

"I grew up going to Tri-Cities Plaza in the 1960s. We went to the dime store, bakery, and Western Auto. It was always a fun experience and I walked away with a plastic dinosaur or other toys from the dime store."

"People walk through my yard every day to get to a bus stop or to work because there are no sidewalks. We wake up in the middle of the night to loud wannabe race cars with modified exhaust."

"This has been our route to East Point for the last 32 years, making this area more appealing with more green space, bike/walking trails would connect our cities in a way that would invite more walking and biking. It's unsafe now to try and walk that corridor, no sidewalks and the roads are trashed."

"My grandmother grew up in Egan Park, around 1/10 mile from the headwaters."

"There used to be a diner off of Bachelor Street my grandfather used to take me."

"I got \$20 once for selling scrap metal across the street from it at that hideous industrial metal recycling plant."

"Area used to be a center for shopping until Woodward took over the property."

COMMUNITY OUTREACH - ONLINE SURVEY

Unique Stories, Knowledge or History of the Willingham Corridor - Responses

"The flint river is an amazing effort to keep the land beautiful. Willingham corridor is not known for beauty or safety. Now is the time to change that."

"My family frequently bikes from East Point to Hapeville via Willingham. We might start attending a pre-k in Hapeville and then would ride this way twice daily."

"Seeing school age children conducting study of the Flint."

"Has to change. Was a lot better years ago."

"We live only one block from Willingham. Have been there 35 years. The history is that the city forgot the area many years ago and does not maintain the area."

"The portion of the corridor along Magnolia and Elm (Cherry) Street formed a segregated Black neighborhood known to locals as "Stinktown" and later "Junglefoot," according to researcher L. Shannon-Flagg. This impoverished community, like East Washington across the tracks, was adversely affected by legal segregation in East Point beginning in 1912. Even today, the homes on these streets are in disrepair and speak to a history of discrimination and suffering. However, the neighborhood of "Junglefoot" also gave rise to hope in the form of two prominent churches. I wrote a blog post on this topic at <https://findingtheflint.org/updates/2021/2/25/black-history-and-the-headwaters>. More information can be found in the works of L. Shannon-Flagg (https://scholarworks.gsu.edu/cgi/viewcontent.cgi?article=1027&context=history_theses) and get a copy of Skip Mason's book on East Point (<https://www.arcadiapublishing.com/Products/9780738513836>). The opportunity here is to somehow remember this history, perhaps with signage. I'm not sure how to support and honor current residents of these dwellings, but that needs to be part of the picture as well."

"As a native to College Park, the Woodward Academy transportation hub adds value to the Willingham Corridor and the structures beyond the hub should also reciprocate."

"I've lived here all my life. I'm 58 and the street has always been depressing and an eyesore passing through from East Point to Hapeville."

COMMUNITY OUTREACH - ONLINE SURVEY

Question Eight: Do you have any other comments you would like to leave regarding the Willingham Corridor area?

- This would be a great opportunity to connect Tri-Cities and create a gathering space for the entire community
- This area could always use more nice restaurants, green space (nice park) or areas for bike, skate, walking, sidewalks
- Exciting stuff! Thank you for engaging with the community!
- It's vital to the connection to College Park. It is not visually an attractive road as is. Development would render this

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

Project Management Team Meetings (PMT) - The Project Management Team consisted of representatives from the Cities of College Park, East Point, and Hapeville, the Aerotropolis Alliance, Finding the Flint and the consultant team. Meetings occurred monthly, unless cancelled or rescheduled and consisted of project updates, discussions on issues and recommendations and check-ins prior to upcoming stakeholder or public meetings.

PMT Meeting 1, May 26, 2021- The planning team provided a brief overview of the schedule and timing of outreach and deliverables. The group then had a discussion on planning for success, future vision of the corridor and issues and opportunities along the corridor today.

Measures of Success:

- Residents in the Tri-Cities area felt integrated into the plan and are excited to see it come to fruition
- Shine a greater light on the Flint River and move that work forward
- Focus on a deeper connection to business community and landowners along the corridor
- The City of East Point recently adopted a new Mixed-Use Industrial Zoning District and the City would like to see that used in the study area
- The vacant Delta Air Lines office building and Flint River south of I-85 present an opportunity in that area of the corridor

Corridor Tour, June 17, 2021- The Willingham Corridor Tour included a walking tour with several Project Team members who visited areas of interest and landmarks along the corridor.

Key Takeaways, Top 5 Comments:

Looking for every opportunity to uncover the Flint River and incorporate it into an amenity for as many uses as possible. We observed students taking water samples from the river, but it appeared that their access point was as safe as it could have been. It looked like the tail end of the school van was sticking out into the street. Perhaps having a few parking spacing in a nearby vicinity with a wide multi-modal pedestrian access way/trail for outdoor classroom opportunities may be something to look into.

The location of utilities may be an impediment for some of the initiatives planned, especially any desire for walkability or alternative transport necessary for the next point.

Our team was seeking shade everywhere we went. The trees along this corridor are so important

Families of Woodward Academy alumni are buying second-homes or relocating to the neighborhood so they're closer to the school.

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

Recognition and inclusion of historically black neighborhoods into LCI plan

There are several historic black neighborhoods previously inhabiting this area that are nearly extinct. In the future development, consideration needs to be taken to address the histories of these neighbors into future plans and ensure these communities are not regentrified as new development comes in.

Provide greater opportunities for social interaction along Willingham, such as sidewalks along the entire corridor.



Willingham Corridor Tour



COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

PMT Meeting 2, June 30, 2021- The meeting included a brief presentation and discussion of the following topics: Corridor Tour Recap, Market Analysis, Early mapping and analysis, Stakeholder Committee (members, meeting dates, and draft agenda) and the online community survey (format, outline/questions, and timing).

PMT Meeting 3, August 25, 2021- The meeting included a discussion of the following topics: recap of the stakeholder committee meeting; online survey and interactive map; upcoming outreach; draft existing conditions and corridor economic assessment; and opportunities, constraints, and corridor character.

Key Takeaways:

- A new path is coming near Irene Kidd Parkway and connecting to existing trail near Norman Berry Drive
- The parcels east of Interstate 85, between Central Avenue and Willingham Drive will become a mix of residential and commercial uses
- The study boundary may need to be adjusted to be more logical and include relevant sites/areas

PMT Meeting 4, September 29, 2021- The Project Team provided an update on the online survey, interactive map, and timing of outreach and deliverables. The group then had a discussion on results from previous stakeholder meetings about opportunities and challenges facing the corridor today. The Project Team then gave a presentation on existing conditions and character areas.

Key Takeaways/Opportunities and Constraints:

Development

- Vacant Buildings
- Vacant Sites
- Surface Parking Lots

Greenspace

- Headwaters Park
- Potential future greenspace
- Additional development sites

Neighborhood Node (Focus Area 4)

- Located at the Intersection of:
 - Willingham Drive and Bobby Brown Parkway
 - Headwaters Trail and Norman Berry Trail
- Transition from west to east –height and use

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

- Residential and limited retail (west)
- Single-family detached, Townhomes, Multifamily
- Hotel and commercial (east)
- Trail and greenspace as key feature
- Stormwater and amenity –Celebrate the Flint!
- New roadway connection
- Density allows for greenspace

International Node (Focus Area 6)

- Centered on International Blvd, Lang Ave, Elkins St, and Virginia Ave
- Create walkable mixed-use district
- Transition from west to east –height and use
- Hotel, office and commercial (west)
- Residential (east)
 - Multifamily and townhomes
- District parking deck -office and residential
- New road connection(s) from Willingham
 - Relieve cut through traffic
- Improved/expanded Flint River greenspace
- Celebrate the Flint! –Parks, planting and pavement
- Parking deck and density allows for greenspace

Implementation

- Greenspace and Trails
 - Headwaters Nature Preserve
 - Headwaters Nature Center/Park expansion
 - Headwaters Trail
 - Headwaters Trail Corridor
- Transportation
 - Interchange Access Study
 - Updated/Safe Rail Crossings
 - Willingham Drive/Central Avenue routing
 - Sylvan Road Connector Feasibility

- Land Use and Development
 - Zoning Changes/Revisions
- Economic Development
 - Establish Headwaters Creative Hub (organization)
 - Expand or Create a Tax Allocation District (TAD)
 - Conduct Brownfield Assessment of Catalytic Sites
- Placemaking and Programming
 - Public Art/MARTA Bridge and Wall Mural
 - Streets Alive Willingham Drive

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

Stakeholder Meetings – Three Stakeholder Committee meetings were held throughout the process. The Stakeholder Committee included representatives from the corridor and surrounding neighborhoods and acted as a sounding board reviewing and responding to issues, ideas, or concepts prior to them being taken to the public.

Stakeholders included in public outreach:

- Arden’s Garden
- ATL Airport CIDs
- ATL Airport District
- Clearly College Park (BIDA)
- Delta Airlines
- Eagan Park Neighborhood
- East Point Business and Development Authority
- East Point Water and Sewer
- East Washington Neighborhood
- Electric Cities of Georgia
- GDOT
- Hapeville Arts Alliance
- Hapeville Development Authority
- Historic College Park Neighborhood
- MARTA
- MARTA
- MEAG Power
- River Park Neighborhood
- SA Recycling
- Virginia Park Neighborhood
- Woodward Academy

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

Stakeholder Meeting 1 - August 5, 2021 - The first Willingham Corridor Study Stakeholder Committee Meeting included an overview of the study; the corridor today; previous plans and studies; key maps, statistics, and themes; opportunities and challenges; the corridor in the future; and a survey and interactive map. Presenters included members of the Project Team from Kimley-Horn, Perez Planning, and HR&A. The presentation also included interactive activities.

General Comments:

- | | |
|---|---|
| - A large concern is the parking lot on Bachelor Street now being considered for a GA Power substation to power the airport. This would completely change the face and character of that intersection | |
| - The Owens Illinois property is currently an opportunity but there is confusion about the site’s future, even by the property owners | |
| - Heavy emphasis on beautification and art installations throughout the corridor | |
| - One word describing the Willingham Corridor today | - One word describing the Willingham Corridor in the future |
| - Junky | - Vibrant |
| - Industrial | - Connection |
| - Hodge Podge | - Post-Industrial |
| - Industrial Area/scattered | - Innovative |
| - Mixture | - Walkable |
| - Connecting | - Natural Community |
| - Unsafe | - Balanced Land Use |
| - Ready for Change | - Inclusive |
| - Central | - Tremendous redevelopment opportunity |
| - Congested | - Entertaining |
| | - Transition |
| | - Community |

Additional Feedback:

- Promoting walkability and corridor enhancement through increasing sidewalk connectivity
- Wayfinding, art, or some other distinguishing district features could be a huge opportunity
- Echoing the sentiment of highlighting and calling out distinguishing features of the corridor for people who might be passing through via the interstate
- Interstate facing billboards could help with some interstate visibility and marketing
- The vacant Delta Tower could potentially be a pocket park

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

Stakeholder Meeting 2- September 30, 2021 - The second Willingham Corridor Study Stakeholder Meeting included an overview of the study area and purpose, existing conditions, demographics, market analysis, opportunities and strengths, and a more detailed discussion about each individual subarea.

General Comments:

- City of Eastpoint was awarded EPA funding for site mediation in Sylvan Area
- love seeing trees and bioswales to break up the concrete
- Existing GA Power Substation will be decommissioned once new Substation is created

Additional Feedback:

- Subarea 1 - With sports activity in area there will be good retail opportunities for restaurants
- Subarea 2 - Need to ensure whatever businesses or development you bring into this area to plan for potential traffic congestion
- Subarea 4- Concern about PowerStation taking away development potential from other businesses
- Looking to start something within the next 5 years
- Subarea 6- People are fine with denser development. There is a desire for a transition in housing types (i.e., denser townhomes)
- Greenspace & Trails- GA Power is willing to help with whatever direction the community chooses to go

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

Stakeholder Meeting 3- November 4, 2021 - The third Willingham Corridor Study Stakeholder Meeting included an overview of the catalytic “Focus Areas” and “Challenge Areas.” These areas included the Headwaters Gateway South & North which centered around Nature Preserve and Headwaters Hub, Neighborhood Node located at the Intersection of Willingham Drive and Bobby Brown Parkway, and International Node, centered on International Blvd, Lang Ave, Elkins St, and Virginia Ave.

Each area’s potential programming was discussed in further detail, primarily outlining an implementation scheme based on greenspace and trails, economic development, transportation, placemaking and programming, and land use and development. Draft greenspace recommendations and transportation projects were discussed towards the end of the meeting.

General Comments:

Stakeholders were generally supportive of the Neighborhood Node concept and liked the idea of highlighting the Flint River with additional greenspace and trails.

Stakeholders were excited about the additional greenspace and development concept within the International Node. One stakeholder asked who has authority over the Flint River in this area. It was the understanding of the group that the Army Corps of Engineers and Georgia EPD have approval and permitting authority in this area.

Stakeholders commented that transportation improvements in the area would be critical to unlocking the potential of the area. Members were intrigued by the railroad crossing roundabout example that was shared and thought it was the type of suggestion that could get people interested and excited about finding a solution.

Committee members gave their thoughts on implementation priorities. Most agreed that completing the Headwaters Nature Preserve should be the top priority. Other implementation items they felt should be focused on first included the MARTA bridge and retaining wall mural, the first phase of the Headwaters Trail connecting to the preserve, establishing the Headwaters Creative Hub and organizing an event or festival similar to Streets Alive Atlanta.

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

Community Meetings – In addition to the online survey, two public community meetings were held to gather input on the study area, potential concepts, and implementation items. Below outlines a brief summary and key takeaways from each meeting. These meetings were virtual, due to local conditions related to COVID-19, as well as specific needs of the study and communities involved.

Virtual Community Meeting 1- October 13, 2021- The first Willingham Corridor Study Stakeholder Community Meeting began with an introduction to the project by the Project Team. This included a brief overview of the study area and background, existing conditions, market analysis, and focus areas. Participants were then directed to one of three breakout rooms, where they were given a chance to discuss and provide input on the four focus areas (Figures 9A-9D). This discussion included topics like land use, transportation, and greenspace and trails. An interactive activity was also included where participants could choose character images they liked or disliked for each focus area. Meeting facilitators would then place a green or red dot based on those comments.



Figure 9A



Figure 9B



Figure 9C



Figure 9D

General Discussion Topics:

- Transmission Lines and Utilities in the Area
- Crime in the Area
- Case Studies
- Household Income (North and South of Willingham)
- Concentrated Areas within the Study Area
- Transportation
- Greenspace and Trails

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

Character Area 1- Character Area 1 is located south of Willingham Drive and just east of Main Street. The area currently includes a soccer field, hair salon, single-family neighborhoods to the south, and the Flint River where it forks into a single stream. Participants shared the following thoughts and recommendations related to land use, development, character, urban design, and connectivity for Character Area 1:

- Going in a good direction with the new and needed greenspace
- Improve some of the business fronts along east Main Street
- Interested in new multi-use trail and how it will connect (or will not connect) to Willingham Corridor
- Concern with need for connectivity to downtown East Point
- Need broader view of how all assets will connect in the Tri-Cities
- Additional greenspace near residential homes
- Small-scale retail is inviting with open/outdoor space and has a contemporary style. Matches the character of the corridor
- Townhomes and small-scale retail near the new park would work
- Lack of desire for strip shopping retail

Character Area 2- Character Area 2 is located north of Willingham Drive and adjacent to the railroad to the east and west. The area currently includes Southeast Transport and Fleet Services Mechanic, IMC Concrete, Atlanta General Machine Works, TDJ Auto Sales, Franks Auto Repair, U-Haul, and Otter Self Storage. Participants shared the following thoughts and recommendations related to land use, development, character, urban design, and connectivity for Character Area 2:

- Prime area for connecting to downtown East Point and East Point MARTA Station
- Challenged due to smaller parcels, railroad splits, and industrial clean-up
- Use of railroad splits as rails to trails for a multi-use path
- Opportunity for reusing/modifying industrial spaces as entrepreneur offices/workspaces and maker spaces
- Opportunity for reuse as gathering place for entrepreneurs and community
- Flex uses would be easier to implement due to less industrial clean-up needs than for residential and restaurant space
- Brewery/restaurant that is outdoor and industrial looking would be inviting and match the character
- Small-scale restaurant, office, and flex-office that are open and inviting
- Desire for look and feel of Ponce City Market and is a mixed-use pathway that is not car centered
- Desire for pedestrian-oriented/walkable spaces
- Special consideration for abutting residential areas near Elm Street and Magnolia Street
- No more industrial and warehouse development

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

Character Area 4- Character Area 4 is located south of Central Avenue and is bisected by Willingham Drive in the northern portion of the Character Area. The area currently includes many hotels (Double Tree, Staybridge Suites, Hyatt Place Atlanta, Marriott), Light of the World Church, and Avis. Participants shared the following thoughts and recommendations related to land use, development, character, urban design, and connectivity for Character Area 4:

- No substation in the area
- Interest in adding tiny homes
- Desire for sidewalk that runs parallel to the Flint River corridor and would help make the area more explorable
- No more hotels in the area
- Addition of office buildings with good visibility and access
- Need a diverse mix of uses throughout the corridor to increase the number of people coming and going throughout the whole day
- Desire for walkable area
- Desire for retail center

Character Area 6- Character Area 6 is located east of I-85 and south of Central Avenue and is bisected by Willingham drive to the north. The area currently includes hotels (Sonesta, Residence Inn, Hilton), Delta Community Credit Union, American Deli, and single-family residential in the northwest portion of the Character Area. Participants shared the following thoughts and recommendations related to land use, development, character, urban design, and connectivity for Character Area 6:

- Reconfigure or add to bridge as a pedestrian bridge
- Need to include combination of townhomes and mixed-use development
- Need to improve walkability of the area
- Opportunity for housing stock that is available to workers working in closing proximity to the area, including Delta Headquarters workers
- Remove old Delta Headquarters building
- Office and multifamily have a nice feel
- Desire for a combination of uses, including retail center and office/commercial
- Proximity to interstate would allow for a development like Atlantic Station

Transportation- The transportation discussion focused on Willingham Drive, Interstate access, and new connections. Participants shared the following thoughts and recommendations related to transportation:

- Need additional right-of-way to create a multi-use trail
- Desire for alignments that diverge greater from the road for bicyclists
- Interest in sidewalks and bike lanes on both sides and a Flint River swale

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

- Like educational mural
- Highlighting the geological dividing line along the railroad tracks

Additional Feedback:

- Suggestions on starting on one side of the street with the sidewalks
- Consider the new developments along eastern Virginia Avenue, near the Dunkin Donuts

Virtual Community Meeting 2- November 17, 2021 - The second Willingham Corridor Study Stakeholder Community Meeting began with a summary of the project and recap of the planning process to date. This included a brief overview of the study area, 3 focus areas (Headwaters District, Neighborhood Node, International Node), and Challenge Area. Each focus area presentation was concluded with an interactive survey from which to receive feedback from public attendees. After the focus area discussions, Greenspace/trail, transportation recommendations, and implementation and action items were discussed.

General Discussion Topics:

- Headwaters District
- Neighborhood Node
- International Node
- Transportation
- Implementation and Action Items

Community Feedback:

Headwaters District

- General
 - It would be amazing to bike or walk safely from Arden's Garden to Arches
 - Like the multi-use and art vibe. East Point needs more public art! Walkability is a great direction. Don't be afraid to go even bigger. What are some other ways to connect to the area without traveling down Main Street?
 - Food trucks/cafes/restaurants- hoping for an increase in somewhat healthy food and more on trend food concepts
 - The Headwaters provided this site with a major "catalytic energy". Love to see it.
 - I love the goal of ped/bike/wheelchair access.
 - It would be amazing to bike or walk (safely) from Arden's Garden to Arches.
 - I'm mostly excited about the development of creative, artisan, food endeavors & building of the community

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

- Like the multi-use and art vibe. East Point needs more public art! Walkability is a great direction. Don't be afraid to go
- Support
 - Headwaters provides this site with a major catalytic energy - love to see it
 - I love the goal of ped/bike/wheelchair access
- Neighborhood Node
 - General
 - Would like to see more single family or even starter homes
 - Would like to see some of the residential/ lifestyle development ideas utilized in both Peachtree City at Trilith and at Serenbe
 - Higher density is probably good; enables viable transit, puts more eyes on the trail and makes it safer
 - The property owner of some of the area at Norman Berry/ Willingham is in a legal fight for their land with Georgia Power and their proposed new substation
 - I think the connection to the East Point MARTA station and the other trails you mentioned is what can make the concept go from good to great. That's because, as you mentioned, you can then get to/from Willingham to all over the region.
 - Would like to see more single family or event starter homes
 - I think higher density is probably good; it enables viable transit, puts more eyes on the trail and makes it safer
 - Concern
 - Has there been any environmental studies done on the Flint River to ensure no negative impacts on the waterway from development and is it safe for people to be around i.e., not polluted/potential health hazard?
 - Answer: Stream sampling with the Flint Riverkeeper and students from CSU occurred recently. The Headwaters are a typical Urban Stream. A possible sewage leak is being investigated with College Park and East Point utilities. The good news is there are fish, crawfish, turtles (signs of life).
- International Node
 - General
 - Please Consider implementing living walls within the development (in and around shops, galleries, cafes, outdoor seating areas)
 - Roundabouts are effective...once folks learn how to use it properly
 - It's important to conduct programming to encourage buy-in. community must understand how this all benefits us
 - Back to the food trucks/ cafes/ restaurants I'm hoping for an increase in somewhat healthy food & more on trend food concepts
 - Love exposing the river/ beautifying the riverbank, planting of trees, etc Please consider implementing living walls within the development (in & around shops, galleries, cafes, outdoor seating areas)
 - It's important to conduct programming to encourage buy-in. community has to understand how this all benefits us.

COMMUNITY OUTREACH - STAKEHOLDER AND PUBLIC MEETINGS

- Support
 - Loved pavement treatments and modern condos. The brownstones are nice as well
- Concern
 - Affordable single-family is always a concern. I'm more Concerned about the diversity of the area demographically across the board.
 - While all 3 nodes are positive, they don't seem to provide a cohesive corridor.
- Headwater Trail Concept
 - General
 - Please Consider implementing living walls within the development (in and around shops, galleries, cafes, outdoor seating areas)
 - Support
 - Like the Greenspace idea and Riverwalk concept.
 - Roof plantings. Love it!
 - Like the idea of the diverse treatment of the activity trails.
 - Love exposing the river/beautifying the riverbank, planting of trees, etc.
- Transportation
 - General
 - Roundabouts are effective once folks learn how to use them properly
 - Is there something other than Norman Berry that can be used for enhanced connectivity?
 - Bike lanes and connector routes for bicycles would be a huge help. Biking on Main Street is highly precarious
 - Support
 - Agree on Roundabouts and love the idea of MARTA Public art bus stops
 - Concern
 - The learning curve, particularly for visitors, will be difficult for roundabouts
 - Walk Willingham quite cautiously due to state of roadway
- Implementation and Action Items
 - General
 - It's important to conduct programming to encourage buy-in. Community must understand how this will benefit us
 - Is Woodward being brought into the planning process?
 - Answer: Yes, Woodward Academy has participated as part of the Stakeholder Committee.
 - Concern
 - Will anyone be displaced?
 - What can we do to address affordability?
 - The concepts look nice and will make the area very attractive, but that may drive up prices. This could potentially drive out current residents. A major concern since the corridor passes through one of the formerly segregated neighborhoods of East Point (along Elm St. and Magnolia St.).

02 || CONCLUSION

CONCLUSION

In summary, the Project Team’s strategic approach to the development and implementation of the Willingham Drive Corridor Study Project helped facilitate in-depth communication with stakeholders, the public, and community leaders in the study area. Public participation helped the team analyze and identity themes throughout the process.

Comments or Themes Heard Throughout the Process:

- A majority of meeting or survey participant think the area should change with new uses or activities introduced
- Descriptions of the area today:
 - Industrial
 - Underdeveloped
 - Run down
 - Unattractive and uninviting
 - Unkempt, poorly maintained buildings and roads
 - Potential!
- Comments on the future of the Willingham Corridor area:
 - Mixed use developments (commercial and residential)
 - Greener
 - Walkability and connection
 - Bikeable
 - Cleaned up
 - Revitalized
 - More greenspace and bike lanes
 - Community members are open to a change (mixed used developments)
 - Traffic calming is important to consider
 - The community would like to see more sidewalks on Willingham Drive
 - There is a desire for more trails and better trail connectivity in the area
 - Preserving affordability is a concern, but there is a desire for higher quality and diverse housing types.
 - The community would like to see more healthy food options and places for children to play.

The level of engagement and public involvement assisted in welcoming community members into this process. Sharing the project with the City of East Point, College Park, and Hapeville through informational virtual events and visual project boards was a meaningful way to engage and gain insight.



WILLINGHAM

CORRIDOR STUDY RECOMMENDATIONS REPORT

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OVERVIEW

Overall Vision

The re-imagined Willingham Corridor is envisioned to become a unique and exciting center of employment, civic space, entrepreneurship, and creativity. The rediscovered Flint River, the planned Headwaters Nature Preserve and a proposed Headwaters Trail will serve as a new community focal points that new development will be organized around. The Flint River and Headwaters Trail will act as a spine connecting catalytic investments and development opportunities. New greenspace will be introduced to provide additional parks, enhanced stormwater amenities, and new opportunities to experience the Flint River. Development and redevelopment will add new uses and new opportunities for growing small businesses and the creative industries. By utilizing and enhancing the existing character of the corridor, the area will become a new central gathering space for residents, employees, artists, and entrepreneurs that further connects the Cities of College Park, East Point, and Hapeville.

01 || FOCUS AREAS

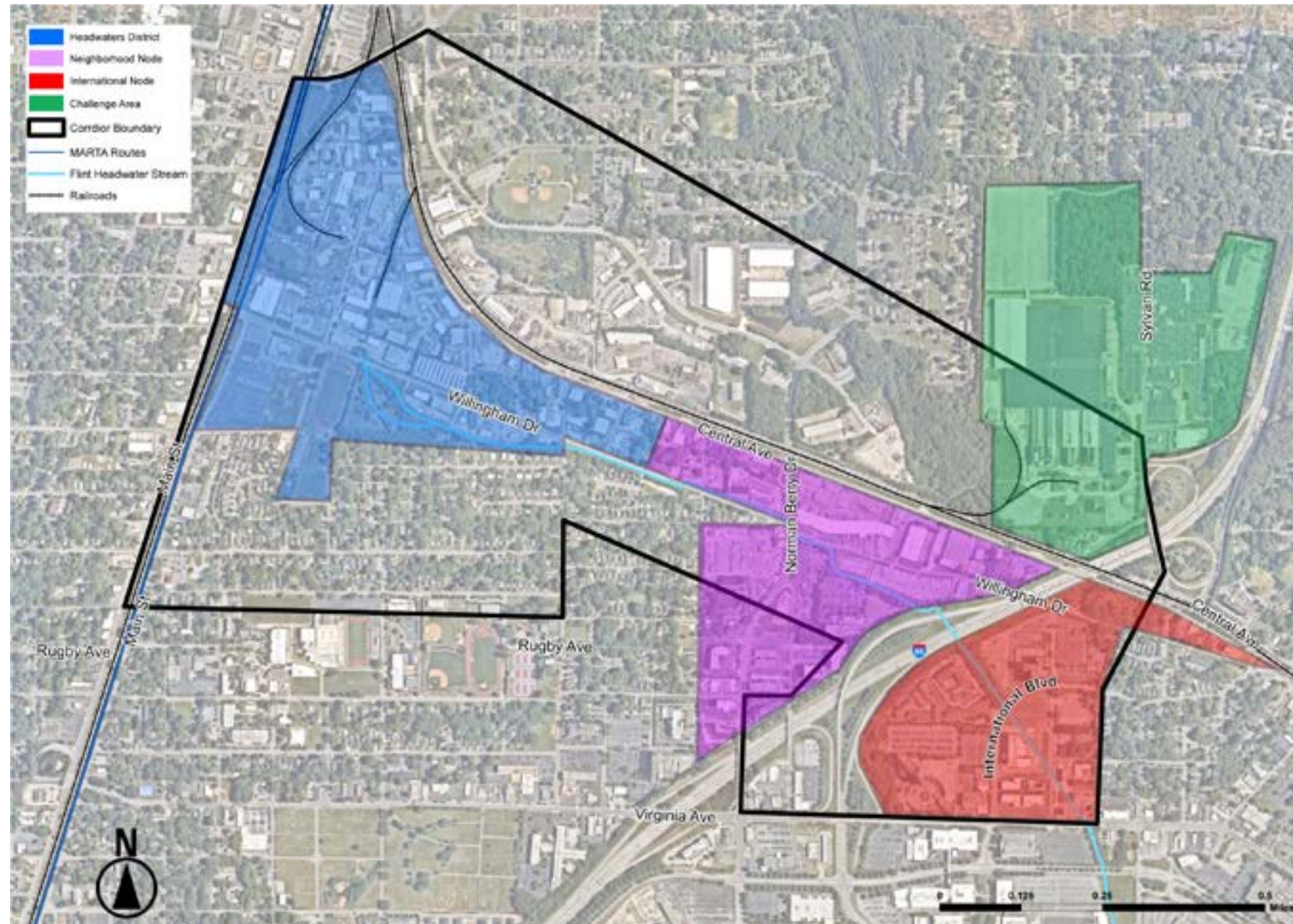


Figure 1. Focus Areas Map

FOCUS AREAS/CATALYTIC SITES

Three focus areas have been identified within the study area as having the best opportunity for shorter-term implementation based on current development activity, planned public investments and potential to spur additional investment as well as a challenge area where additional study, time, and focus may be necessary. These three focus areas, shown in Figure 1 include the Headwaters District, the Neighborhood Node and the International Node. Within each focus area, specific catalytic sites or projects have been identified that can help jump start the area's transformation. The black line shown in Figure 1 was the original study area, while the shaded areas represent an a revised study area that was expanded during the study to include nearby opportunities and challenges.". The proposed Headwaters Trail, shown in the graphic below, connects these three focus areas and catalytic projects. Each area and its recommendations are detailed in the following sections.



Proposed Headwaters Trail

02 || HEADWATERS DISTRICT

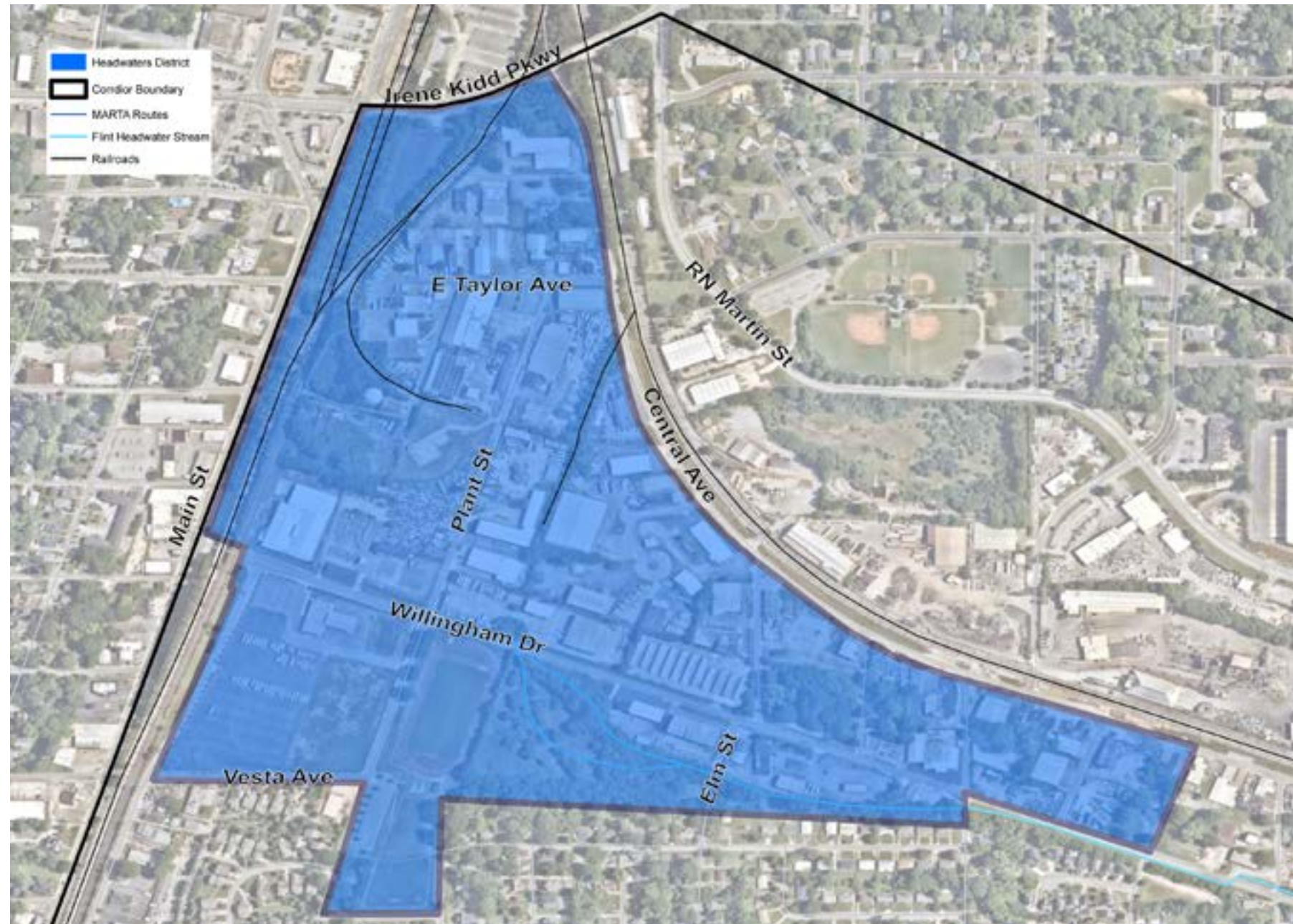


Figure 2. Headwaters District Map

AREA SUMMARY

The “Headwaters District” is in the northwestern portion of the study area, adjacent to the MARTA rail with Willingham Drive running directly through it. This district is located at the future nexus of several proposed multiuse paths, serves as a gateway to and from Main Street, and provides the first opportunity to see and interact with the Flint River. Additionally, existing MARTA bus service and proximity to MARTA rail stations gives this area greater connection to the Tri-Cities area, the larger airport area and the region. This area is currently comprised of small parcels with light and heavy industrial uses located between growing residential and commercial areas. There are a few aspects of the district that make it viable for catalytic activity such as the Headwaters Nature Preserve and existing, underutilized industrial buildings full of character. A major challenge is the broader community and development market’s lack of awareness of the Willingham Drive area, as well as relatively light traffic on Willingham Drive itself.

CASE STUDIES

Avondale Estates and Lee+White are both former industrial areas that have undergone massive transformations while maintaining some light industrial uses. These destinations have capitalized on their industrial character to attract consumer-oriented businesses that require inexpensive warehouse space but that create more of a retail destination than an industrial district.

Avondale Estates

- The Decatur-Avondale industrial area has transformed into an amenity-rich hub of breweries, antiques and home furnishings, and restaurants.
- A Tax Allocated District was developed in 2007 to help with area improvements.
- The area has seen multiple new residential projects including townhomes.

Lee + White

- The proximity to the BeltLine generated new interest in this formerly neglected warehouse district.
- The property was fully assembled and able to launch a node of activity by clustering multiple retail uses.
- The 23-acre Phase 2 redevelopment is being master planned to include office, retail, a food hall, and multifamily.

HEADWATERS DISTRICT



Figure 3. Headwaters District Recommendations (for illustrative purposes only)



Example Improvements and Developments

PROPOSALS AND RECOMMENDATIONS

Headwaters Nature Preserve and Nature Center

The Headwaters Nature Preserve (See area 1A in Figure 3) is in the planning and design stage and is anticipated to open within the next several years. This project will be the first catalytic investment in the area and will aid in shifting opinions and possibilities for the area. Expanding the Headwaters Nature Preserve across the Flint River to include the area to the northeast (See area 1B in Figure 3), would allow for more uses and facilities that cannot be accommodated in the initial phase of the park. This site would provide a “front door” or “storefront” to the Flint River, expanded greenspace, additional pervious parking, and park access. A Flint River Nature Center would provide community space where visitors can learn about the Flint River, urban ecology, and urban waterways.

Headwaters Hub

The Headwaters Hub (See area 2 in Figure 3) concept repurposes a former industrial building while maintaining its character to create flexible space for creative industries, entrepreneurs, and the community. This new center for activity is located near the Headwaters Nature Preserve, near the intersection of Main Street and Willingham, and anchor the intersection of several proposed trails or paths that would connect to nearby MARTA stations. Uses could include: brewery, artisan workspace, makerspace, commercial kitchens, flexible office, community event space.

Southside Food Truck Park and Commissary

Creating a central location for food trucks to stage, could provide a good interim or permanent use for the area adjacent to the Headwaters Hub. The park and commissary (See area 3 in Figure 3) could be integrated with the Headwaters Hub and share space including commercial kitchens or other staging areas. This would support local food trucks, restaurateurs or other restaurant associated start-ups. Additionally, while the park would be setup to host food trucks, it could also be used for other outdoor festivals or events.

Public Art: MARTA Bridge and Retaining Wall

The existing MARTA bridge over Willingham Drive and adjacent large retaining wall (See area 4 in Figure 3) could provide an opportunity to introduce a gateway feature and public art, through MARTA’s Artbound public art program, and further support a re-imagined Willingham Corridor.

Potential Future Greenspace

As the broader area continues shifting away from heavy industrial uses, currently forested and vacant areas could be preserved as greenspace (See area 5 in Figure 3). The area around the City of East Point water tower is thought to be near the location of the Flint River spring and Plant Street was historically called New Spring Street, possibly because of the nearby spring. This future greenspace would be passive with some amenities for walking or gathering as well as a possible trail along the rail corridor connecting north to the East Point MARTA Station.

HEADWATERS DISTRICT PROPOSAL



Figure 4. Headwaters District Reimagined (for illustrative purposes only)

HEADWATERS DISTRICT PROPOSAL

Existing Conditions

The Headwaters District is currently comprised of the following:

- Former Clarus building
- Vacant industrial building with interesting character and larger internal spaces
- Adjacent to MARTA bridge
- Located at a gateway to the study area
- Located close to Headwaters Nature Preserve
- Adjacent to three proposed trails that connect to the larger area
- MARTA bus stop located at the corner of the property

Proposal

The reimagined Headwaters District will include reuse of some existing industrial buildings. Future uses, activities and projects will be comprised of the following:

- A center for creatives and entrepreneurs
- Flexible “creative” office space
- Light manufacturing or service use such as e-bike assembly or bicycle shop
- Makerspace, artisan workshops, and specialty food manufacturer (e.g., Arden’s Garden)
- Brewery and mini food hall supporting restaurant start-ups from the area
- Community meeting space
- Art galleries focused on new and local artists from the area and art programs from nearby schools and universities
- Headwaters Trail constructed as a key link between Main Street, new developments and greenspaces
- Adjoined and integrated with the proposed Food Truck Park and Commissary
- MARTA bridge and wall mural in partnership with MARTA’s Artbound program



Example Improvements and Developments

02 || NEIGHBORHOOD NODE

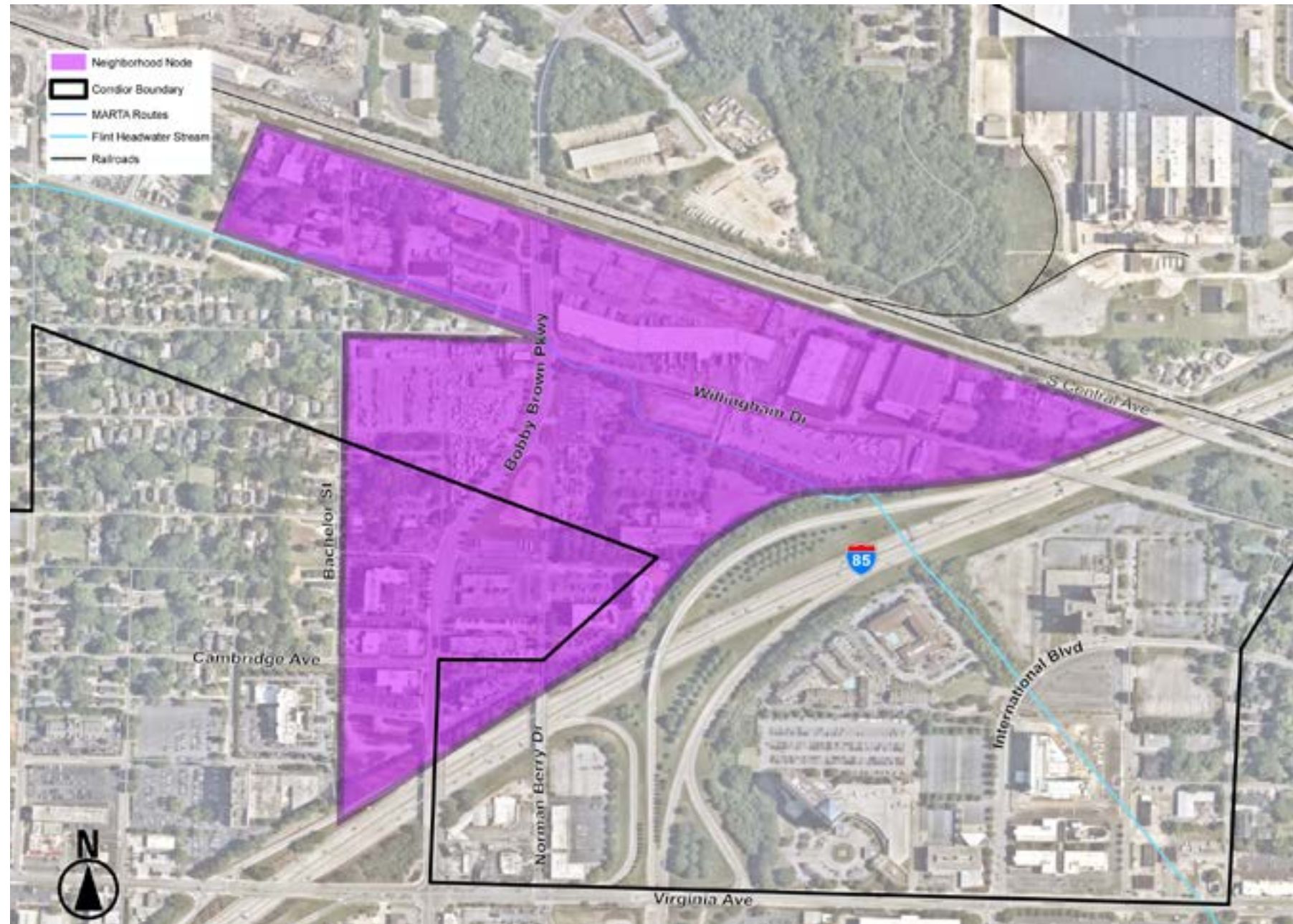


Figure 5. Neighborhood Node Map

AREA SUMMARY

The “Neighborhood Node” district is located near the intersection of Willingham Drive and Bobby Brown Parkway, northwest of Interstate 85 and south of Central Avenue. It is also located at the intersection of the proposed Headwaters Trail and the proposed trail along Norman Berry Drive and Bobby Brown Parkway, as well as the intersection of two MARTA bus routes. These multi-modal intersections coupled with proximity to the interstate and the airport provide the area with a high visibility. Additionally, this area includes another location for the community to interact with and development to interface with the Flint River and associated greenspaces. This district benefits from a strong airport hotel market, opportunities presented by underutilized surface parking, and the potential to fulfill market demand for new hotel clusters and associated commercial development. Potential challenges in the area are the heavy industrial uses in the north, limitation of existing hospitality assets, and the lack of direct high-frequency transit access.

CASE STUDIES

The Gateway Center development is located to the west of Hartsfield-Jackson Atlanta International Airport in the City of College Park and centered around the Georgia International Convention Center. The Gateway Center is a larger-scale development than what would occur in subarea 4, but is a local example of coordinated public-private development that built an attractive airport hospitality district.

Gateway Center

- \$230M mixed-use project that includes class A office, three hotels, and the ATL Skytrain built on a single property
- The development of the Gateway Center Arena was partially funded through a public-private bond tied to the city’s car rental taxes, valued at \$36M
- The master plan for the area included the development of greenspaces for both stormwater management and the creation of new community assets.

NEIGHBORHOOD NODE



Figure 6. Neighborhood Node Recommendations (for illustrative purposes only)



Example Development Types



PROPOSALS AND RECOMMENDATIONS

Residential Block

Utilizing an existing surface parking lot, this catalytic site (shown as area 1 in Figure 6) aims to introduce new and varied types of housing and provide a buffer and transition between the existing single-family neighborhood and the commercial development along Bobby Brown Parkway. This concept transitions from low density, single-family development on the west to multifamily, and limited commercial uses on the east. Commercial and retail uses would be limited, small-scale, neighborhood serving uses such as a coffee shop. Appropriate buffers and landscaped areas would provide visual screening and transition between the neighborhood and newer development. To address stormwater needs and provide additional greenspace, a stormwater amenity would be added along the Bobby Brown Parkway frontage of the development. This usable and accessible stormwater amenity provides another opportunity to highlight and enhance the Flint River. Additionally, new pavement treatments highlight where the Flint River is buried under the street, sidewalks, or other paved areas. The proposed Headwaters Trail has a “touchdown” point at the northern end of the site, linking this area to the rest of the corridor.

Riverside (Creekside) Development

Utilizing one of the longest portions of the Flint River north of the Airport that is daylight, this catalytic site (shown as area 2 in Figure 6) envisions development that addresses nearby public streets, but also has secondary front doors that address the Flint River and Headwaters Trail. The waterway would be enhanced with additional greenspace and stormwater amenities added nearby. The proposed Headwaters Trail will follow the stream creating a “green boulevard” for new development to open onto with patios and seating facing the River and trail, creating a waterside experience not common to the Southside or much of Metro Atlanta. Well landscaped parking areas utilizing pervious pavement are recommended to extend the greenspace to the hardscaped areas near the stream and further support stormwater and river enhancement goals.

Utility Substation

An area utility is considering constructing a new power substation in the area. The utility should work with the cities of College Park, East Point, and Hapeville, Finding the Flint, the Aerotropolis Alliance, and other area stakeholders to find the optimal location for this facility. One that meets the power supply needs of the area and as well as supports the redevelopment and community development interests in the area. Wherever this facility is eventually sited, it should be located away from public road frontages, screened from view, and buffered with greenspace. A recent example of this can be found on 14th Street in the City of Atlanta. This example can be improved upon but presents a good foundational model from which to start.

03 || INTERNATIONAL NODE



Figure 7. International Node Map

AREA SUMMARY

The “International Node” district is located east of Interstate 85, south of Willingham Drive and centered on the intersections of International Boulevard, Lang Avenue and Virginia Avenue. The area is situated between existing residential and commercial uses making it ideal for transitional development and the creation of a walkable mixed-use district. Several factors make this area catalytic and most likely to see redevelopment in the near term. These factors include: proximity to Delta Air Lines’ Headquarters, the airport and downtown Hapeville, large land parcels owned by those with an interest in redevelopment, well-established residential neighborhoods, newly built or recently approved development, and a burgeoning rental office market within the Aerotropolis “Corporate Crescent.” A challenge to development within the district is the difficulty of directly connecting with future developments across the interstate along Willingham Drive.

CASE STUDIES

Similar to the Neighborhood Node, the Gateway Center offers an example of how the International Node could develop. Unlike the Neighborhood Node, the hotel and commercial district within and immediately adjacent to the International Node is well established and is already experiencing development activity. The Gateway Center represents a more unified district than what currently exists within the International Node. Additionally, the Gateway Center has a direct transit connection to the airport and MARTA, that the International Node is currently lacking.

INTERNATIONAL NODE



Example Development Types

Figure 8. International Node Recommendations (for illustrative purposes only)

PROPOSALS AND RECOMMENDATIONS

Building on recent plans and studies, the International Node district, shown in [Figure 8](#), is envisioned to be mixed-use with commercial and hotel development primarily located to the west and south and residential development to the east. Multifamily and townhomes provide a use and height buffer between the commercial and single-family neighborhood. Additional hotel and commercial uses would be located to the west and south. A new district parking garage would support redevelopment efforts and allow some of the existing surface parking to be re-imagined as new publicly accessible greenspace.

A small portion of the Flint River is daylit in this area while the majority of the river is underground. Expanded greenspace will build upon the daylit portion of the Flint River, creating new park for area residents, employees, hotel guests and others to enjoy. Where the Flint River is underground, building placement, unique pavement treatments, pocket greenspaces, public art and other visual elements will be introduced to highlight the path of the Flint River. New connections from Willingham Drive will be designed to encourage trips between Sylvan Road, Central Avenue and Willingham Drive to utilize these new “commercial streets” with the intent of alleviating cut through traffic through the Virginia Park neighborhood.

The new International Node district will provide residents, workers, travelers and other guests to the area with a new walkable district with greenspace and other amenities. Additionally, these new investments will likely support the reuse and reinhabitation of the former Delta Air Lines’ building, surrounding it with an interesting and active community. This currently empty and unused building could become the center piece of the district.



04 || CHALLENGE AREA

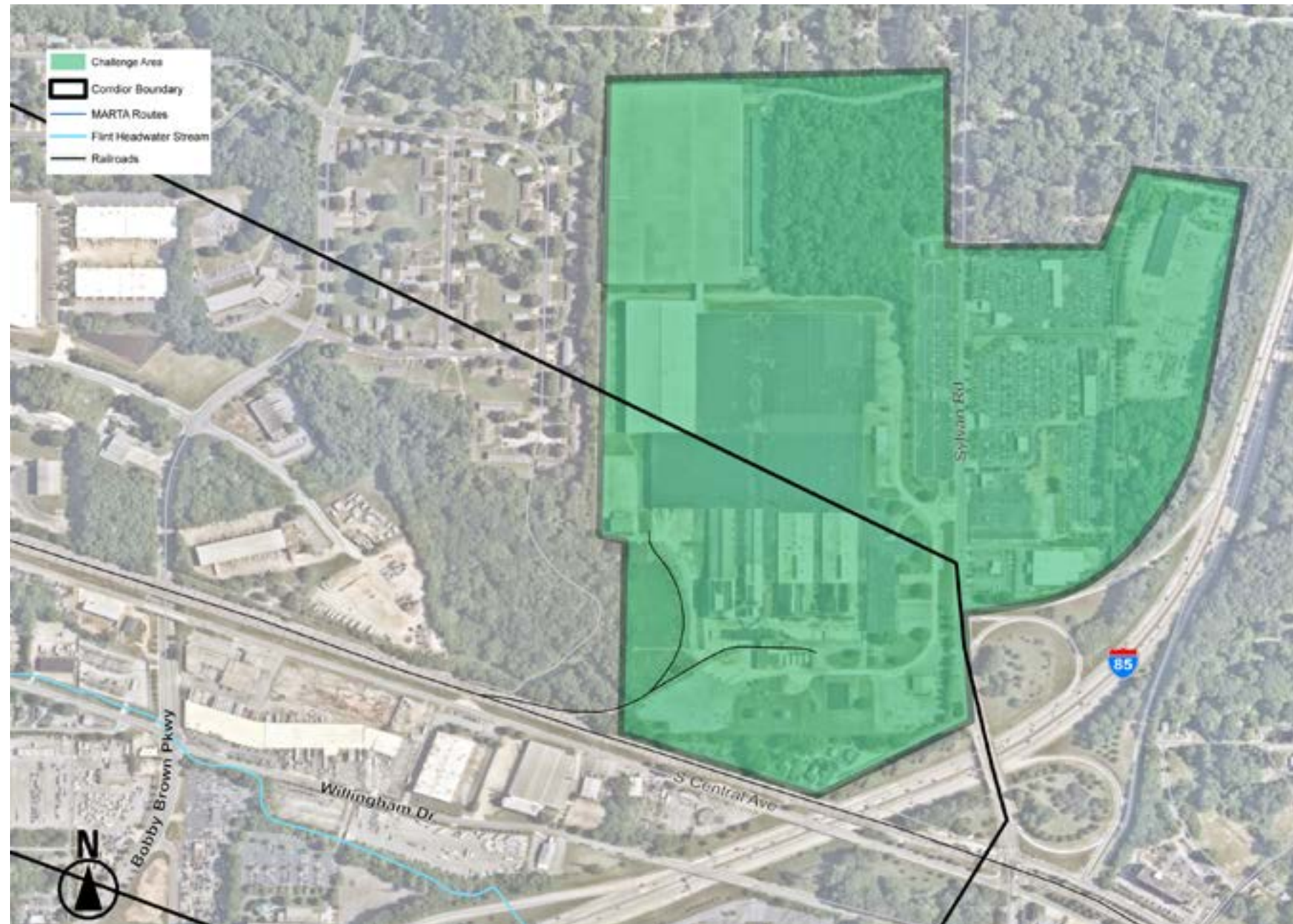


Figure 9. Challenge Area Map

AREA SUMMARY

The Sylvan Road area (See area 1 in Figure 9) presents unique opportunities and challenges for redevelopment north of the railroad. The former Owens Illinois site is a roughly 56 acre property with an existing, vacant manufacturing facility totaling approximately one-million square feet. Currently, there is no redevelopment plan for the site, but the property could maintain an active, temporary use as the local market transitions to support redevelopment in the future. There are multiple site factors beneficial for future catalytic development, including several large single-owned sites, its proximity to Interstate 85, and its capacity to serve as a gateway to the Tri-Cities area. The primary challenges facing redevelopment of this facility include: an assumed significant amount of environmental remediation due to past uses, the location of an airport parking facility onsite which limits future site redevelopment, and the lack of market demand for office, retail, or residential uses needed to fill the current vacant space. These site challenges make future redevelopment very costly and future repurposing of site will require close coordination between local agencies, public partners, and stakeholders for successful development.

CASE STUDIES

The repurposing of a large industrial space does not mean a total abandonment of industry. There are many examples of industrial spaces being revamped as light industrial or data-uses, with complementary, integrated mixed-use.

Project Granite, Atlanta

- QTS, a data center giant, has been redeveloping large formerly industrial sites into data centers including Project Granite, a unique mixed-use project that included office and other uses, anchored by a 1.5M SF data center in Westside Atlanta.

Heppenstall Steel Mill, Pittsburgh

- Carnegie Mellon University's National Robotics Engineering Center renovated a 100K SF defunct steel mill to be a robotics innovation and production facility in 2015.

Studio City, Atlanta

- Studio City is a 127-acre redevelopment project located on a demolished General Motors plant. The redevelopment will include movie studios, office space, multifamily, retail, and a hotel.
- Gray, the developer, will inherit up to \$1.5B in bonds from Doraville's economic development authority and a 35% property tax incentive for the next 30 years.
- Doraville Downtown Development Authority established a TAD in 2015 to help develop this site.

05 || ADDITIONAL AREAS

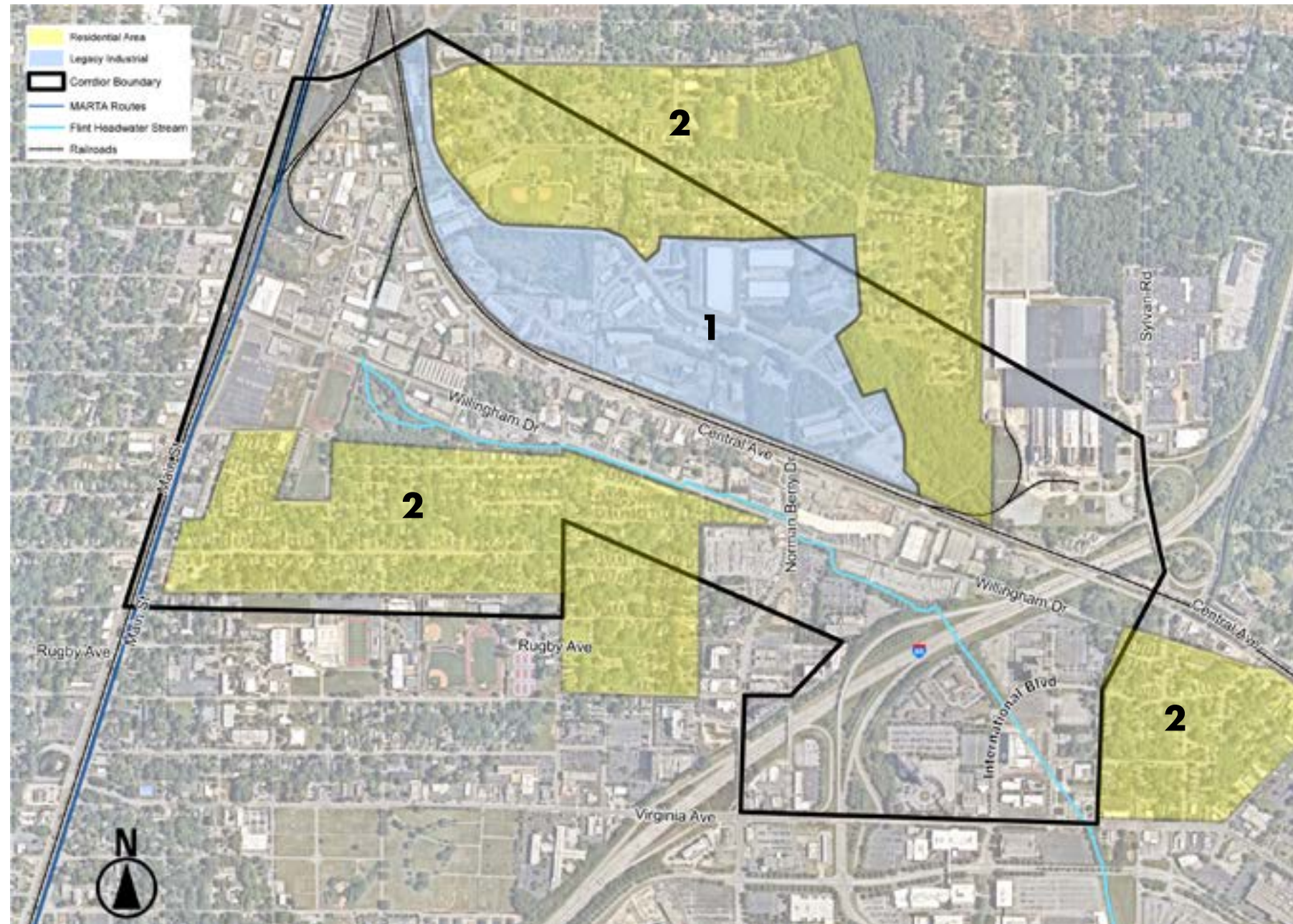


Figure 10. Additional Areas Map

AREA SUMMARY

Legacy Industrial

Located north of Central Avenue and the rail line, the Legacy Industrial district (See area 1 in Figure 10) is characterized by existing large-scale industrial facilities and commercial warehouses that primarily focused on uses such as sanitation, recycling, and scrap metal processing. While the desire of the community is for the area to transition from heavy industrial to light industrial and non-industrial uses, it is expected that the current facilities will likely stay in operation in the near term. Specific recommendations for this area are focused on routing truck trips away from existing single-family neighborhoods, providing additional landscaping or vegetated buffers to screen the industrial uses from view and from the existing neighborhoods, identifying locations for potential greenspace and restricting the expansion or addition of industrial uses. Additionally, due to documented and assumed contamination within the area, a focused effort on remediation is highly encouraged to protect both current residents as well as environmentally sensitive areas and ecological systems.

Residential Neighborhoods

The Residential Neighborhoods are characterized as primarily traditional, single-family neighborhoods located around the Willingham Drive and Central Avenue Corridors (See area 2 in Figure 10). Recommendations for these areas focus first on preserving the existing character of these communities. Additionally, there is a desire to provide more sidewalks and connections to Willingham Drive, the Headwaters Nature Preserve and the proposed Headwaters Trail. There is also an opportunity to explore the potential for adding additional housing types not currently found in the area, but in demand by the broader market. A housing study conducted by one community or in coordination with all three cities would provide the analysis and foundation for specific recommendations.

06 || TRAILS AND GREENSPACE

HEADWATERS TRAIL SHARED USE PATH

The Willingham Drive corridor provides a compelling opportunity for the introduction of a 10-foot shared use path. A path in this corridor would include the following complimentary benefits:

Provide critical infrastructure—currently lacking—for pedestrians, bicyclists, and users of other personal, active transportation and micro-mobility (scooters, rollerblades, etc.) along the corridor;

Spur economic development for commercial/retail spaces by improving the urban design for properties fronting the corridor, and in some cases providing access to a secondary entrance (the traditional back of the building). Most of the existing properties have car-centric design that creates an un-welcoming feel for pedestrians on the corridor;

Create opportunities for ecological remediation and stormwater management improvements to the Flint River headwaters stream during the construction of the path and adjoining greenspaces.

Previous Plans

Two recent plans proposed a shared use path along Willingham Drive:

East Point PATH (2016) Trail System Master Plan – proposed a trail along the south side of Willingham Drive from Main Street east to the MARTA-owned parcel now planned as Headwaters Nature Preserve. From there the proposed trail turned south and weaved through the Eagan Park neighborhood.

AeroATL Greenway Plan (2018) – proposed a “Local” trail along Willingham Drive from Main Street east to Norman Berry Drive. From there, the proposed trail joins the “Loop Connecting Downtowns” on Norman Berry Drive and continues east along Willingham Drive into Downtown Hapeville.

Proposal

The Willingham Shared Use Path would begin at the intersection of Willingham Drive and Main Street. At this intersection it would connect to the proposed Main Street Connector, a two-way cycle track on the east side of the street. The proposed 10-foot concrete path would continue east within the right-of-way under the MARTA and freight rail bridges, where it would intersect with the proposed East Main Street “Bicycle Boulevard Extension.” The path would then continue within the north side right-of-way past Plant St. Between Plant Street and Elm Street a proposed mid-block crossing with a Pedestrian Hybrid Beacon/Rapid Flashing Beacon to provide safe crossing to the planned Headwaters Nature Preserve and connection to the trails within that park.

The trail would continue east on the north side of Willingham past Pennsylvania Avenue. The Flint River headwaters stream emerges between Bachelor Street and Norman Berry Drive, resulting in limited right-of-way in this area. This may require an alternate route or coordinating with private property owners.

At Norman Berry Drive, the Willingham Path would intersect with a path along Norman Berry Drive proposed in both prior plans. The combined path would cross Willingham Drive on the west side of the intersection and then cross Norman Berry Drive/Bobby Brown Parkway to continue east into the private property (3320 Norman Berry Drive) owned by Tiftona Industries.

Within the Tiftona property, the path would follow the Flint River Headwaters stream before continuing onto a second Tiftona parcel at ~1100 Willingham Drive. The path would exit the southeast corner of that parcel and continue onto GDOT right-of-way west of I-85.

The path would follow the western edge of the GDOT right-of-way before crossing over I-85 on a path-specific bridge. On the east of I-85 the trail would turn southwest along the property line and continue south to the Flint River stream. The total length of the trail as proposed is 8,367 feet (1.58 miles).



GREENSPACES

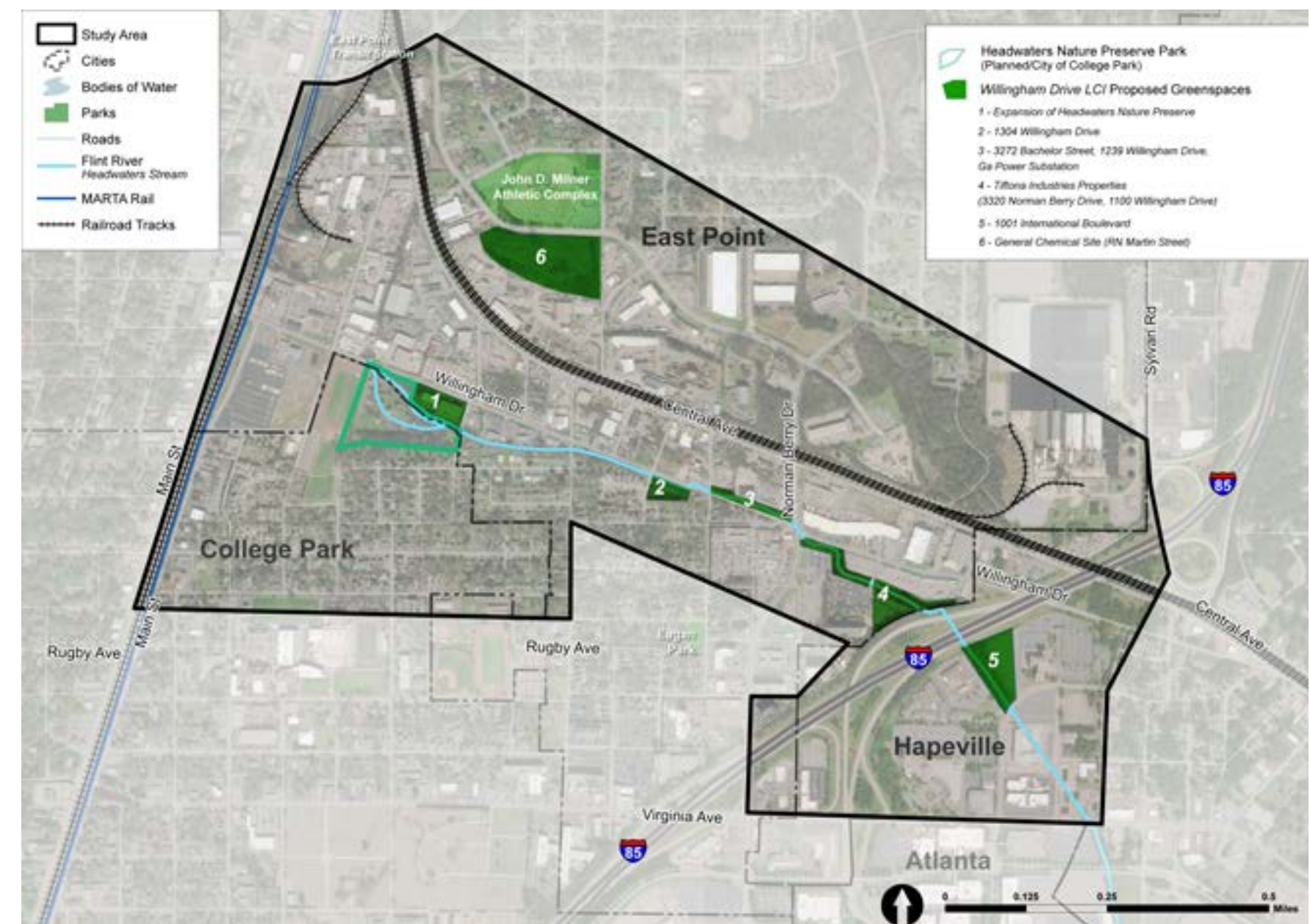


Figure 11. Greenspaces Map

PROPOSALS

Four distinct greenspaces are proposed directly along the Willingham Drive corridor, with a fifth opportunity located in Hapeville along International Boulevard, and a sixth opportunity located in East Point on the parcel directly south of Milner Athletic Complex on R.N. Martin Street.

Expansion of Headwaters Nature Preserve (See area 1 in Figure 11) – the Headwaters Nature Preserve has been planned and designed and is moving towards construction. However, there is potential to expand the proposed greenspace by incorporating the two parcels along the northern edge of the preserve. The addition of 1486 and 1508 Willingham Drive into the Nature Preserve would allow for further improvements to the stream buffer and decreased impervious surface near the stream. Potential uses for the existing buildings could be non-profit office space combined with educational and community spaces. Both parcels are currently privately owned.

1304 Willingham Drive (See area 2 in Figure 11) – this parcel offers the opportunity to create a 1.1-acre greenspace which could provide ecological improvement to the Flint River headwaters stream corridor and flooding prevention. The parcel was identified in a CDM stormwater engineering assessment as a potential location for the removal of “3,200 cubic yards of soil to provide overbank storage.” Redesigning the parcel as an ecologically sensitive constructed wetlands could serve the same stormwater purpose while providing a pocket greenspace with potential wildlife viewing platforms and a small walking trail. The parcel is currently privately owned.

3272 Bachelor Street, 1239 Willingham Drive, GA Power Substation (See area 3 in Figure 11) – currently divided into four parcels, the north side of Willingham Drive between Bachelor Street and Norman Berry Drive offers the opportunity to create a linear greenspace (approximately 0.8 acres) along the proposed shared use path and the Flint River headwaters stream. The proposed shared use path would run along the northern bank of the stream, creating a corridor roughly 30 to 80-ft wide where streambank restoration and ecological improvements could benefit the stream corridor and improve the experience for path users. The potential decommissioning of the Georgia Power substation would open up the opportunity to add an additional ~1.5-acre greenspace at the corner of Willingham and Norman Berry. All parcels in question are currently privately owned.

Tiftone Industries Properties (3320 Norman Berry Drive, 1100 Willingham Drive) (See area 4 in Figure 11) – these two parcels are bisected by the Flint River headwaters stream and the proposed shared use path. Greenspace improvements in the corridor including both the stream and path could create a 4.5+ acre linear greenspace. Redesigning the triangular southern corner of 1100 Willingham Drive as a constructed wetlands for stormwater retention could allow for building development fronting Willingham Drive in current floodplain areas. Both parcels are privately owned, and the greenspace would also include a third private parcel.

GREENSPACES (CONT.)

1001 International Boulevard (See area 5 in Figure 11) – the southwestern corner of the currently vacant office building at 1001 International Boulevard offers the potential for a greenspace that incorporates the existing Flint River headwaters stream and its forested banks, the proposed shared use path, and improvements to an existing parking lot. Finding the Flint previously identified the existing strip of forested land along the headwaters stream as a candidate for public greenspace. The addition of the shared use path along the forest’s eastern edge and expanding greenspace into the existing parking lot could create a 2.5+ acre park space. The parcel is privately owned.

General Chemical Site - RN Martin Street (See area 6 in Figure 11) – directly south of the John D. Milner Athletic Complex is a vacant site, approximately 15-acres. It was listed by GA EPD as a Contaminated Site in 1998 but remediation may have occurred, and it offers potential for greenspace. Suggestions include redesign as a “pump track” for mountain bikes and off-road bikes or as a BMX race course.

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TIFT PROPERTY PROPOSAL



Figure 12. Tift Property Concept Plan (for illustrative purposes only)

Existing Conditions

Tiftona Industries currently owns two parcels on the south side of Willingham Drive east of Norman Berry Drive/Bobby Brown Parkway. The first parcel (14 0127 LL0380) at 3320 Norman Berry Drive sits at the southeast corner of the intersection of Willingham and Norman Berry with frontage on both roads, and totals 2.09 acres. The second parcel (14 0127 LL0463) is located at approximately 1100 Willingham Drive and totals 4.18 acres. The parcels are separated along Willingham Drive by a 30-foot section of a separate parcel that is the site of the Double Tree by Hilton-Atlanta Airport hotel at 3400 Norman Berry Drive.

The majority of land area within the two parcels is currently paved with asphalt and used as parking lots. The Flint River headwaters stream emerges from a pipe at the northwest corner of 3320 Norman Berry Drive and flows southeast through both parcels with a roughly 90-foot forested buffer along the banks. A 50-foot bridge crosses the stream that connects the Double Tree hotel site to Willingham Drive and connects the two sides of the second Tiftona parcel that is bisected by the stream.

Proposal

The proposal is to redevelop both parcels, adding new buildings, new parking areas, a shared use path (Headwaters Trail), walking trails, and a stormwater retention area, all with an orientation to the proposed Headwaters Trail and following the principles of Low-Impact Development. Streambank restoration and new tree plantings are proposed along the entire length of the Flint headwaters stream, improving its ecological condition and providing a publicly accessible corridor of passive, linear greenspace.

The concept envisions a unified site across the two parcels, connected by the shared use path (See item 1 in Figure 12) that would begin at the northwest corner of 3320 Norman Berry drive and run along the south side of the stream before crossing over and running along the north side of the stream to the southeast corner of the Willingham Drive parcel. Three large buildings are proposed (see item 2 in Figure 12) —one along Norman Berry and two on Willingham Drive—each with a footprint between 20,000 and 30,000 square feet. Uses could include mixed office and retail space, as well as restaurant components. Large plazas that would face the path and stream are proposed to provide the buildings with a “second front door,” in addition to improved streetscape and sidewalk conditions fronting the roadways. Surface parking areas (See item 3 in Figure 12), designed with LID principles including pervious pavers and tree plantings, are proposed to the south of the Norman Berry building and in between the two buildings along Willingham.

The triangular area of the Willingham parcel (See item 4 in Figure 12), currently a surface parking lot, bounded by the stream on the north, I-85 on the southeast, and the existing hotel on the west, is proposed to be redesigned as a stormwater retention area. Constructed wetlands could serve to capture runoff from the surrounding developments as well as divert stormwater from the stream, serving the same purpose as proposed in the CDM stormwater document, which suggested soil removal in this area for overbank protection. This stormwater area could also decrease the existing 100-year flood zones which cover much of the existing site.

TIFT PROPERTY PROPOSAL



Figure 13. Tift Property Proposal Rendering (for illustrative purposes only)

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07 || TRANSPORTATION

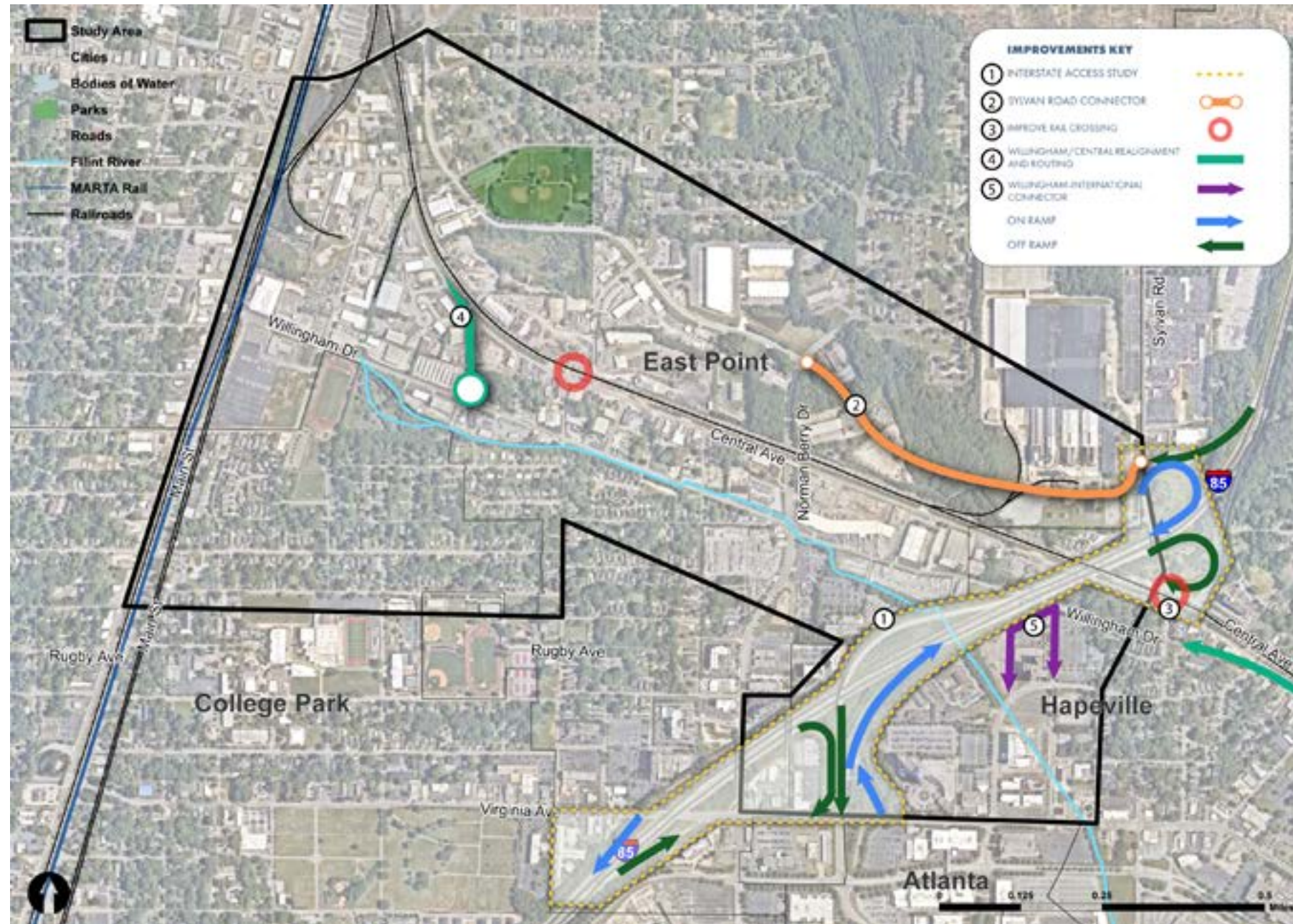


Figure 14. Transportation Map

TRANSPORTATION PROPOSALS AND RECOMMENDATIONS

Interstate Access Study (Item 1 in Figure 14)

The study area currently has access to/from Interstate 85 via the existing ramp systems at both Sylvan Road and Virginia Avenue. These access points to/from the interstate do not provide clear or direct connectivity to the Willingham Corridor study area resulting in complex travel patterns which in some instances results in interstate related traffic utilizing neighborhood streets. Furthermore, the one-way ramp systems lack intuition and can lead to confusion as drivers attempt to enter the interstate system. The current conditions negatively impact travel to and from the Cities of College Park, East Point and Hapeville as well as the northern side of the Atlanta airport and the “Corporate Crescent” as identified by the Aerotropolis Atlanta Alliance in the Aerotropolis Atlanta Blueprint.

While some solutions or improvements have been suggested in other recent studies, additional analysis is needed. An Interstate Access Study would review interstate access to/from the study area, consider vehicular travel patterns, vehicle delay and traffic operations, vehicular and pedestrian/bicycle safety, and wayfinding opportunities.

The study will aim to find creative ways to simplify or condense access and ramp systems by eliminating duplicative access; improving access to Willingham Drive and the Tri-Cities area; creating more intuitive access and improving wayfinding (signage, pavement markings, etc.); improving traffic operations and general connectivity while respecting the surrounding neighborhoods and mitigating impacts of potential improvement projects. Some preliminary improvement projects that will be further reviewed as part of this study may include but are not limited to: consolidating the ramp system along Virginia Avenue; reconfiguring the ramp system along Central Avenue and Sylvan Road; analyzing the potential for a collector-distributor system between Virginia Avenue and Sylvan Road and reviewing previous relevant plans or improvements to ensure coordination.

Big idea: The introduction of a collector-distributor system and the closure of redundant ramps may increase access while making travel to and from the interstate easier and possibly freeing land up for additional development or greenspace.

TRANSPORTATION PROPOSALS AND RECOMMENDATIONS

Sylvan Road Connector (Item 2 in Figure 14)

Existing conditions provide limited interstate access from Downtown East Point, East Washington neighborhood and RN Martin Street. Additionally, there is lack of access between the Sylvan Road area and Downtown East Point and the East Washington neighborhood.

A feasibility study would explore the possibility of connecting Sylvan Road to RN Martin Street at the existing I-85 southbound exit ramp. This includes the potential to develop with road utilizing existing ROW or in partnership with future redevelopment in the area.

The improvement will provide better access for both Downtown East Point and East Washington neighborhood as well as provide an alternate route for heavy truck traffic to and from the interstate ramp system.

Big idea: The former Owens-Illinois facility and its possible redevelopment present a unique opportunity to create the Sylvan Road Connector. Additionally, existing right-of-way may provide additional options for the potential alignment of this new connection.



Existing conditions near potential location of proposed Sylvan Road Connector



TRANSPORTATION PROPOSALS AND RECOMMENDATIONS

Central Avenue Rail Crossing Study (Item 3 in Figure 14)

There are a number of at-grade railroad crossings located at or near intersections along Central Avenue. These at-grade crossing can lead to confusing and unsafe conditions for drivers, pedestrians or and bicyclist.

A Central Avenue Rail Crossing Study “would focus on a select set of at-grade crossings along Central Avenue in, review existing conditions, and provide recommendations necessary for improved safety and traffic operations.

The study will strategically identify at-grade crossing locations to maintain adequate north/south connectivity while improving safety conditions. This may include crossing locations at East Point and Hapeville. Any improvements at or near at-grade crossing locations require coordination with the Federal Railroad Administration, the relevant railroad operator, the Georgia Department of Transportation and local municipalities. It is anticipated that some improvements at some existing crossing locations may require the closure/restricted access at other existing crossing locations. We will partner with other local/regional jurisdictions to develop consensus on rail corridor treatments to improve safety and maintain connectivity.

Big idea: Another community in Georgia recently partnered with the Georgia Department of Transportation to install a round-a-bout within an at-grade crossing. This solution has resulted in safer and more efficient operations at that location. A similar solution could be possible at one or more of the at-grade crossings along Central Avenue.



Existing Sylvan Road and Central Avenue Intersection and example roundabout solution

TRANSPORTATION PROPOSALS AND RECOMMENDATIONS

Shift vehicular access to Willingham Drive (Item 4 in Figure 14)

Vehicular traffic along Central Avenue strains the at-grade crossings at or near intersections.

A traffic, routing and realignment study would review the feasibility and impacts of routing traffic from Central Avenue to Willingham Drive.

The study would explore the possibility of deemphasizing Central Avenue as a major vehicular east/west connector and encouraging Willingham Drive as an alternative creates separation between roadway and railroad systems, which in turn improves safety and driver expectancy. Additionally, the study will consider the potential improvements where the rerouting or realignment occurs, including but not limited to installing roundabouts.

Big ideal: Routing traffic from Central Avenue could support two goals. First, it could pull traffic away from at-grade crossings. Second, pushing more traffic to Willingham Drive could support business location and economic development efforts. Additionally, the rerouting locations could be treated as gateways to the Willingham Drive area.

Willingham-International Connector (Item 5 in Figure 14)

Provide a new connection from Willingham Drive to International Boulevard that would support redevelopment and relieve cut-thru traffic through nearby neighborhoods. Big Idea: As part of redevelopment, this new connection would expand the street grid and provide additional road frontage and alternate routes for local traffic.

Improve Bus Stops

The existing bus stop locations are substandard with no transit rider amenities or last mile connectivity.

Proposed Transit Study: The proposed study will review existing conditions and recommend improvements within the study area.

Working with MARTA and other partners, the study will make recommendations to improve bus stop facilities and general access to stops. Additional seating, shelter, and lighting are all critical components to improving transit rider experience. Additionally, sidewalks to and from bus stop locations will be identifies and recommended.

Big idea: Improved bus stop locations could also be considered for public art and other branding elements for the area. The Atlanta Regional Commission recently funded studies that will explore the use of creative placemaking and the arts to improve existing bus stops and enhance the surrounding community.

08 || IMPLEMENTATION PLAN

WILLINGHAM DRIVE IMPLEMENTATION PLAN

The implementation plan outlines the programs and recommendations proposed during the plan development process for the Willingham Corridor Improvement Study. To successfully implement these programs and recommendations, multi-agency coordination, supported by clear and concise communications of responsibilities and task ownership, is required. In Table 1, the programs and recommendations are described, along with the project’s timeline for implementation, the responsible agency that will oversee the project’s implementation, partner organizations that will be involved during the implementation process, a planning-level cost estimate for the recommendation, and anticipated funding sources for each project.

The programs and recommendations are highlighted and grouped in the following strategic areas:

- *Organizational and Collaboration*
- *Greenspace and Trails*
- *Land Use and Zoning*
- *Transportation*
- *Economic Development*
- *Placemaking and Programming*

Organizational and Collaboration

Create Willingham Corridor Task Force (0 – 1 Year)

Utilizing members of the Project Management Team and Stakeholder Committee, establish a task force or committee focused on implementing the Willingham Corridor vision. The creation of this task force is critical as several implementation items require coordination among multiple partners, including the three cities within the study area.

Greenspace and Trails

Headwaters Nature Preserve (1 – 3 Years)

This catalytic greenspace will be located at the existing MARTA stormwater site on Willingham Drive. The project would include complete planning, design and construction of the Headwaters Nature Preserve park, while providing critical trail connections for the planned Headwaters Trail. The cities of College Park and East Point and other partners should prioritize the completion of this new greenspace, which will provide an anchor greenspace for the community and future redevelopment.

Headwaters Trail Corridor Plan (1 – 3 Years)

This feasibility study will examine a new 10-foot shared-use path along Willingham Drive, from Main Street to just east of the I-85 bridge in Hapeville. The study will determine the path’s alignment, design, crossings, right-of-way (ROW) needs, and phasing of the entire Headwaters Trail corridor. The Headwaters Trail would provide critical infrastructure for improving

WILLINGHAM DRIVE IMPLEMENTATION PLAN

mobility for bicycles and pedestrians between the Willingham Drive corridor and Main Street, the planned Headwaters Creative Hub, and the planned Headwaters Nature Preserve.

Headwaters Trail (First Phase) (2 – 4 Years)

The first phase of the Headwaters Trail will provide bicycle and pedestrian path connection from the Main Street corridor to the planned Headwaters Nature Preserve. This first phase will include the design and construction of the Headwaters Trail for this initial trail segment.

Headwaters Nature Center/Park expansion (3 – 5 Years)

This feasibility study will plan and design for the potential expansion of the planned Headwaters Nature Preserve and the creation of the Headwaters Nature Center. The Headwaters Nature Center will be a community center and meeting space, located within the Headwater Nature Preserve park, will serve as the “front door” for the headwaters of the Flint River. Potential partnering agencies include the Woodward Academy and other area schools.

Flint River Greenspace Design (3 – 5 Years)

This project will take advantage of the existing daylight segments of the Flint River. This priority project for the study area will include four distinct greenspaces along the Willingham Drive corridor, with a fifth opportunity located in Hapeville along International Boulevard, and a sixth opportunity located in East Point on the parcel directly south of the John D. Milner Athletic Complex on RN Martin Street. The project would include coordination with property owners to design greenspaces along the Flint River.

New Park at General Chemical Site Study (3 – 5 Years)

This feasibility study would analyze the potential use of the General Chemical site, located directly south of the John D. Milner Athletic Complex, for new park land. Currently, this is a vacant 15-acre site that was listed by Georgia EPD as a Contaminated Site in 1998, but remediation may have occurred, and it offers potential for additional greenspace. Recommendations for the site include a possible redesign as a “pump track” for mountain bikes and off-road bikes or as a BMX racecourse.

Flint River Greenspaces Construction (4 – 8 Years)

Construction of new greenspaces along Willingham Drive providing access to the daylight segments of the Flint River headwaters stream. Construction of the Flint River greenspaces will provide stormwater support areas, mitigating flooding along the neighboring areas.

WILLINGHAM DRIVE IMPLEMENTATION PLAN

Land Use and Zoning

Update the Future Land Use Map for Catalytic Sites and Key Parcels (0 – 1 Year)

Update the Future Land Use Map and district designations for key parcels within the study area to be consistent with the vision of the Willingham Corridor Study.

Zoning Changes to Catalytic Sites and Key Parcels (0 – 1 Year)

Based upon the concept of the plan, each municipality will need to update their zoning districts or rezone key parcels to support the planned visioning for each catalytic site – the Headwaters District, the Neighborhood Node, and the International Node. Alignment of the zoning districts should be coordinated with the Willingham Corridor Task Force and implemented by planning staff for each city. This includes utilizing the new Mixed Use Commercial Industrial District (MX-CI).

Zoning Revisions (0 – 2 Years)

Review and update accordingly, the zoning code for each municipality to include additional requirements related to accommodating the Headwaters Trail, greenspace, stormwater; exclude future heavy industrial uses; add incentives and reduce parking requirements for parcels near MARTA or adjacent to paths that connect to MARTA.

Promote Public Land Acquisition and Consider Public-Private Partnerships (0 – 10 Years)

Promote land assemblage through active public acquisition to develop larger transformational projects. Consider public-private partnerships to encourage economic diversification. Partners should be well-capitalized and have past experience working with the public sector.

Transportation

Improve MARTA Bus Stops (0-3 Years)

Work with MARTA and other partners to improve bus stops within the study area including adding shelters, seating, lighting, and other amenities. Creative placemaking and public art should be considered for these improvements and locations as well.

Sylvan Road Connector Feasibility Study (1 – 3 Years)

This study will look to determine the possible alignment and cost of creating a new connection from Sylvan Road near I-85 to RN Martin Street. The study will determine potential right-of-way (ROW) needs, and identify strategies for implementation including through redevelopment opportunities or public acquisition.

WILLINGHAM DRIVE IMPLEMENTATION PLAN

Willingham Drive-International Boulevard Connector Feasibility Study (1 - 3 years)

This study will determine the possible alignment and cost of creating a new connection from Willingham Drive to International Boulevard. The study will determine potential right-of-way (ROW) needs, and identify strategies for implementation including through redevelopment opportunities or public acquisition.

Willingham Drive Sidewalk Extension (2 – 4 Years)

The project includes the design and construction of a six-foot sidewalk extension along the south side of Willingham Drive from Plant Street to Elm Street.

Interchange Access Study (3 – 5 Years)

This interstate access study will analyze the current interstate access ramps that provide access to Sylvan Road and Virginia Avenue along I-85. The study will examine how to improve access to the cities of College Park, East Point, Hapeville and may include exploring the possibility of introducing a collector-distributor system.

Updated/Safe Rail Crossings (3 – 5 Years)

This recommendation will investigate how to provide safe and reliable rail crossings alongside adjacent roadway intersections. The evaluation will focus upon the current at-grade rail crossings along Central Avenue, within the study area and through downtown Hapeville, and identify potential improvement strategies, including the use of innovative railroad/roadway crossing/intersection design and roundabouts.

Willingham Drive/Central Avenue Routing (3 – 5 Years)

This study will examine the feasibility of routing traffic from Central Avenue to Willingham Drive via modified or new connections, including eastern and western connections, and the use of roundabouts or traffic circles at the existing Elm Street/Willingham Drive or Central Avenue/Willingham Drive intersections.

East Main Street Bicycle Boulevard Feasibility Study (3-5 Years)

This feasibility study of a north-south shared-use path connection from Willingham Drive to the College Park MARTA Station, traveling along the west side of East Main Street.

Economic Development

Establish Headwaters Creative Hub (Organization) (0 – 1 Year)

Establish a task force or organization to support the creation of the Headwaters Creative Hub. This group would be focused on identifying a location, potential partners, needs and requirements and developing a strategy.

WILLINGHAM DRIVE IMPLEMENTATION PLAN

Expand or Create a Tax Allocation District (TAD) (0 – 3 Years)

Expand the existing TAD or create a new TAD that would include the Willingham Drive and Central Avenue areas to fund streetscape improvements, connections to MARTA, and infrastructure investments that will support and attract redevelopment. The funds could be used to help float larger infrastructure bonds to improve corridor conditions or support a large redevelopment project or the TAD could be structured to provide smaller grants for specific improvements.

Streamlined Development Review Process (0 – 5 Years)

Work with site owners and development partners to insure streamlined development review process. Proactively seek opportunities to use TAD funding to support project elements that support vision of the plan and TAD .

Conduct Brownfield Assessment of Catalytic Sites (0 – 5 Years)

Using existing or new EPA Brownfield grants, assess catalytic sites within the Headwaters District, the Neighborhood Node, and the International Node, for potential contamination and identify needed mitigation.

Brownfield Clean-Up and Remediation (0 – 5 Years)

Continue assessing identified Brownfields within the study area and identify needed mitigation and funds to support clean-up.

Incentivize Job Creation (2 – 5 Years)

Incentivize job creation through job or industrial tax incentives, using precedents such as the Georgia Opportunity Zone program or incentivized film production through tax credits.

Parking Deck Feasibility Study and Design (3 – 5 Years)

Study the potential of a parking deck within the catalytic sites, specifically those near the intersection of Willingham Drive and Bobby Brown Parkway in East Point and International Boulevard and Lang Avenue in Hapeville. These decks may be constructed as public decks or as a public-private partnership between a developer and local jurisdiction.

Target Industry and Development Attraction (Ongoing)

The economic development staff for each of the three cities as well as partners such as the Aerotropolis Atlanta Alliance should take a proactive approach in attracting target industries and development to the area. This includes, but is not limited to breweries, creative industries, restaurants and food preparation, flexible office, and multifamily residential.

WILLINGHAM DRIVE IMPLEMENTATION PLAN

Technical Support Initiatives (Ongoing)

Provide technical support where possible to facilitate quality redevelopment efforts in study area. Examples of technical support include stormwater engineering analyses, project-specific economic and real estate analyses, design concepts, facilitation of meetings, and coordination of events and programs.

Placemaking and Programming

Public Art/MARTA Bridge and Wall Mural (0 – 5 Years)

Partner with MARTA to create murals or other public art on the MARTA bridge over Willingham Drive and the retaining wall north of Willingham Drive.

Streets Alive Willingham Drive (0 – 5 Years)

Partner with area stakeholders to host a Willingham Streets Alive event to highlight Willingham Drive, the Flint and the potential of the area.

Flint River Festival (0 – 5 Years)

Partner with other communities along the Flint River to host a Flint River Festival to celebrate this important ecosystem and community amenity.

Gateway Landscaping (1 – 3 Years)

Provide landscaping for the Willingham Drive gateways/entryways that establishes an introduction to the corridor. Gateway improvements should include wayfinding for the corridor that features the branding for the Headwaters district, as well as beatification elements such as landscaping lighting and public art.

Headwaters Branding and Historical Landmark Initiative (1-3 Years)

Create the branding for the Headwaters district that includes the Headwaters Nature Preserve, Headwaters Nature Center, Headwaters Trail, and the Flint River Greenspaces. This process should include wayfinding of community assets and the creation of wayfinding markers that highlight physical and historical landmarks for the Willingham Drive corridor.

Table 1: Implementation Plan

IMPLEMENTATION TASK	BRIEF DESCRIPTION	TIMEFRAME	RESPONSIBLE PARTY(IES)	PARTNER ORGANIZATIONS	COST ESTIMATE	POTENTIAL FUNDING SOURCE
ORGANIZATIONAL STRUCTURE AND COLLABORATION						
Create Willingham Corridor Task Force	Utilizing members of the PMT and Stakeholder Committee, establish a task force or committee focused on implementing the Willingham Corridor vision. This is critical as several implementation items require coordination among multiple partners, including the three cities within the study area.	0-1 year	City of East Point	City of College Park; City of Hapeville	Staff Time	Staff Time; City Funding
GREENSPACE AND TRAILS						
Headwaters Nature Preserve	Complete planning, design and construction of the Headwaters Nature Preserve park. Cities and other partners should prioritize the completion of this new greenspace.	1 – 3 Years	City of College Park; City of East Point	Finding the Flint; The Conservation Fund	\$3,300,000	General Fund / SPLOST / Bond / Grants
Headwaters Trail Corridor Plan	Feasibility/scoping study to determine alignment, design, crossings, ROW needs and phasing of the entire Headwaters Trail corridor.	1 – 3 Years	City of East Point	PATH Foundation; Aerotropolis ATL; City of Hapeville	\$100,000 - \$200,000	General Fund / SPLOST / Bond / Grants
Headwaters Trail (First Phase)	Design and construction of Headwaters Trail from Main Street to Headwaters Nature Preserve.	2 – 4 Years	City of East Point	PATH Foundation; Aerotropolis ATL; City of College Park	\$805,000 (0.4 mile trail @ \$2M / mile)	General Fund / SPLOST / Bond / Grants
Headwaters Nature Center/ Park expansion	Feasibility study to identify potential expansion and creation of a Nature Center. Identify partners and funding.	3 – 5 Years	City of College Park; City of East Point	Finding the Flint; American Rivers; Potential: The Conservation Fund; The Trust for Public Land; The Nature Conservancy	\$150,000	General Fund / SPLOST / Bond / Grants
Flint River Greenspace Design	Work with property owners to design greenspaces along the Flint River. The area east of Bobby Brown Parkway, south of Willingham Drive and west/northwest of Interstate 85 is a priority location for this study. Other locations include: the area east of Interstate 85 near International Boulevard in Hapeville, the parcel at 1304 Willingham, parcels between Bachelor St and Norman Berry (GA Power substation).	3 – 5 Years	City of East Point; private property owners	Finding the Flint; The Conservation Fund; The Trust for Public Land	Bobby Brown: \$60,000; Intl Blvd: \$20,000; 1304 Willingham: \$20,000; Bachelor St-Norman Berry parcels: \$30,000. Total \$130,000	General Fund / SPLOST / Bond / Grants
New Park at General Chemical Site Study	Feasibility study to analyze potential use of General Chemical site for new park land.	3 – 5 Years	City of East Point; private property owners	The Conservation Fund; The Trust for Public Land; The Nature Conservancy	\$50,000 - \$75,000	General Fund / SPLOST / Bond / Grants
Flint River Greenspaces Construction	Construction of new greenspaces along Willingham Drive providing access to the Flint River headwaters stream.	4 – 8 Years	City of East Point; private property owners	Finding the Flint; The Conservation Fund; The Trust for Public Land	\$3,000,000 (\$300,000 / acre including P&E)	General Fund / SPLOST / Bond / Grants

IMPLEMENTATION TASK	BRIEF DESCRIPTION	TIMEFRAME	RESPONSIBLE PARTY(IES)	PARTNER ORGANIZATIONS	COST ESTIMATE	POTENTIAL FUNDING SOURCE
LAND USE AND ZONING						
Update the Future Land Use Map for Catalytic Sites and Key Parcels	Update the Future Land Use Map and district designations for key parcels within the study area to be consistent with the vision of the Unified Development Code.	0 – 1 Year	City of College Park, City of East Point, City of Hapeville	N/A	Staff Time	Staff Time; City Funding
Zoning Changes to Catalytic Sites and Key Parcels	Update zoning map or rezone key parcels within the study area to be consistent with the vision of the plan, including the use of the new MC-CI district.	0 – 1 Year	City of College Park, City of East Point, City of Hapeville	N/A	Staff Time	Staff Time; City Funding
Zoning Revisions	Update zoning code to include provisions for the Headwaters Trail, greenspace, stormwater; exclude future heavy industrial uses; add incentives and or reduce parking requirements.	0 – 2 Years	City of College Park, City of East Point, City of Hapeville	N/A	Staff Time	Staff Time; City Funding
Promote public land acquisition and consider public-private partnerships	Promote land assemblage to develop larger transformational projects. Consider public/private partnerships and other strategies.	0 – 10 Years	City of East Point	East Point Business and Industrial Development Authority (BIDA)	Varies based on sites acquired and public-private partnerships	East Point Business and Industrial Development Authority (BIDA); private funding
TRANSPORTATION						
Improve MARTA Bus Stops	Work with MARTA and other partners to improve bus stops within the study area including adding shelters, seating, lighting and other amenities.	0 – 3 Years (Initial Study and Design)	MARTA	City of College Park; City of East Point	\$45,000 (Initial Study and Design)	City Funds, ARC, MARTA
Sylvan Road Connector Feasibility Study	Determine possible alignment and cost of creating a new connection from Sylvan Road near Interstate 85 to RN Martin Street.	1-3 Years	City of East Point	East Point Business and Industrial Development Authority (BIDA)	\$75,000	City Funds, State Funds, ARC
Willingham Drive-International Boulevard Connector Feasibility Study	Determine possible alignment and cost of creating a new connection from Willingham Drive to International Drive.	1-3 Years	City of Hapeville	Development Authority of Hapeville, GDOT	\$45,000	City Funds, State Funds, ARC
Willingham Drive Sidewalk Extension	The project designs and constructs a six-foot sidewalk extension along the south side of Willingham Drive from Plant Street to Elm Street.	2 – 4 Years	City of East Point	City of College Park	\$50,000-\$200,000 (Design and Construction)	General Fund / SPLOST / Bond / Grants
Interchange Access Study	Sylvan Road and Virginia Avenue interchanges.	3-5 years	City of College Park, City of East Point, City of Hapeville	ARC, GDOT	\$250,000-300,000	ARC Transportation Improvement Program (TIP) funding, State funding, City funding
Updated/Safe Rail Crossings	Analyze current at-grade rail crossings along Central Avenue within and adjacent to the study area, and identify potential improvements.	3-5 Years	City of East Point, City of Hapeville	City of College Park, GDOT, ARC	\$125,000	City Funds, State Funds, ARC
Willingham Drive/Central Avenue Routing	Study feasibility of routing traffic from Central Avenue to Willingham via modified or new connections.	3-5 Years	City of East Point, City of Hapeville	City of College Park, GDOT	\$100,000	City Funds, State Funds, ARC
East Main Street Bicycle Boulevard Feasibility Study	Feasibility study of planned bicycle connection from Willingham Drive to the College Park MARTA Station.	3-5 Years	City of College Park	City of East Point	\$830,000	General Fund / SPLOST / Bond / Grants

IMPLEMENTATION TASK	BRIEF DESCRIPTION	TIMEFRAME	RESPONSIBLE PARTY(IES)	PARTNER ORGANIZATIONS	COST ESTIMATE	POTENTIAL FUNDING SOURCE
ECONOMIC DEVELOPMENT						
Establish Headwaters Creative Hub (Organization)	Create task force or organization to support the creation of the Headwaters Creative Hub. This group would be focused on identifying a location, potential partners, needs and requirements and developing a strategy.	0 – 1 Year	City of East Point	City of College Park; City of Hapeville; and Environmental Protection Agency (EPA)	Staff Time	Staff Time; City Funding
Expand or Create a Tax Allocation District (TAD)	Expand the existing TAD or create a new TAD that would include the Willingham Drive and Central Avenue areas.	0 – 3 Years	City of East Point	East Point Business and Industrial Development Authority (BIDA)	Staff Time	City Funding; State Funding
Streamlined Development Review Process	Work with site owners and development partners to insure streamlined development review process. Proactively seek opportunities to use TAD funding to support project elements that support vision of LCI plan and TAD redevelopment plan	0 – 5 Years	City of East Point	City of College Park; City of Hapeville; East Point Business and Industrial Development Authority (BIDA)	Staff Time	Staff Time; City Funding
Conduct Brownfield Assessment of Catalytic Sites	Using existing or new EPA Brownfield grants, assess catalytic sites for potential contamination and identify needed mitigation.	0 – 5 Years	City of East Point	East Point Business and Industrial Development Authority (BIDA)	Staff Time, Varies by assessment and site	Federal Funding; City Funding; EPA
Brownfield Clean-Up and Remediation	Continue assessing Brownfields within the study area and identify needed mitigation and funds to support clean-up.	0 – 5 Years	City of East Point	EPA, EPD	Staff Time, Varies by assessment and site	Federal Funding; City Funding; EPA
Incentivize Job Creation	Incentivize job creation through industrial tax incentives, using precedents such as Georgia's incentivized film production through tax credits	2 – 5 Years	City of East Point	East Point Business and Industrial Development Authority (BIDA)	Varies based on incentives	Federal Funding; City Funding; State Funding
Parking Deck Feasibility Study and Design	Study the potential of a parking deck within the catalytic sites, specifically those near the intersection of Willingham Drive and Bobby Brown Parkway in East Point and International Boulevard and Lang Avenue in Hapeville. These decks may be constructed as public decks or as a public-private partnership between a developer and local jurisdiction.	3-5 Years	City of College Park, City of East Point, City of Hapeville	College Park BIDA, East Point BIDA, Hapeville Development Authority	XX	City Funds, Public-private partnership
Target Industry and Development Attraction	Develop a strategy to target industries and development to the area. This includes, but is not limited to breweries, creative industries, restaurants and food preparation, flexible office, and multifamily residential.	Ongoing	Cities of College Park, East Point and Hapeville	College Park BIDA, East Point BIDA, Hapeville Development Authority, Aerotropolis Atlanta Alliance	Staff Time	Staff Time, City Funding
Technical Support Initiatives	Provide technical support where possible to facilitate quality redevelopment efforts in LCI study area. Examples of technical support include stormwater engineering analyses, project-specific economic and real estate analyses, design concepts, facilitation of meetings, and coordination of events and programs.	Ongoing	City of East Point	City of College Park; City of Hapeville; East Point Business and Industrial Development Authority (BIDA)	Staff Time	Staff Time; City Funding

IMPLEMENTATION TASK	BRIEF DESCRIPTION	TIMEFRAME	RESPONSIBLE PARTY(IES)	PARTNER ORGANIZATIONS	COST ESTIMATE	POTENTIAL FUNDING SOURCE
PLACEMAKING AND PROGRAMMING						
Public Art/MARTA Bridge and Wall Mural	Partner with MARTA to create murals or other public art on the MARTA bridge over Willingham Drive and the retaining wall north of Willingham Drive.	0 – 5 Years	City of East Point; MARTA	MARTA	Varies based on project specifics	City Funds, Fulton County Arts Council, MARTA Artbound
Streets Alive Willingham Drive	Partner with area stakeholders to host a Willingham Streets Alive event to highlight the Flint and the potential of the area.	0 – 5 Years	City of East Point; East Point Main Street Association (EPMSA), City of College Park, City of Hapeville	Aerotropolis Atlanta Alliance	Staff Time (Initial organization)	Staff Time, City Funding
Flint River Festival	Partner with other communities along the Flint River to host a Flint River Festival to celebrate this important ecosystem and community amenity.	0 – 5 Years	City of East Point; Finding the Flint	Atlanta Regional Commission; American Rivers	Staff Time (Initial organization)	Staff Time, City Funding
Gateway Landscaping	Provide landscaping for the Willingham Drive gateways/entryways that establishes an introduction to the corridor. Gateway landscaping should include wayfinding for the corridor that features the branding for the Headwaters district.	1 – 3 Years	Cities of College Park, East Point and Hapeville	Georgia Department of Transportation	XX	City Funding, State Funding
Headwaters Branding and Historical Landmark Initiative	Create the branding for the Headwaters district that includes the Headwaters Nature Preserve, Headwaters Nature Center, Headwaters Trail, and the Flint River Greenspaces.	1-3 Years (initial branding study)	Cities of College Park, East Point and Hapeville	Aerotropolis Atlanta Alliance, ARC, Georgia Historic Preservation Division	\$75,000 (initial branding study)	City Funding, State Funding, ARC

WILLINGHAM DRIVE IMPLEMENTATION PLAN

100-Day Action Plan

Providing short-term guidance for outlining the implementation plan’s next steps towards executing the Implementation Plan, the 100-Day Action Plan identifies initial tasks and responsibilities for each action. Action Plan recommendations are intended to be low- to no-cost tasks that can be pursued immediately.

Action/Description	Cost	Responsible Party	Funding Source	Partner Organizations
Educate elected officials/ public on plan	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	College Park and East Point BIDA, Hapeville Development Authority
Initiate the creation of the Willingham Corridor Task Force	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	Aerotropolis Atlanta Alliance, Finding the Flint, Woodward Academy, Members of the Stakeholder Committee
Initiate discussions with MARTA on possible bridge and retaining wall art.	Staff Time	Cities of College Park and Hapeville	Cities of College Park; East Point; Hapeville	MARTA, Woodward Academy
Initiate coordination with ARC and MARTA on stop improvements	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	MARTA, ARC
Identify vacant building for temporary use including community event, art installation, etc.	Staff Time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	Aerotropolis Atlanta Alliance, Finding the Flint, Woodward Academy, Members of the Stakeholder Committee
Initiate discussions on organization of Streets Alive or Flint River Festival	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	Aerotropolis Atlanta Alliance, Finding the Flint, Woodward Academy, Members of the Stakeholder Committee
Confirm with Georgia Department of Community Affairs location and eligibility of State Opportunity Zones	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	Georgia DCA, College Park and East Point BIDA, Hapeville Development Authority
Initiate discussion with GDOT Office of Utilities about railroad crossing coordination	Staff time	City of Hapeville	City of Hapeville	GDOT
Code Enforcement	Staff time	Cities of College Park; East Point; Hapeville	Cities of College Park; East Point; Hapeville	N/A
Continue discussions with the Georgia Environmental Protection Division (EPD) on assessing existing or new Brownfield grants	Staff Time	City of East Point	City of East Point; EPD Grant	Georgia EPD

WILLINGHAM

CORRIDOR STUDY



STATE OF GEORGIA
COUNTY OF FULTON
CITY OF HAPEVILLE

RESOLUTION NO. _____

A Resolution by the Mayor and Council of the City of Hapeville to adopt the Willingham Drive Corridor Improvement Study; to provide for an effective date and other lawful purposes.

WHEREAS the Aerotropolis Atlanta in conjunction with the City of Hapeville, the City of College Park, and the City of East Point, had an improvement study prepared for the Willingham Drive Corridor; and

WHEREAS the study included developing a vision for the future area, identifying potential catalytic sites, identifying potential public investments, highlighting the Flint River, and creating an area that connects the Tri-Cities; and

WHEREAS the Aerotropolis Atlanta Alliance along with the City of College Park, City of East Point, the City of Hapeville, and the partners at Finding the Flint, held public meetings on October 13, 2021, and November 17, 2021; and

WHEREAS the Hapeville Planning Commission reviewed the Willingham Corridor Improvement Study on January 17, 2023, and after reviewing the study, the Planning Commission found it appropriate to recommend the Mayor and Council approve the plan; and

WHEREAS, the City of Hapeville actively seeks funding and provides budgeting to implement the recommendations outlined in the portions we control and work with private development partners; and

NOW, THEREFORE, BE IT RESOLVED THAT:

The Mayor and Council of the City of Hapeville, Georgia hereby adopt the 2022 Willingham Drive Corridor Improvement Study. **SO RESOLVED**, this 7th day of February 2023.

Signed: Attest:

Alan Hallman, Mayor

Sharee Steed, City Clerk

Approved as to Form:

City Attorney

{Doc: 03243174.DOCX}



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: January 11, 2023
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Willingham Corridor LCI Study**

BACKGROUND

Through the Atlanta Regional Commission's (ARC) Livable Center Initiative (LCI), the City worked closely with ARC, Pond & Company, the City of East Point, the City of College Park, Aerotropolis, and Finding the Flint to develop an overall vision and plan for the Willingham Corridor. The final Plan has been distributed for your review. The Plan included the following:

- Developing a vision for the future area.
- Identifying potential catalytic sites.
- Identifying potential public investment.
- Highlighting the Flint River.
- Creating an area that connects the Tri-Cities.

Please provide any comments as we move into the adoption and implementation phase.



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

January 17, 2023 6:00 PM

SUMMARY MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Election of Officers

3.I. Election of Vice Chairman

MOTION ITEM: Jeanne Rast made a motion to re-elect Lucy Dolan as Vice Chairman of the Planning Commission. Cliff Thomas seconded the motion. Motion Carried: 6-0.

3.II. Election of Chairman

MOTION ITEM: Leah Davis made a motion to re-elect Brian Wismer as Chairman of the Planning Commission. Lucy Dolan seconded the motion. Motion Carried: 6-0.

4. Approval of Minutes

4.I. Minutes of November 8, 2022

MOTION ITEM: Jeanne Rast made a motion to approve the minutes of November 8, 2022, as submitted. Lucy Dolan seconded the motion. Motion carried: 6-0.

5. Old Business

5.I. 2023 Planning Commission Meeting Schedule (Revised)

Background:

Consideration and action to approve the revised 2023 Planning Commission meeting schedule. Due to the City Council's schedule, the meeting scheduled for July 18, 2023, has been changed

to July 11, 2023, and the meeting scheduled on August 8, 2023, has been changed to August 15, 2023. The Planning Commission approved this item on November 8, 2022.

MOTION ITEM: Jeanne Rast made a motion to approve the revised 2023 Planning Commission meeting schedule, as submitted. Lucy Dolan seconded the motion. Motion Carried: 6-0.

6. New Business

6.I. 3166 Dogwood Drive

Site Plan Review

Background:

Darrell Harris of D. Harris Construction requested site plan review to construct a 2,994 square foot commercial building at 3166 Dogwood Drive (Parcel ID: 14-0094-0002-087-3). The property is zoned V, Village.

Public Comment: None.

ACTION: Approved with conditions.

6.II. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Preliminary Plat Review

Background:

Phil Carson of MCRT Investments, LLC requested preliminary plat review to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use.

Public Comment: None.

ACTION: Approved with conditions.

6.III. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Site Plan Review

Background:

Phil Carson of MCRT Investments, LLC requested site plan review to construct a mixed-use development at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-

0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4). The properties are zoned RMU, Residential Mixed Use and are subject to the design requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Public Comment: None.

ACTION: Approved with conditions.

6.IV. Willingham Corridor Improvement Study Resolution 2023-01

Background:

Consideration to recommend the Mayor and Council accept the Willingham Drive Corridor Improvement Study.

The Aerotropolis Atlanta, in conjunction with the City of Hapeville, the City of College Park and the City of East Point, had an improvement study prepared for the Willingham Drive Corridor. The study included developing a vision for the future area, identifying potential catalytic sites, identifying potential public investment, highlighting the Flint River, and creating an area that connects the Tri-Cities.

Public Comment: None.

ACTION: Recommended approval.

6.V. Zoning Map Amendment

Background:

Consideration of a text amendment to update the zoning map.

Public Comment: None.

ACTION: Recommended approval.

7. Next Meeting Date – February 13, 2023 at 6:00 p.m.

8. Adjourn

Meeting adjourned at 7:53 p.m.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

**A RESOLUTION
PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE [CITY/TOWN] OF [NAME]**

WHEREAS, the [City/Town] [Council/Commission] of the [City/Town] of [Name] (the “[Council/Commission]”), the governing body of the [City/Town] of [Name], Georgia (the “Municipality”), recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the [City/Town] [Council/Commission] further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the members of [City/Town] [Council/Commission], as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City [Council/Commission] meetings are open to the public and thus how City officials execute their legal duties is on public display; and

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of their district and city; and

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the [City/Town] [Council/Commission] has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION ONE

The [City/Town] of [Name] pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of the [City/Town] [Council/Commission] enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the [City/Town] of [Name].

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success and demonstrates the [Council's/Commission's] commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The [City/Town] of [Name] expects members of the public to be civil in its discussion of matters under consideration by and before the [City/Town] [Council/Commission], with elected officials, staff, and each other.

ADOPTED this ____ day of _____, 20__.

Mayor

Councilmember/Commissioner

Councilmember/Commissioner

Councilmember/Commissioner

Councilmember/Commissioner

Councilmember/Commissioner

Councilmember/Commissioner

ATTEST:

[City/Town] Clerk