

RESOLUTION NO. RES 2022-08-02

**RESOLUTION APPROVING PROJECTS FOR THE URBAN REDEVELOPMENT
AGENCY**

WHEREAS: The Brookhaven City Council established a Special Service District (SSD) on December 30, 2021 to provide a funding mechanism for catalytic capital projects and services; and

WHEREAS: The Brookhaven City Council established the initial millage rate of 4.00 mills on June 28, 2022; and

WHEREAS: The Brookhaven City Council established an Urban Redevelopment Agency (“URA”) through Resolution RES-2022-06-04 on June 14, 2022, to provide a mechanism and tool to foster appropriate development and to incentivize development by funding and completing capital projects that foster and improve transportation options within the City; and

WHEREAS: The Administration developed a list of 15 projects for the URA (Exhibit A) that focus primarily on projects and services that provide for, and enhance, connectivity to the City Centre and corridor improvements to improve mobility and aesthetics; and

WHEREAS: The list of 15 URA projects were presented for public comment at two City Council regular meetings; and

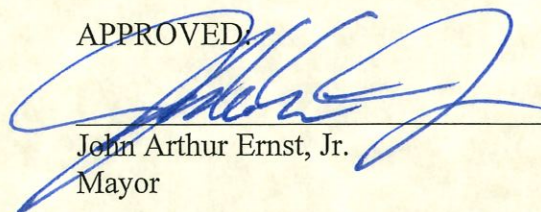
WHEREAS: The City of Brookhaven received the certified Consolidation and Evaluation of Digest 2022 from the DeKalb County Tax Commission (Exhibit B) in the amount of \$6.6 million in annual revenues for the SSD; and

WHEREAS: The City anticipates that an Intergovernmental Agreement between the SSD and the URA will be executed to facilitate and complete these projects,

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Brookhaven the SSD project list provided in Exhibit A is approved and the Administration is directed to initiate URA project preplanning activities.

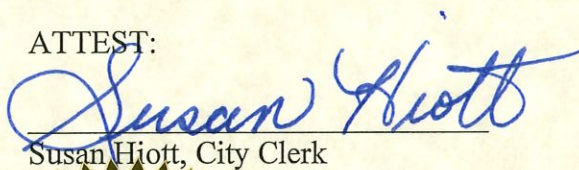
SO RESOLVED AND EFFECTIVE, this the 23rd day of August 2022.

APPROVED:



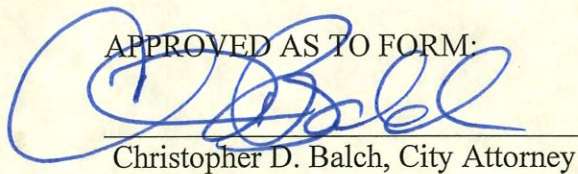
John Arthur Ernst, Jr.
Mayor

ATTEST:

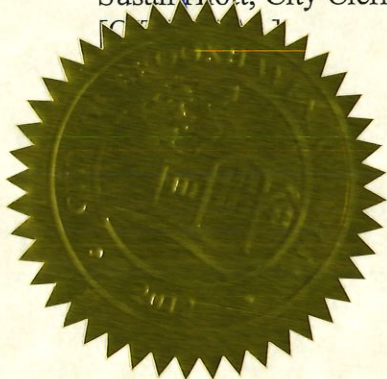


Susan Hiott, City Clerk

APPROVED AS TO FORM:



Christopher D. Balch, City Attorney



RES2022-08-02
Exhibit A

SPECIAL SERVICE DISTRICT RECOMMENDED PROJECTS - EXHIBIT A

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The project costs are ESTIMATED. Final costs will be determined after final engineering and a competitive request for proposal process.

Project Title	Cost of Project	Planning Document	Other Funding Sources	Connectivity Basis	Initial Staff Contact	Project Description
1 W. Nancy Creek Drive Bridge Replacement	5,250,000	Emergency Bridge Replacement	Possible State Funding		Don S.	This project will construct a replacement vehicular bridge over Perimeter Creek on W. Nancy Creek Drive which was closed on July 1, 2022 due to serious safety concerns identified in the biennial bridge inspection. An emergency task order for design and engineering services will be established. City staff are coordinating with GDOT to expedite the project and funding assistance. The replacement bridge will incorporate a sidewalk on the north side to provide a safe pedestrian crossing and connect to existing sidewalks on both sides of the bridge.
2 Peachtree Creek Greenway local match (20% of Federal Highway Administration (FHWA) funding	5,280,000	PCG Master Plan	Federal Infrastructure		Steve C.	The Peachtree Creek Greenway (PCG) Phase II is a 14 ft by approximately 1-mile multi-use transportation project that begins at the Atlanta city line and continues east to the North Druid Hills Trailhead of PCG Phase I. The topography dictates a series of 7 connected cantilevered bridges and ramps in order to construct a climate resilient, ADA accessible multi-use trail. Planning and Engineering is complete. The City has applied through the TIP, Federal RAISE program, and Senate Appropriations for the currently unfunded portion of the project. Estimated finished project budget is \$27,000,000. Funding of \$5,280,000 is included in the SSD for the RAISE program, which will announce fund in Q4, 2022.
3 Brookhaven City Hall	60,000,000	Brookhaven Comprehensive Plan MARTA Agreement City Centre Master Plan		City Centre	Shirlynn F.	The City of Brookhaven is currently renting its City Hall facility, and has reached its growth capacity in its present space. The City seeks to construct a new City Hall that it would own, and not only accommodate current needs, but also the City's needs in years to come as anticipated growth takes place. The ideal location for the new facility will be within the City Centre footprint. The 2022 Approved Budget includes \$100,000 for space planning (page 186) for a future permanent City Hall.
4 Ashford Dunwoody Road / Peachtree Road Intersection (MT-01)	2,500,000	Ashford Dunwoody Road Corridor Study		City Centre	Don S.	This project is one of the mid-term projects recommended in the Ashford Dunwoody Corridor Study. This project includes extension of southbound right-turn lane, MUP on the eastside and sidewalk on the westside of Ashford Dunwoody Road. Improvements will also include protected right-turn onto Peachtree Road southbound from Ashford Dunwoody Road, dedicated right-turn lane on Peachtree Road onto Ashford Dunwoody Road, pedestrian island, and improvement to the intersection skew. The SSD funding will complete the existing project currently underway and resolve associated ROW acquisition issues from Peachtree Road to the Publix at Johnson Ferry Road.
5 Ashford Dunwoody Road Multiuse Path	8,440,000	Brookhaven Bicycle, Pedestrian and Trail Plan Ashford Dunwoody Road Corridor Study	PCID		Don S.	This project will construct a 10' MUP from I-285 to Ashford Club Court. Segments include; A. I-285 to Oconee Pass. Funding for this project would include a cost-share with PCID. B. Montgomery Elementary School to Blackburn Park. This segment would connect the existing MUP at the park, the existing MUP between Harts Mill Road and W. Nancy Creek Drive and to the existing MUP constructed in front of Montgomery ES. C. Ashford Club Drive to Windsor Parkway. This segment will connect to the proposed MUP at the intersection of Windsor Parkway and Ashford Dunwoody currently in design.
6 Chantilly Drive Sidewalk	400,000	Emory Executive Park Zoning Condition Emory Community Investment Agreement	Emory		Don S.	The project will construct a sidewalk on Chantilly Drive from the intersection of Chantilly Drive and Executive Park South, and continue south to Sheridan Road. The construction of this sidewalk will tie into the City's goals for the Southern Gateway by increasing connectivity and safe walkability throughout the corridor. This project is included in the initial SSD list as it has a partial funding commitment from Emory University, can be completed relatively quickly, and supports the ongoing redevelopment of Executive Park.

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Project Title	Cost of Project	Planning Document	Other Funding Sources	Connectivity Basis	Initial Staff Contact	Project Description
7 I-85 Vehicular Bridge	780,000	Comprehensive Transportation Plan (page 43)	Federal Infrastructure		Don S.	This project proposes to construct a vehicular flyover bridge over I-85 to provide an additional / alternative route to North Druid Hills Road in accessing the southern part of the City. It would also provide a second vehicular access point to Emory University's Executive Park Campus. In addition to alleviating traffic congestion on North Druids Hills Road and providing redundancy in the road network, it would improve accessibility for emergency vehicles in the southern part of the City. It is anticipated the vehicular flyover bridge would be integrated with any future transit improvements on Buford Highway. This project is for traffic analysis, design and engineering. Once the traffic analysis, design and engineering is complete, a more refined project budget can be determined. Federal ask for this project is \$10,000,000.
8 Dresden Drive Sidewalk	4,060,000	Brookhaven Bicycle, Pedestrian and Trail Plan		City Centre	Don S.	The project proposes to complete a continuous sidewalk along the north side of Dresden Drive from Apple Valley Road to Clairmont Road. A 5'-wide sidewalk would be constructed where no sidewalk currently exists and older/substandard sidewalk would be replaced with new 5'-wide sidewalk. The total project length is approximately 8,700 feet with an estimated construction of 4,000 feet of new sidewalk. The project would include adjustment of the existing granite curb to a 6" height with new granite curb installed for damaged areas or areas without existing curb. Lane width reductions will be explored to limit ROW acquisition costs for both the sidewalk and the future multiuse path (MUP) planned for the southside of Dresden Drive. The second phase of the project proposes to replace the existing bridge culvert on Dresden Drive over the Peachtree Creek Tributary between Winding Lane and S. Bamby Lane with a new culvert for the stream and a separate underpass for a future multi-use trail. The bridge replacement cost is not included in the planning estimate for this SSD project.
9 Apple Valley Road Multiuse Sidewalk	625,000	Bicycle, Pedestrian, and Trail Plan Brookhaven-Peachtree Overlay District City Center Master Plan		City Centre	Don S.	The project proposes to construct an 8' wide Multi-Use Sidewalk on the east side of Apple Valley Road from the end of the existing sidewalk to E. Osborne Road. The project would include installing lighting in accordance with the Brookhaven-Peachtree Overlay District guidelines. This project will coordinate with the Dresden Drive sidewalk project included in the SSD project list. This project would be sequenced before the Dresden Drive sidewalk project and coordinate with the potential redevelopment of the large vacant lot at Apple Valley Road and E. Osborne Road.
10 North Druid Hills Road MUP	612,500	Brookhaven Bicycle, Pedestrian, and Trail Plan North Druid Hills Road Corridor Study, Brookhaven-Peachtree Overlay District		City Centre	Don S.	The project proposes to complete the MUP on the east side of North Druid Hills from the existing MUP south of Sylvan Circle to the MARTA Station at Apple Valley Road. This project will complete the MUP from MARTA to the PCG. NOTE: ROW acquisition and utility relocation cost estimates can not be established until the design and engineering is complete.
11 Peachtree Road LCI	10,000,000	Brookhaven-Peachtree LCI Peachtree Road Overlay (PRO) District Brookhaven Park Master Plan		City Centre	Don S.	This project proposes streetscape improvements along Peachtree Road in accordance with the LCI. This would include intersection and operational improvements such as medians, turn lanes, and inter-parcel access. It is anticipated that the project would be completed in several phases, with Phase I Dresden Drive to Osborne Road (would include coordination with Brookhaven Park improvements along Peachtree Road). Implementation also includes 10' shared use path along the MARTA wall.
12 Buford Highway Streetscape	1,000,000	Buford Highway Overlay District Citywide Streetscape Design Guidelines	GDOT	City Centre	Don S.	Streetscape improvements, planted median, lane reduction, bus-only lanes, and beautification per the Buford Highway Overlay and in conjunction with the Cultural Corridor Designation. Will require approval and coordination with GDOT. Phase I: Chamblee city limit to Afton Lane Phase II: City of Atlanta city limit to the Latin American Association (LAA) Phase III: Afton Lane to LAA This funding amount is for design and engineering for Phase 1 with anticipated GDOT funding for construction.

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Project Title	Cost of Project	Planning Document	Other Funding Sources	Connectivity Basis	Initial Staff Contact	Project Description
13 North Druid Hills Road Corridor Streetscape Improvements	5,000,000	North Druid Hills Road Corridor Study		City Centre	Don S.	The project proposes to complete the North Druid Hills Road streetscape improvements (typical cross section) from Buford Highway to Ashton Bluff Drive. See project LT-01 in the North Druid Hills Road Coordinator Study. https://www.brookhavenga.gov/sites/default/files/fileattachments/north_druid_hills_road_corridor_study/page/18666/appendix_a_-_project_one-page_overviews.pdf
14 Johnson Ferry Rd Land Purchase - Nancy Creek MUP	1,900,000	Brookhaven Bicycle Pedestrian and Trail Plan Nancy Creek Watershed Improvement Plan			Don S.	This project will construct a trail along Nancy Creek from the Sandy Springs border to the Chamblee border with a connection to the Lynwood Recreation Center. Projects recommended in the Nancy Creek Watershed Improvement Plan would be addressed concurrently to the extent possible and may incorporate funding from the Stormwater Fund. At this point this project is only funded for the reimbursement to the general fund for the purchase of land. No other appropriation is being considered at this time.
15 Right-of-Way (ROW) and State Route Beautification Crew	600,000	Sustainability - ANNUAL			Brian B.	Existing ROW maintenance of non-State route corridors will transfer from the general fund to the SSD. Additionally this project will enhance beautification by adding State routes. This additional crew will be responsible for maintaining the City's ROW's of state route corridors leading into and out of Brookhaven. The four-person crew will be responsible for all of the landscaping and right-of-way maintenance. The state route corridors include Peachtree Road, Buford Highway, and North Druid Hills Road (Buford Highway to Briarcliff Road). A list of the all the other ROW's is included in the capital budget. This is an SSD annual operating cost not eligible for debt financing.
Total	106,447,500					

CONSOLIDATION AND EVALUATION OF DIGEST 2022

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Exhibit B

COUNTY NAME: DeKalb				COUNTY NO: 44				Sheet # 64 - BROOKHAVEN SSD				Total Parcel Count: 554			
RESIDENTIAL				FOREST LAND CONSERVATION USE				EXEMPT PROPERTY				SUMMARY			
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value	Code	Count	Acres	40% Value	PROPERTY CLASS	COUNT	ACRES	ASSESSED VALUE
R1	1		2,231,000	J3	0	0.00	0	E0	0		0	Residential Real	2	6.94	2,300,000
R3	0	0.00	0	J4	0	0.00	0	E1	2	1,510,732	0	Residential Personal	0		0
R4	0	0.00	0	J5	0	0.00	0	E2	0		0	Residential Total	2	6.94	2,300,000
R5	0	0.00	0	J6	0		0	E3	2	241,800	0	Residential Trans.	0	0.00	0
R6	0		0	FLPA FAIR MARKET ASMT				E4	0		0	Historic	0	0.00	0
R9	2	6.94	69,000	Code	Count	Acres	40% Value	E5	7	70,638,200	0	Agricultural Real	0	0.00	0
RA	0		0	F3	0	0.00	0	E6	0		0	Agricultural Personal	0		0
RB	0		0	F4	0	0.00	0	E7	0		0	Agricultural Total	0	0.00	0
RF	0		0	F5	0	0.00	0	E8	0		0	Preferential	0	0.00	0
RI	0		0	F6	0		0	E9	0		0	Conservation Use	0	0.00	0
RZ	0		0	Total			0	TOTAL	11	72,390,732	0	Environmentally Sen	0	0.00	0
RESIDENTIAL TRANSITIONAL				ENVIRONMENTALLY SENSITIVE				HOMESTEAD & PROPERTY EXEMPTIONS				Commercial Real	505	1,493.39	1,693,217,253
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value	Code	Count	M&O AMOUNT	BOND AMOUNT	Commercial Personal	0		0
T1	0		0	W3	0	0.00	0	S1	0	0	0	Commercial Total	505	1,493.39	1,693,217,253
T3	0	0.00	0	W4	0	0.00	0	SC	0	0	0	Industrial Real	36	58.10	21,768,165
T4	0	0.00	0	W5	0	0.00	0	S3	0	0	0	Industrial Personal	0		0
HISTORIC				COMMERCIAL				S4	0	0	0	Industrial Total	36	58.10	21,768,165
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value	S5	0	0	0	Forest Lnd Con Use	0	0.00	0
H1	0		0	C1	421		1,368,513,111	S6	0	0	0	Brownfield Property	0	0.00	0
H3	0	0.00	0	C3	445	624.61	176,094,366	SD	0	0	0	Qualified Timberland	0	0.00	0
AGRICULTURAL				C4	48	529.84	133,976,702	SE	0	0	0	Real Total	543	1,558.43	1,717,285,418
Code	Count	Acres	40% Value	C5	10	337.04	14,633,074	SG	0	0	0	Personal Total	0		0
A1	0		0	C9	2	1.90	0	SH	0	0	0	Digest Total	543	1,558.43	1,717,285,418
A3	0	0.00	0	CA	0		0	S8	0	0	0	Public Utility	15	0.00	0
A4	0	0.00	0	CB	0		0	S9	0	0	0	Motor Vehicle			
A5	0	0.00	0	CF	0		0	SF	0	0	0	Mobile Home			
A6	0		0	CI	0		0	SA	0	0	0	Timber - 100%			
A9	0	0.00	0	CP	0		0	SB	0	0	0	Heavy Duty Equip.			
AA	0		0	CZ	0		0	SP	0	0	0	Gross Digest Total	558	1,558.43	1,717,285,418
AB	0		0	INDUSTRIAL				SH	0	0	0	Exemptions-Bonds			65,599,380
AF	0		0	Code	Count	Acres	40% Value	ST	0	0	0	Net Bond Digest			1,651,686,038
AI	0		0	I1	28		16,345,461	SV	0	0	0	Gross Digest Total	558	1,558.43	1,717,285,418
AZ	0		0	I3	32	46.50	5,338,801	SJ	0	0	0	Exemptions-M & O			65,599,380
PREFERENTIAL				I4	3	1.60	83,903	SX	10	65,291,220	65,291,220	Net M & O Digest			1,651,686,038
Code	Count	Acres	40% Value	I5	0	0.00	0	SN	0	0	0	DO NOT USE L1 THRU L9 CODES ON STATE SHEET			
P3	0	0.00	0	I9	1	10.00	0	L1	1	215,800	215,800	L1	1	215,800	215,800
P4	0	0.00	0	IA	0		0	L2	1	92,360	92,360	L2	1	92,360	92,360
P5	0	0.00	0	IB	0		0	L3	0		0	L3	0		0
P6	0		0	IF	0		0	L4	0		0	L4	0		0
CONSERVATION USE				II	0		0	L5	0		0	L5	0		0
Code	Count	Acres	40% Value	IP	0		0	L6	0		0	L6	0		0
V3	0	0.00	0	IZ	0		0	L7	0		0	L7	0		0
V4	0	0.00	0	PUBLIC UTILITY				L8	0		0	L8	0		0
V5	0	0.00	0	Code	Count	Acres	40% Value	L9	0		0	L9	0		0
V6	0		0	U1	0		0	L10	0		0	L10	0		0
BROWNFIELD PROPERTY				U2	14	0.00	0	L11	0		0	L11	0		0
Code	Count	Acres	40% Value	U3	1	0.00	0	L12	0		0	L12	0		0
B1	0		0	U4	0	0.00	0	L13	0		0	L13	0		0
B3	0	0.00	0	U5	0	0.00	0	L14	0		0	L14	0		0
B4	0	0.00	0	U9	0	0.00	0	L15	0		0	L15	0		0
B5	0	0.00	0	UA	0		0	L16	0		0	L16	0		0
B6	0		0	UB	0		0	TOTAL	12	65,599,380	65,599,380	TOTAL	12	65,599,380	65,599,380
Qualified Timberland				UF	0		0					TYPE			
Code	Count	Acres	40% Value	UZ	0		0					MILLAGE	ASSESSED	TAX	
Q4	0	0.00	0										VALUE		
Q5	0	0.00	0									M & O	0.004000	1,651,686,038	6,606,744
												BOND		1,651,686,038	

I, Irvin J. Johnson, receiver of tax returns in and for said county, do hereby certify that the above and foregoing is a true and correct consolidation of all the tax returns received from the taxpayer (or assessed against defaulters) in said county of DeKalb for the year 2022, and duplicate digests have been made and delivered to the county governing authority and tax collector of said county as required by law.

Witness my hand and official signature, this 27th day of July 2022.

Irvin J. Johnson
Tax Commissioner