

**Tax Allocation District  
Redevelopment Plan  
for the  
Stadium Neighborhoods  
Tax Allocation District  
Atlanta, Georgia**



**Prepared for:  
The City of Atlanta  
The Atlanta Public Schools Board of Education  
The Fulton County Commission**

October 12, 2006



City of  
**Atlanta**  
Georgia



Atlanta Development Authority

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## I. Executive Summary

Presented below is a summary of the key points detailed in the accompany Redevelopment Plan for the creation of the Stadium Neighborhoods TAD.

### **Establishing the Stadium Neighborhoods as a Priority for Growth and Development**

*“2005 was a remarkable year. It brought what I believe is a turning point in the history of our City. This turning point is not defined by a single momentous event. It is the culmination of a series of accomplishments that, taken together, point to a beginning of a new “Age of Atlanta”.*

*It is an age in which our City’s government, business and non-profit communities work in partnership like never before...to help us become the City we’ve always wanted to be...We live in a City that is growing its economy in bold and imaginative ways. By 2009 we’ll create 60,000 new jobs in our City...grow property values by \$26 billion...add 10,000 new affordable workforce housing units and leverage tens of millions of dollars of new development in the City’s commercial corridors”*

Mayor Shirley Franklin, State of the City Address 1/5/06

Mayor Franklin’s call for a new “Age of Atlanta” is grounded in a period of unprecedented growth in the City. According to the Atlanta Regional Commission, the City of Atlanta saw its population increase by 35,000 residents from 2000 to 2006. This trend reverses a multi-decade decline in the City’s population which began in 1970’s and showed the first signs of stabilizing in the mid 1990’s. The impact of growth in the City is evident in many areas. Midtown, Buckhead, East Lake, Downtown, West Midtown, Atlantic Station, and the Marietta Street corridor are all showing remarkable signs of growth. Yet, other areas of the City have continued to lag during this period of positive growth, continuing to suffer from a long period of disinvestment. *While hopeful early signs of reversal are starting to occur in many of these areas, the Mayor and City Council are determined to bring additional focus and attention to the need for investment in these areas.*

### **Analyzing the Need in the Stadium Neighborhoods**

In 2005, the Atlanta Development Authority commissioned a study entitled *Analysis of Incentives to Encourage Investment in Underserved Areas*. The study identified opportunities appropriate for alternative economic development tools to spur redevelopment in areas of the City that have historically suffered from disinvestment. The study focused on the six priority areas identified in the *New Century Economic Development Plan* and the four additional Areas of Interest. The Stadium Neighborhoods

were identified as one of the six priority areas designated by the study for concentrated economic development focus. The key purposes of the study included assigning priorities based on market support and the fiscal impacts associated with the redevelopment opportunity of each area.

*The study recommended within the Stadium Neighborhoods the sub-areas of Turner Field/Georgia Avenue and Mechanicsville Commercial as near-term TAD opportunities with a high likelihood of implementation success. It ranked Georgia Avenue and Ralph David Abernathy corridors among the top areas in the City in terms of their redevelopment potential via the use of TAD funding as an incentive vehicle.*

Under directives found in the City's 1993 *Summerhill Plan* which targeted tax delinquent properties, new residential development began to take hold in the area shortly before the Centennial Olympic Games in 1996. According to the *Summerhill Urban Redevelopment Plan Land Use, Zoning, and Development Opportunities Update*, dated February 2006,

*(In Summerhill...) "most of the tax delinquent properties have been assembled and/or redevelopment into new residences. The area changed most is the single-family and multi-family residential area north of Georgia Avenue. In recent years, the southern residential area (south of Georgia Avenue) also sees a lot of advantages in terms of single-family redevelopment or infill. In contrast, the dilapidated commercial along Georgia Avenue, and the surface parking lots and vacant land along the east side of Hank Aaron Drive are lagging in change of appearance. Actually, this area is identified by the community as an area with development potential and calls for recommendations to both regulate and promote development in a context sensitive manner."*

The Community Vision for Mechanicsville, found in the 1995 *Mechanicsville Community Redevelopment Plan (CRP)* states:

*(Mechanicsville is) "...envisioned as a self-sustaining community which provides home ownership for an economically diverse population, neighborhood based parks and entrepreneurship opportunities for residents. It will have improved and increased housing for a growing population and will provide a wide range of employment, educational, recreational, and economic development opportunities for both current and future residents. To achieve this vision the residents along with business and civic organizations must collectively, cooperatively and actively pursue the programs and activities that make this vision a reality."*

In September 2004, an effort was undertaken to update the *CRP* adopted in June 1995. The *Mechanicsville Community Redevelopment Plan Update* found that:

*"Although Mechanicsville has suffered from disinvestment and languishing implementation efforts, its geographic advantages position it for rebirth as more*

*and more residents flock to Atlanta's in-town neighborhoods. There is considerable vacant land in the neighborhood that is available for sensitive mixed-income, mixed-use development. Magnificent views of the State Capitol and downtown skyline seen from the neighborhood's northern edge further enhances its marketability for residential development. There is also some older single-family housing stock on the south side of the neighborhood that is ripe for rehabilitation...however, the quantity of single-family homes has decreased in the last 10 years (despite some new construction). This shows that demolition of houses is outpacing new infill development – a disturbing trend that must be abated to maintain the unique charm and character of the community.”*

## **The Vision**

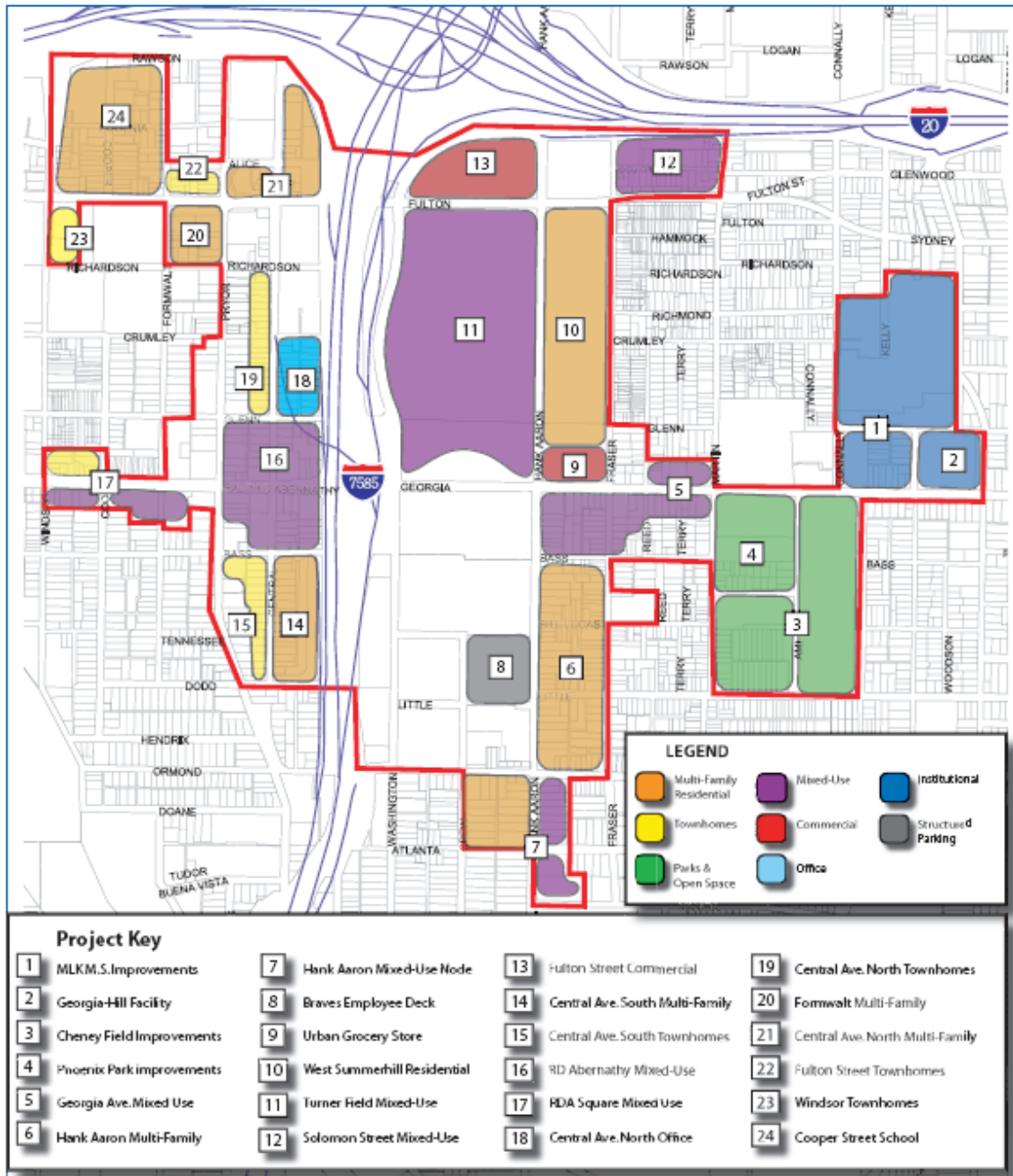
The vision for the Stadium Neighborhoods TAD is to create a major financial incentive that would support creation of an effective public-private partnership to facilitate the resurgence of the area closest to I-75 and Turner Field by encouraging new substantial private investment.

The specific opportunity is to use TAD proceeds to fund the construction of public parking decks on land owned by the Atlanta-Fulton County Recreation Authority. This will replace the surface parking lots allowing this land to be redeveloped into a vibrant mixed-use neighborhood. The Stadium Neighborhoods TAD would establish the framework for new redevelopment opportunities and investment including portions of the Summerhill and Mechanicsville neighborhoods and provide an important economic incentive to enhance the market competitiveness of the greater Stadium Neighborhoods area. The Stadium Neighborhoods TAD would spur private redevelopment activity in the area primarily along Georgia Avenue/Ralph David Abernathy and Hank Aaron Drive/Capitol Avenue, home of Turner Field, in much the same way existing TADs have attracted projects and promoted significant growth and redevelopment in other parts of the City. Excluding the revitalized single-family areas to the east of Hank Aaron Drive and south of Georgia Avenue, would not disturb the significant redevelopment activities which are occurring in these areas. The proposed TAD incentives will allow this key area just south of the Central Business District to compete aggressively for new development opportunities that might otherwise locate outside of the City.

## **The Proposed TAD Area**

The TAD area consists of approximately 361 acres with 623 individual parcels located in the areas around Turner Field. The Stadium Neighborhoods TAD is roughly bounded by I-20 to the north, Pryor Street to the west, Ormond Street to the south and Connally Street to the east, with some exceptions to exclude new home development. The specific boundaries of the TAD are shown on the accompanying map. I-75 bisects the district, providing a direct connection to Downtown Atlanta to the north and Hartsfield Jackson International Airport to the south. The major thoroughfares in the TAD area include Georgia Avenue and Hank Aaron Drive.

Proposed Boundaries Stadium Neighborhoods TAD



**Southside TADs - Stadium Area**  
**Project Key Map**  
 Prepared by Urban Collage, Inc.  
 in association with Bleakly Advisory Group and Content Consulting

The 622 land parcels comprising the approximately 372 acre Stadium Neighborhoods TAD has a current taxable value of \$20.1 million, and generates approximately \$835,182 in taxes for the City, County and Atlanta Public Schools annually.

Summary of Stadium Neighborhoods TAD Properties						
Parcels	Acreage	Market Value	Assessed Value	Taxable Value*	2006 Tax Rate**	Taxes
622	372	\$344,578,900	\$137,831,560	\$ 20,083,240	0.041586	\$835,182

*\* less exemptions; \*\* adjusted rate, excludes bonded indebtedness*

**How Residents in Atlanta and Fulton County Will Benefit**

The benefits to the City and County from creation of the Stadium Neighborhoods TAD and the projects which will result include:

- ❑ New private capital investment of approximately \$1.2 billion through 2020 on property, much of which is currently surface parking lots, located in an area that historically has been underserved
- ❑ Creation of new jobs in the business and service industries with the substantial new office, retail, and hotel development
- ❑ Creation of new shopping, recreation, and entertainment opportunities which will improve the neighborhood environment
- ❑ Creation of a more vibrant neighborhood environment by expanding residential opportunities with approximately 3,630 new housing units
- ❑ Improved pedestrian access to shopping, employment, regional transportation particularly in Hank Aaron Drive and Georgia Avenue
- ❑ Establishment of new neighborhood gathering places, attracting new customers and visitors to the area
- ❑ Increase annual sales tax revenues in excess of \$1.6 million by 2020 (based upon a \$.01 General Local Sales Tax, \$.01 School Board SPLOST Tax, and a \$.01 City Sewer Tax)

**Why The Stadium Neighborhoods Qualify for TAD**

The Stadium Neighborhoods TAD district qualifies as a redevelopment area under sections 36-44-3(7) (A), (E), and (F) of the Redevelopment Powers Law. As will be demonstrated in the following sections, the Stadium Neighborhoods Redevelopment Area contains:

- ❑ A significant number of deteriorated, or deteriorating structures and of vacant, underutilized lots that substantially impair and arrest the sound growth of the community that:
  1. retard the provision of housing accommodations or employment opportunities, and



2. constitute an economic or social liability that is a menace to public health, safety, morals, and welfare in its present condition and use.
- ❑ Sites within the redevelopment area which are substantially underdeveloped and/or undervalued.
  - ❑ The area's under performance relative to performance of surrounding areas and the City in terms of economic and social prosperity.
  - ❑ The negative conditions in the area necessitate its redevelopment including:
    1. The comparative lack of investment which has occurred in the area.
    2. The low incomes of the residents, the poor quality of housing stock, and low home values of the older housing stock in the area.
  - ❑ The redevelopment plan is designed to meet the city and community's land use objectives for the area.
  - ❑ The opportunity to leverage substantial private resources to redevelop the area.
  - ❑ The ability of the Stadium Neighborhoods TAD to serve as a catalyst to attract new investment throughout all four neighborhoods.

Specifically, the proposed Stadium Neighborhood TAD Redevelopment Area qualifies as a Tax Allocation District ("TAD") due to a number of demographic and economic factors:

- ❑ **Recent Reversal of Long-Term Population Decline** – Between 1990 and 2000, the population of the TAD area declined significantly. However, as a result of new single-family housing, the area experienced positive population growth in 2000 – 2006 and should see additional growth in the next five years if the redevelopment momentum can be maintained.
- ❑ **Significantly Lower Incomes** – The median income in the TAD area of \$22,545 represents 53 percent of Atlanta's median income. Approximately 53 percent of households in the TAD report a median household income of less than \$25,000. This compares to approximately 32 percent of households in the City. Per capita income in the TAD is only 62 percent of that reported by the City. Approximately 40 percent of households in the TAD area live below the poverty line compared to 22 percent in the City.
- ❑ **Single-Parent Households Dominate** - Approximately 38 percent of households in the TAD area are headed by single-parents, compared to 24 percent in the City. Of the single-parent households in the TAD, 88 percent are headed by females.
- ❑ **Lower Educational Attainment** – Only 18 percent of residents of the TAD area are college graduates versus 35 percent in the City. Within the TAD area, 64 percent of residents have no more than a high school diploma compared to 45 percent in the City.
- ❑ **Disparate Housing Values** – The 2000 median housing values in the TAD was \$163,235 which was 79 percent of the median value in the City of \$207,243. In terms of home values by price categories, many homes in the TAD area are concentrated in the lowest price range, with 33 percent less than \$100,000, compared to 23 percent in the City.



- ❑ **Older Housing Stock** – The average age of housing in the TAD area is 31 years, with 36 percent of all homes built prior to 1960.
- ❑ **Existing Blighted Conditions** – Based upon a recent windshield survey, approximately 6 percent, or 37 parcels with structures are classified as “*deteriorated*”, thus requiring significant levels of rehabilitation, and 3 parcels are classified as “*dilapidated*”, representing a potential public safety hazard. The level of structural dilapidation is greatest south of Georgia Avenue. Approximately 9 percent, or 51 parcels appeared *unoccupied* or *partially occupied*. The unoccupied structures are concentrated on the two primary thoroughfares: Hank Aaron Drive and Georgia Avenue. The combination of the state of decay in structures, as well as the vast tracts of surface parking, serves to highlight the blight in the area.

### Plan Goal

The Stadium Neighborhoods Tax Allocation District, if approved by Atlanta, Fulton County, and the Atlanta Public Schools, will allow for the creation of a tax allocation district that is aligned with the City’s focus on three major areas to promote economic development:

- 1) Create healthy neighborhoods and quality of life;
- 2) Expand economic opportunity; and
- 3) Improve physical infrastructure through an effective public-private partnership.

By establishing the proposed Stadium Neighborhoods TAD, Atlanta will:

- ❑ Attract substantial private investment to help finance key commercial, retail and residential development and public spaces that will act as catalysts for additional private commercial and residential investments in this revitalizing community of four distinct neighborhoods south of the CBD.
- ❑ Spur additional new construction that will create a significant number of jobs, expanding the economy of the City on underutilized and deteriorated sites; and
- ❑ Help dramatically increase the future tax digest of Atlanta and Fulton County, allowing the City and County to fund improvements that will enhance the quality of life for all area residents and increase the attractiveness of Atlanta as a place to visit and enjoy.

The TAD will help promote the goals of the *Atlanta Comprehensive Development Plan* as well as address key items identified for the city of Atlanta in the *New Century Economic Development Plan*. It will help to serve as a key project for the evolution of the four neighborhoods by encouraging more balanced development through a mix of land uses, increasing the economic vitality of the area, and enhance the quality of life of the residents of the Stadium Neighborhoods. It will also entice development to the area that has historically been bypassed given issues with surrounding deterioration and crime.

By its creation, it will generate significant direct economic impacts in terms of new development, increased retail spending, a more appealing residential environment, and create new jobs. The area’s redevelopment should also have positive indirect benefits to the greater Atlanta area by improving the environment in this major tourist location of the City.

**Proposed Redevelopment Project**

The proposed redevelopment plan will offer a mix of residential, retail, office, and hotel developments and is detailed in a subsequent section of the Plan. It is envisioned the development projects will occur in three phases beginning with 2007-2010, and then in five year increments through 2020. At build out, which is anticipated to be 2020, the estimated total private investment in the Stadium Neighborhoods will be more than \$1.2 billion. Total development within the TAD will contain over 3,600 new residential units and more than 860,000 square feet of new commercial development, chiefly office, retail, and hotel development as detailed below:

<b>Stadium Neighborhoods Summary of Development Potential</b>				
	2010	2015	2020	Estimated Total Private Investment
<b>Residential</b>				
Townhome	190	200	0	390
Low Rise Residential (rental/owner)	400	500	570	1,470
Mid-Rise Residential (owner)	400	500	670	1,860
High-Rise Residential (owner)	0	200	0	200
<b>Residential Total</b>	<b>990</b>	<b>1,400</b>	<b>1,240</b>	<b>3,630</b>
<b>Commercial</b>				
Retail				
Adaptive Reuse	40,000	-	-	40,000
Stand Alone/Mixed Use	50,000	70,000	100,000	220,000
Office	100,000	100,000	100,000	260,000
Hotel	75,000	100,000	125,000	300,000
<b>Commercial Total</b>	<b>265,000</b>	<b>270,000</b>	<b>325,000</b>	<b>860,000</b>
<b>Total Market Value</b>	<b>\$265,250,000</b>	<b>\$463,125,000</b>	<b>\$490,350,000</b>	<b>\$1,218,725,000</b>

*Source: Bleakly Advisory Group*

**Potential Stadium Neighborhoods TAD Funds**

Based upon the three phase development schedule detailed above, a total of approximately \$157 million in TAD proceeds to support redevelopment could be generated.



Stadium Neighborhoods Summary of TAD Potential			
	2010	2015	2020
Available TAD proceeds	\$ 27,155,098	\$ 59,977,315	\$ 70,674,195
<b>TOTAL TAD POTENTIAL</b>	<b>\$ 157,806,608</b>		

Source: Bleakly Advisory Group

The potential TAD proceeds assume a debt coverage ratio of 1.25 and an interest rate of 6.0 percent with an amortization of 25 years. Typical debt reserve, capitalized interest deductions and issuance costs were also assumed.

### Use of TAD Funds

In the operation of the Stadium Neighborhoods TAD, TAD funding will be targeted to the following purposes, consistent with established city policies:

Stadium Neighborhoods TAD Infrastructure Costs 2007-2020	
Public parking decks with up to 10,000 spaces	\$150,000,000
Streetscape improvements/project specific costs	<u>\$7,000,000</u>
<b>Total TAD Infrastructure Costs</b>	<b>\$157,000,000</b>

### Potential Housing Impact of the Stadium Neighborhoods TAD

The creation of the Stadium Neighborhoods TAD has been designed to minimize the impact on the existing inventory of housing in the proposed district, and in fact, encourage the substantial revitalization which is occurring while creating strategies to expand the housing stock and housing choices in the area. Specifically, the objectives of the proposed plan regarding housing are:

- ❑ Preservation of existing single family housing and neighborhoods.
- ❑ Stimulate the creation of new market rate housing to create greater balance in the housing inventory and encourage reinvestment.
- ❑ Redevelopment will be targeted to commercial areas and surface parking lots to the degree practical.

### Summary of Stadium Neighborhoods TAD Costs and Benefits

Summary of Stadium Neighborhoods TAD Costs and Benefits	
Value of private capital investment	\$1.2 billion
Net taxable value of development	\$505,626,000
Cost of public infrastructure to be financed by TAD	\$157 million
Estimated annual ad valorem tax increment after full build out of projects	\$20.9 million

## II. Introduction

### Establishing the Stadium Neighborhoods as a Priority for Growth and Development

*“2005 was a remarkable year. It brought what I believe is a turning point in the history of our City. This turning point is not defined by a single momentous event. It is the culmination of a series of accomplishments that, taken together, point to a beginning of a new “Age of Atlanta”.*

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Yet, other areas of the City have continued to lag during this period of positive growth, continuing to suffer from a long period of disinvestment. While hopeful early signs of reversal are starting to occur in many of these areas, the Mayor and City Council are determined to bring additional focus and attention to the need for investment in these areas.

In 2005, the *New Century Economic Development Plan*, which guides the City’s economic development efforts, established the six priority areas of interest saying “increasing economic vitality of underserved areas is a key economic development initiative of the City of Atlanta”:

- ❑ The Donald Lee Hollowell Parkway corridor
- ❑ The Simpson Road corridor
- ❑ The Memorial Drive corridor
- ❑ The Jonesboro Road corridor

- ❑ The Stadium Neighborhoods (Summerhill, Mechanicsville, Peoplestown, and Pittsburgh)
- ❑ The Campbellton Road corridor

In addition, City Council and the Administration identified four other Areas of Interest:

- ❑ The Martin Luther King Drive corridor
- ❑ Georgia Avenue/Ralph David Abernathy Boulevard/Cascade Road area
- ❑ Metropolitan Parkway corridor
- ❑ Campbellton Road/Greenbriar Parkway corridor

Thus, the Stadium Neighborhoods was identified both in the *New Century Economic Development Plan* (EDP) and portions of the Georgia Avenue/Ralph David Abernathy Boulevard area by the Council and administration as one of the priority areas of interest for future improvement and investment.

In 2005, the Atlanta Development Authority commissioned a study entitled *Analysis of Incentives to Encourage Investment in Underserved Areas*. The study identified opportunities appropriate for alternative economic development tools to spur redevelopment in areas of the City that have historically suffered from disinvestment. The study focused on the six priority areas identified in the *New Century Economic Development Plan* and the four additional Areas of Interest. As previously noted, the Stadium Neighborhoods is one of the six priority areas designated by the study for concentrated economic development focus. The key purposes of the study included assigning priorities based on market support and the fiscal impacts associated with the redevelopment opportunity.

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*lagging in change of appearance. Actually, this area is identified by the community as an area with development potential and calls for recommendations to both regulate and promote development in a context sensitive manner.”*

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In September 2004, the adopted in June 1995 CRP was updated. The *Mechanicsville Community Redevelopment Plan Update* in 2004 found that:

*“Although Mechanicsville has suffered from disinvestment and languishing implementation efforts, its geographic advantages position it for rebirth as more and more residents flock to Atlanta’s in-town neighborhoods. There is considerable vacant land in the neighborhood that is available for sensitive mixed-income, mixed-use development. Magnificent views of the State Capitol and downtown skyline seen from the neighborhood’s northern edge further enhances its marketability for residential development. There is also some older single-family housing stock on the south side of the neighborhood that is ripe for rehabilitation...however, the quantity of single-family homes has decreased in the last 10 years (despite some new construction). This shows that demolition of houses is outpacing new infill development – a disturbing trend that must be abated to maintain the unique charm and character of the community.”*

In 2004, the City of Atlanta updated the *City’s Comprehensive Development Plan*. The goals and objectives of the plan include:

- Combine public and private resources to support development and enhancement of its different community needs (such as):
  - Lower income communities seeking new investment and revitalization
  - Public housing communities seeking reintegration into larger community
  - The large, high-intensity residential centers of Downtown.

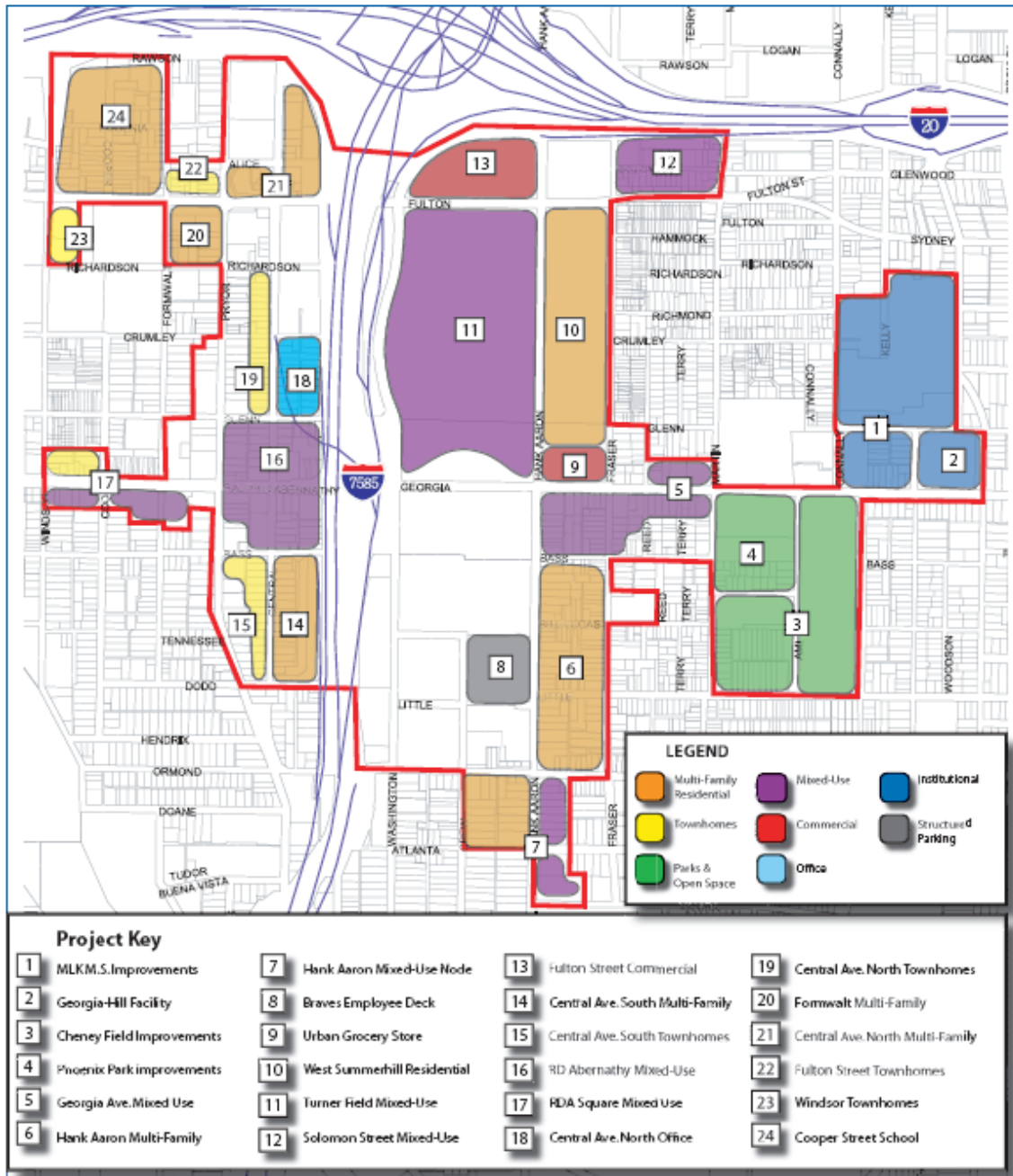
- ❑ Transform its commercial streets and centers from repellent divides into attractive connections between neighborhoods.
- ❑ Aggressively expand sidewalk and bicycle linkages to connect neighborhoods with their centers and to support transit access, mixed-use development connections and the enjoyment of the parks and greenway systems.
- ❑ Design good pedestrian ways, lighting, public arts, coordinated “street furniture,” way-finding systems and small parks to accentuate the attractiveness and security of its public ways.
- ❑ Encourage intensive mixed-use development in live/work/play environments close to transit.

### **Boundaries [OCGA 36-44-3(9)(A)]**

The TAD area consists of approximately 372 acres with 622 individual parcels located in the areas around Turner Field. The Stadium Neighborhoods TAD is roughly bounded by I-20 to the north, Pryor Street to the west, Ormond Street to the south and Connally Street to the east, with some exceptions to exclude new home development. The major thoroughfares in the TAD area include Georgia Avenue and Hank Aaron Drive.

The Stadium Neighborhoods TAD area is outlined in the following map and a full narrative description of the TAD boundary can be found in the Appendix.

Proposed Boundaries Stadium Neighborhoods TAD



**Southside TADs - Stadium Area Project Key Map**  
 Prepared by Urban Collage, Inc.  
 in association with Blekly Advisory Group and Content Consulting



The 622 land parcels comprising the approximately 372 acre Stadium Neighborhoods TAD has a current taxable value of \$20.1 million, and generates approximately \$835,182 in taxes for the City, County and Atlanta Public Schools annually.

Summary of Stadium Neighborhoods TAD Properties						
Parcels	Acreage	Market Value	Assessed Value	Taxable Value*	2006 Tax Rate**	Taxes
622	372	\$344,578,900	\$137,831,560	\$ 20,083,240	0.041586	\$835,182

*\* less exemptions; \*\* adjusted rate, excludes bonded indebtedness*

**How Residents in Atlanta and Fulton County Will Benefit**

The benefits to the City and County from the completed project include:

- ❑ New private capital investment of approximately \$1.2 billion through 2020 on property, much of which is currently surface parking lots, located in an area that historically has been underserved
- ❑ Creation of new jobs in the business and service industries with the substantial new office, retail, and hotel development
- ❑ Creation of new shopping, recreation, and entertainment opportunities which will improve the neighborhood environment
- ❑ Creation of a more vibrant neighborhood environment by expanding residential opportunities with approximately 3,630 new housing units
- ❑ Improved pedestrian access to shopping, employment, regional transportation particularly in Hank Aaron Drive and Georgia Avenue
- ❑ Establishment of new neighborhood gathering places, attracting new customers and visitors to the area
- ❑ Increase annual sales tax revenues in excess of \$1.6 million by 2020 (based upon a \$.01 General Local Sales Tax, \$.01 School Board SPLOST Tax, and a \$.01 City Sewer Tax)

**Overview of a Tax Allocation District**

Creation of a TAD is authorized in Georgia under the Redevelopment Powers Law, Official Code of Georgia Annotated Chapter 44, Title 36. A TAD is a tool used to publicly finance redevelopment activities in underdeveloped or blighted areas. A TAD derives its funding from the incremental increase in the Redevelopment Area’s ad valorem revenues as a result of new development and natural increases in the tax base. These revenues are placed in a special redevelopment fund for the Redevelopment Area and are used to pay directly for the redevelopment costs or to issue bonds to finance redevelopment costs.

Georgia’s Redevelopment Powers Law was amended in 2001 by the Georgia General Assembly to expand eligible areas and uses for TAD within boundaries designated as tax allocation districts. TADs are becoming an increasingly popular economic development tool in Georgia. More than 48 states nationally use tax increment financing as a redevelopment financing mechanism for underdeveloped or blighted areas. Since the 1970’s, these states have completed hundreds of projects using tax increment financing.



Georgia only began to use TADs in a substantial way in 1999 with the approval of two major TADs in Atlanta. Since then, the number of TADs has increased significantly. TADs, and the financing they leverage, offer important tools for cities and counties like Atlanta and Fulton to use in attracting investment into underdeveloped areas.

To date, the City of Atlanta has established the following Tax Allocation Districts:

- ❑ Westside
- ❑ Atlantic Station
- ❑ Princeton Lakes
- ❑ Perry-Bolton
- ❑ Eastside
- ❑ Beltline

A tax allocation district is established to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. A TAD offers the City of Atlanta the opportunity to incentivize redevelopment projects in areas that would otherwise not attract significant private investment. The proposed TAD will greatly enhance the development community's perception of the Stadium Neighborhoods' receptivity to economic development. It will "unlock" the potential of much of the land used for surface parking by creating central parking decks, allowing the redevelopment of the neighborhoods to continue. In addition, investment in the TAD will stimulate growth in other parts of these underserved neighborhoods and the city as well. The proposed Stadium Neighborhoods TAD would support a major redevelopment effort along Hank Aaron Drive and Georgia Avenue which could result in the creation of an exciting mixed-use district of housing, shops, restaurants and hotels, with Turner Field as its centerpiece, much like what has occurred in Baltimore, Denver, and Houston with their recent in-town stadiums. Research by the Georgia Municipal Association shows communities which undertake coordinated redevelopment efforts grow their Tax Digest at a more rapid rate than communities which do not.

There are other advantages to the use of a TAD. Georgia's tax allocation districts share redevelopment investment traits with other U.S. cities that support tax increment financing projects:

- ❑ **A stronger economic base.** Private development that would not have otherwise occurred without the TAD designation can be attracted by this incentive.
- ❑ **Redevelopment is supported without additional taxes.** Redevelopment is effectively promoted without tapping into general funds or levying special assessments on property owners.
- ❑ **TAD/Tax Increment Financing is a well know incentive.** With 48+ states using TAD/TIF, the incentive is known and understood by the development community. Other cities have found tax increment financing an effective way

to lure private development, attract new industry, create more jobs, and ultimately, expand an area's tax base.

- ❑ **TAD investments are in public improvements.** The funds from TAD improve the public infrastructure rather than being used to directly fund private development.
- ❑ **TAD/TIFs have a strong track record of promoting redevelopment.** This technique has a strong track record of attracting private investment on a nationwide basis, and in the City of Atlanta, with over \$300 million in TAD project bonds issued.
- ❑ **TAD funds leverage substantial private investment.** Typically, TAD funds represent only 5 to 15 percent of investment in a project. The remaining 85 to 95 percent of project funds come from private sector debt or equity investment in the project.

Tax allocation district financing has been used to successfully address site-specific development problems while it achieves broader economic development objectives. TADs have been adopted in response to projects both inside and outside previously defined redevelopment areas. In either planning context, TADs have been shown to attract investment in areas that would not otherwise occur, resulting in greater, long-term economic benefits to those areas and the cities where they are located.

### III. Proposal

#### Grounds for Exercise of Redevelopment Powers

Tax Allocation Districts are authorized in Georgia under the Redevelopment Powers Law, Chapter 44, Title 36. As amended in 2001, a redevelopment area is defined in Section 3, subsection 7 as:

(A): Any urbanized or developed area in which the structures, building or improvements, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

(E): “Any areas located within an urbanized or developed area which is substantially underutilized by containing open lots or parcels of land or by containing a substantial number of buildings or structures which are 40 years old or older, or by containing structures or buildings or relatively low value as compared to the value of the structures or buildings in the vicinity of the area...which the local legislative body designates as appropriate for community redevelopment or by any combination of the foregoing factors.”

(F): “Any geographic area designated within the comprehensive plan of a political subdivision for redevelopment which has previously been developed for commercial, residential, industrial, office, or similar or ancillary uses ...in which the current condition of the areas is less desirable than the redevelopment of the area for new commercial, residential, industrial, office or other uses or a combination of uses, including the provision of open space or pedestrian or transit improvements...which the political subdivision has determined to be impairing or retarding the redevelopment of the area.”

A redevelopment area is also “Any open area located within an urbanized or developed area within the corporate limits of a municipality which because of any factor or combination of factors enumerated...substantially impairs or arrests the sound growth of the community.”

#### Why This Project in Atlanta Qualifies for TAD

The Stadium Neighborhoods TAD district qualifies as a redevelopment area under sections 36-44-3(7) (A), (E), and (F) of the Redevelopment Powers Law. As will be demonstrated in the following sections, the Stadium Neighborhoods Redevelopment Area contains:

- A significant number of deteriorated, or deteriorating structures and of vacant, underutilized lots that substantially impair and arrest the sound growth of the community; that



1. retard the provision of housing accommodations or employment opportunities, and
  2. constitute an economic or social liability that is a menace to public health, safety, morals, and welfare in its present condition and use.
- ❑ Sites within the redevelopment area which are substantially underdeveloped and/or undervalued.
  - ❑ The area's under performance relative to performance of surrounding areas and the City in terms of economic and social prosperity.
  - ❑ The negative conditions in the area necessitate its redevelopment including:
    1. The comparative lack of investment which has occurred in the area.
    2. The low incomes of the residents, the poor quality of housing stock, and low home values of the older housing stock in the area.
  - ❑ The redevelopment plan is designed to meet the city and community's land use objectives for the area.
  - ❑ The opportunity to leverage private resources to redevelop the area.
  - ❑ The ability of the Stadium Neighborhoods TAD to serve as a catalyst to attract new investment throughout the four affected neighborhoods of Summerhill, Mechanicsville, Peopletown, and Pittsburgh.

Specifically, the proposed Stadium Neighborhoods TAD Redevelopment Area qualifies as a Tax Allocation District ("TAD") due to a number of demographic and economic factors:

- ❑ **Recent Reversal of Long-Term Population Decline** – Between 1990 and 2000, the population of the TAD area declined significantly. However, as a result of new single-family housing, the area experienced positive population growth in 2000 – 2006 and should see additional growth in the next five years if the redevelopment momentum can be maintained.
- ❑ **Significantly Lower Incomes** – The median income in the TAD area of \$22,545 represents 53 percent of Atlanta's median income. Approximately 53 percent of households in the TAD report a median household income of less than \$25,000. This compares to approximately 32 percent of households in the City. Per capita income in the TAD is only 62 percent of that reported by the City. Approximately 40 percent of households in the TAD area live below the poverty line compared to 22 percent in the City.
- ❑ **Single-Parent Households Dominate** - Approximately 38 percent of households in the TAD area are headed by single-parents, compared to 24 percent in the City. Of the single-parent households in the TAD, 88 percent are headed by females.

- ❑ **Lower Educational Attainment** – Only 18 percent of residents of the TAD area are college graduates versus 35 percent in the City. Within the TAD area, 64 percent of residents have no more than a high school diploma compared to 45 percent in the City.
- ❑ **Disparate Housing Values** – The 2000 median housing values in the TAD was \$163,235 which was 79 percent of the median value in the City of \$207,243. In terms of home values by price categories, many homes in the TAD area are concentrated in the lowest price range, with 33 percent less than \$100,000, compared to 23 percent in the City.
- ❑ **Older Housing Stock** – The average age of housing in the TAD area is 31 years, with 36 percent of all homes built prior to 1960.
- ❑ **Existing Blighted Conditions** – Based upon a recent windshield survey, approximately 6 percent, or 37 parcels with structures are classified as “deteriorated”, thus requiring significant levels of rehabilitation, and 3 parcels are classified as “dilapidated”, representing a potential public safety hazard. The level of structural dilapidation is greatest south of Georgia Avenue. Approximately 9 percent, or 51 parcels appeared unoccupied or partially occupied. The unoccupied structures are concentrated on the two primary thoroughfares: Hank Aaron Drive and Georgia Avenue. The combination of the state of decay in structures, as well as the vast tracts of surface parking, serves to highlight the blight in the area.

### Summary of TAD Area Conditions

The vast majority of properties in the TAD area are privately owned, however several large parcels which include Turner Field and surrounding surface parking lots are owned by Atlanta-Fulton County Recreational Authority, and therefore are tax exempt. In total, the TAD Area will encompass approximately 372 acres.

New residential development began to take hold in the area shortly before the Centennial Olympic Games in 1996 under directives found in the City’s 1993 Summerhill Plan which targeted tax delinquent properties for renewal. According to the *Summerhill Urban Redevelopment Plan Land Use, Zoning, and Development Opportunities Update*, “most of the tax delinquent properties have been assembled and/or redevelopment into new residences. The area changed most is the single-family and multi-family residential area north of Georgia Avenue. In recent years, the southern residential area (south of Georgia Avenue) has begun to experience some single-family redevelopment or infill. In contrast, the dilapidated commercial along Georgia Avenue, and the surface parking lots and vacant land along the east side of Hank Aaron Drive have not been redeveloped due to the high cost of acquiring the land and replacing the surface parking which is under lease to the Braves. Actually, this area is identified by the community as an area with development potential and calls for recommendations to both regulate and promote development in a context sensitive manner.”

**Plan Vision**

The vision for the Stadium Neighborhoods TAD is to create a major financial incentive that would support creation of an effective public-private partnership to facilitate the resurgence of the area by encouraging substantial new private investment.

The specific opportunity is to use TAD proceeds to fund the construction of public parking decks on land owned by the Atlanta-Fulton County Recreation Authority. This will replace the surface parking lots allowing this land to be redeveloped into a vibrant mixed-use neighborhood. The Stadium Neighborhoods TAD would establish the framework for new redevelopment opportunities and investment including portions of the Summerhill and Mechanicsville neighborhoods and provide an important economic incentive to enhance the market competitiveness of the greater Stadium Neighborhoods area. The key approach is to use TAD funding to support the creation of public parking decks under the auspices of the Atlanta-Fulton Recreational Authority, thereby allowing large portions of the current surface parking lots to be redeveloped into a vibrant mix of housing, office, retail, and hotel uses. The Stadium Neighborhoods TAD would spur private redevelopment activity in the area primarily along Georgia Avenue/Ralph David Abernathy and Hank Aaron Drive/Capitol Avenue, home of Turner Field, in much the same way existing TADs have attracted projects and promoted significant growth and redevelopment in other parts of the City. The proposed TAD incentives will allow this key area just south of the Central Business District to compete aggressively for new development opportunities that might otherwise locate outside of the City.

Establishment of the Stadium Neighborhoods TAD is an effective means to implement what has been identified as a major redevelopment need in numerous studies that have occurred over the years. The Stadium Neighborhoods is an underserved area which has dramatically lagged other areas of the City in attracting new investment. It is an important area in the City of Atlanta that warrants additional redevelopment.

**Plan Goal**

The Stadium Neighborhoods Tax Allocation District, if approved by Atlanta, Fulton County, and the Atlanta Public Schools, will allow for the creation of a tax allocation district that is aligned with the City’s focus on three major areas to promote economic development:

- 1) Create healthy neighborhoods and quality of life;
- 2) Expand economic opportunity; and
- 3) Improve physical infrastructure through an effective public-private partnership.

By establishing the proposed Stadium Neighborhoods TAD, Atlanta will:

- ❑ Attract substantial private investment to help finance key commercial, retail and residential development and public spaces that will act as catalysts for additional private commercial and residential investments in this substantial area of Atlanta.



- ❑ Spur additional new construction that will create a significant number of jobs, expanding the economy of the City on underutilized and deteriorated sites; and
- ❑ Dramatically increase the future tax digest of Atlanta and Fulton County, allowing the City and County to fund improvements that will trigger the redevelopment of the area and bring tax exempt properties back onto the Tax Digest.

The project will help promote the goals of the *Atlanta Comprehensive Development Plan* as well as address key items identified for the city of Atlanta in the *New Century Economic Development Plan*. It will help to serve as a key project for the evolution of the corridor into a balanced development by encouraging a mix of land uses, increasing the economic vitality of the area, and enhancing the quality of life of the residents of the Stadium Neighborhoods. It will also entice development to the area that has historically been bypassed given issues with surrounding deterioration and crime. By its design, it will generate significant direct economic impacts in terms of new development, increased retail spending, more appealing residential units, and retain jobs that could be lost to other areas of the region. The area's redevelopment should also have positive indirect benefits to the greater Atlanta area.

### **Potential Housing Impact of the Stadium Neighborhoods TAD**

The creation of the Stadium Neighborhoods TAD has been designed to minimize the impact on the existing inventory of housing in the proposed district, while creating strategies to improve the portions of the housing stock that are deteriorated or have completed their effective useful lifecycle as suitable housing. Specifically, the objectives of the proposed plan regarding housing are:

- ❑ **Preservation of existing single family housing and neighborhoods**—The proposed Stadium Neighborhoods TAD district is limited to commercial areas of the corridor to the degree possible. Areas undergoing single family redevelopment in Summerhill, Mechanicsville, and Peoplestown have been excluded from the boundaries of the TAD.
- ❑ **Stimulate the creation of new market rate housing to create greater balance in the housing inventory and encourage reinvestment**—The redevelopment projects in the Stadium Neighborhoods area are designed to create a more economically diverse resident population by attracting more market rate housing in the area. The increased level of investment which will result will improve the residential environment for all of the residents of the area and expand the range of housing options currently available.
- ❑ **TAD support for housing**—The objective of the redevelopment strategy for this area is to replace the large inventory of vacant lots, and deteriorated/end of lifecycle housing. The impact of that new housing and the surrounding improved commercial areas will be to improve the neighborhood environment for all residents of the area.



**Current Market Conditions**

**Property Values**

Properties contained within the proposed TAD boundary representing approximately 372 acres have a 2006 market value of approximately \$344.6 million, an assessed value of approximately \$137.8 million, a taxable value of approximately \$20.1 million, and generate approximately \$835,182 in property taxes annually to the City, County and Atlanta Public Schools.

The following table summaries base values and the 2006 taxes for the properties within the proposed TAD area. A detailed listing of each property is found in the Appendix.

Summary of Stadium Neighborhoods TAD Properties						
Parcels	Acreage	Market Value	Assessed Value	Taxable Value*	2006 Tax Rate**	Taxes
622	372	\$344,578,900	\$137,831,560	\$ 20,083,240	0.041586	\$835,182

*\* less exemptions; \*\* adjusted rate, excludes bonded indebtedness*

**Study Area Characteristics**

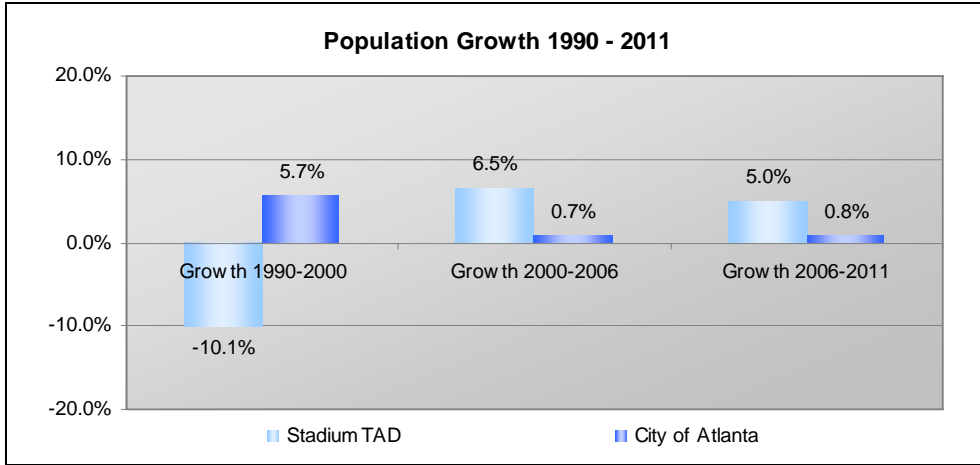
An analysis of the economic and demographic trends in the study area reveals important information regarding the relative economic stagnation of the proposed Stadium Neighborhoods TAD has experienced compared to the rest of the City of Atlanta. For research purposes, the Stadium Neighborhoods TAD area was roughly defined to include the area bounded by I-20 to the north, Connally Street to the east, Ormond Street to the south, and Pryor Street to the west.

The following section present trends and comparative analysis related to population, wealth, housing stock, employment, and educational attainment on the proposed TAD area.

**Population**

The population within the study area declined between 1990 and 2000, while the City’s population grew over the same period. The City experienced growth of 5.7 percent during the ten year period compared to a decline of 10.1 percent in the TAD area.





More recent growth, between 2000 and 2006, as well as projected population growth through 2011, indicates the TAD area is beginning to experience a turn-around in population as a result of the substantial redevelopment occurring in the single-family areas of the TAD. Current projections are that by 2011 the Stadium Neighborhoods TAD area should see its population return to approximately the same level it was in 1990.

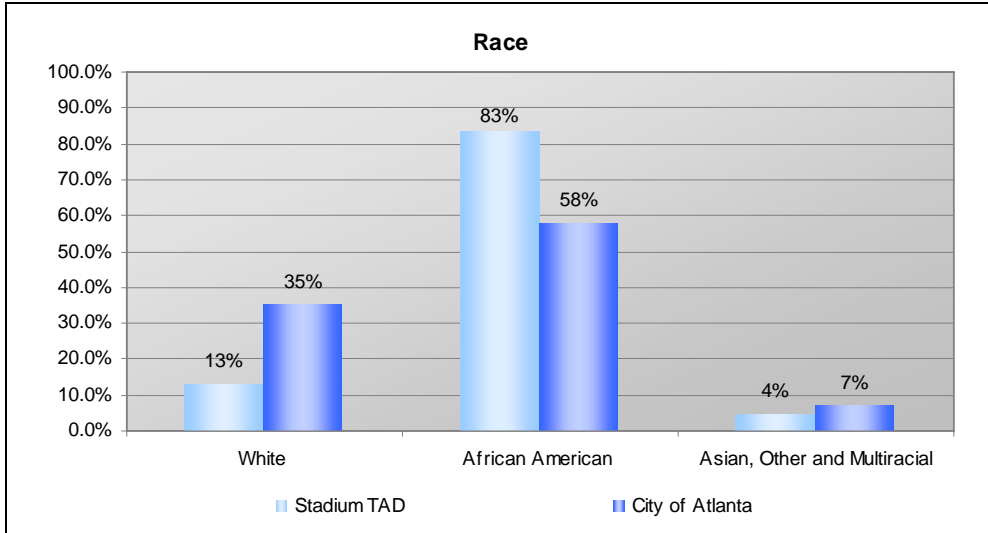
Total Population					Total Percent Growth		
Area	1990	2000	2006*	2011**	1990-2000	2000-2006	2006-2011
City of Atlanta***	394,092	416,474	419,483	422,907	5.7%	0.7%	0.8%
Stadium Neighborhoods TAD	2,055	1,847	1,967	2,065	-10.1%	6.5%	5.0%

Source: Claritas

Notes: \* estimated; \*\* projected; \*\*\* Most recent population estimates by the Atlanta Regional Commission (8-10-06) shows the City grew from 416,747 in 2000 to 451,600 residents by 2006, or 8.4%. For consistency, Claritas estimates have been used in this analysis.

**Race/Ethnicity**

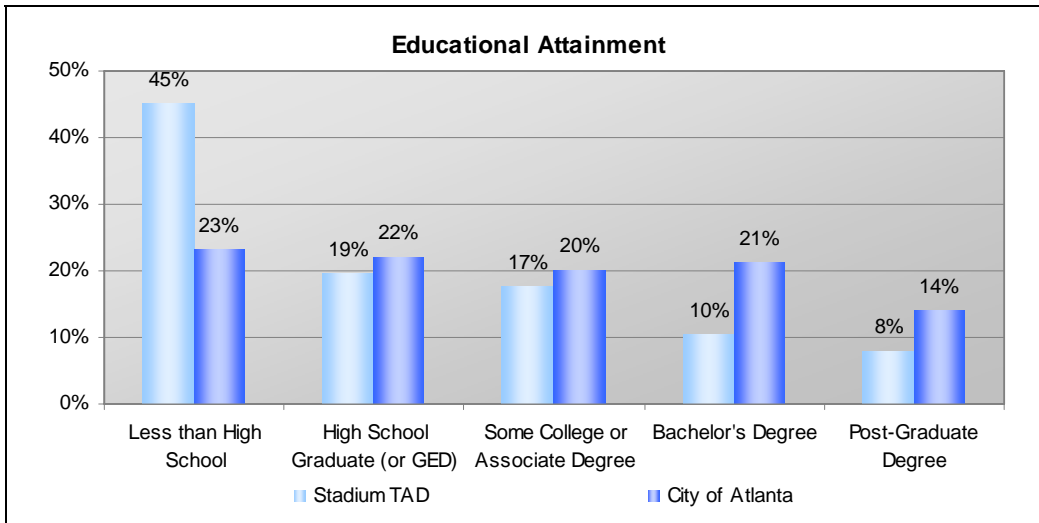
The Stadium Neighborhoods TAD area is predominantly African American with 91 percent of the population compared to 58 percent in the City.



Only 2 percent of the population is Hispanic or Latino in the TAD area compared to 6 percent in the City.

**Educational Attainment**

The educational attainment by those aged 25 and older in the TAD area lags significantly behind the performance of residents city-wide. For example, only 18 percent of TAD residents have received a college degree, versus 35 percent in the City. Approximately 45 percent of residents did not graduate from high school in the TAD area, compared to 23 percent in the City. And, 64 percent of residents of the TAD area have no more than a high school diploma, versus 45 percent in the City.



**Income Indices**

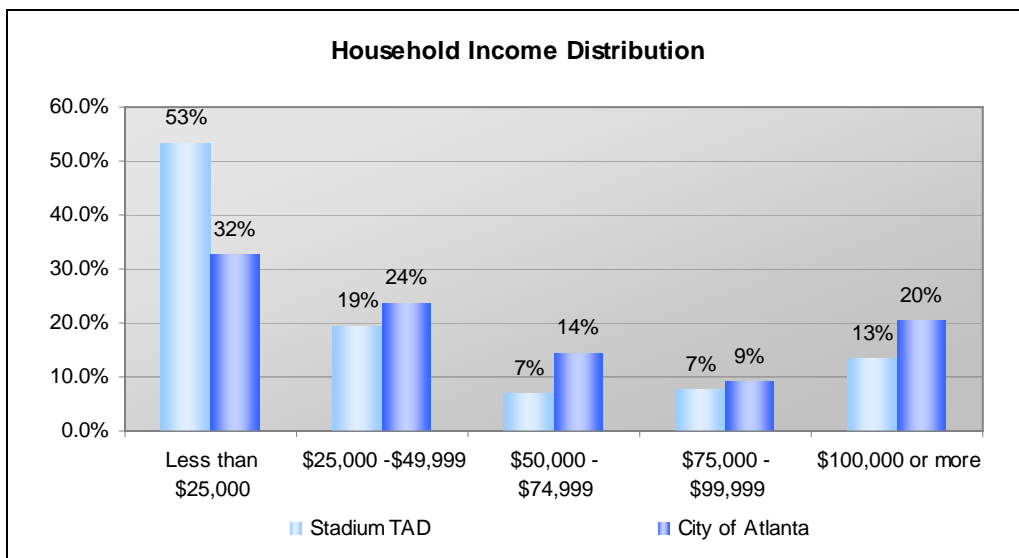
The 2006 median household income in the TAD of \$22,545 is only 53 percent of the City wide median household income of \$42,890. In addition, per capita income in the TAD is significantly lower, (62 percent) than that reported for the City.



2006 Income Indices		
Area	Median Household Income	Per Capita Income
Stadium TAD	\$ 22,545	\$ 19,056
City of Atlanta	\$ 42,890	\$ 30,628

Source: Claritas

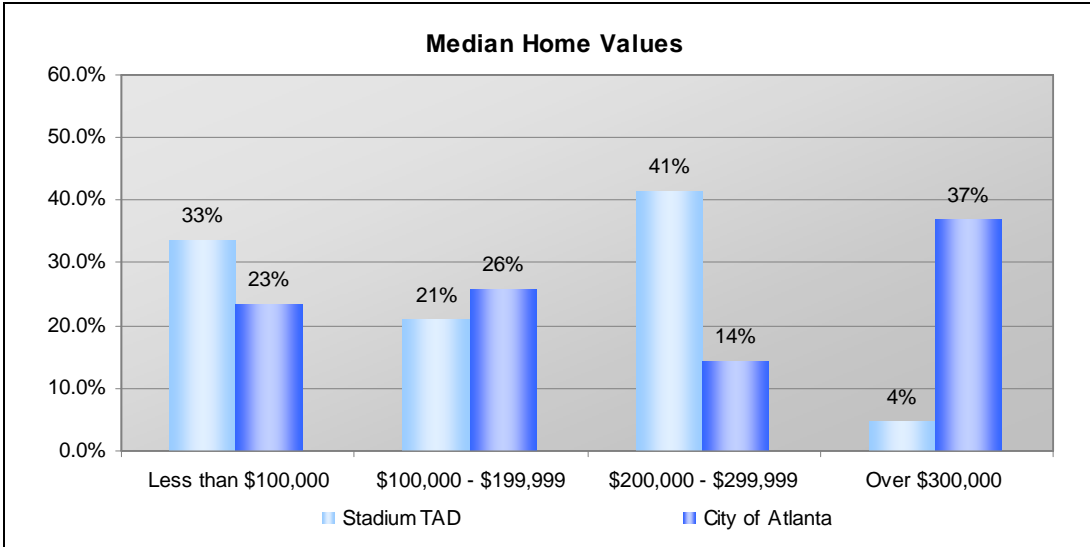
Looking at the distribution of household income further illustrates the low incomes in the TAD area relative to those reported in the City. Households with incomes of less than \$25,000 account for 53 percent of households in the TAD, contrasting sharply with only 32 percent for the City. Conversely, only 13 percent of TAD area households earn \$100,000 or more versus 20 percent of City households. The following chart illustrates the wide divergence in incomes found within the TAD and City.



Approximately 40 percent of households in the TAD area live below the poverty line, compared to 22 percent in the City.

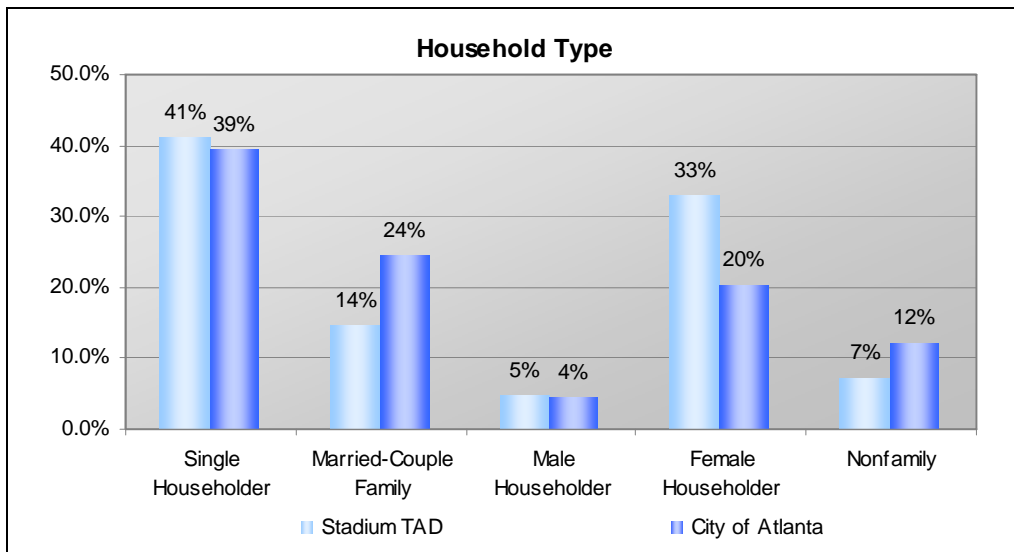
**Housing Values**

The 2000 median housing values in the TAD was \$163,235 which was significantly below the median value in the City of \$207,243. Spurred by Olympic Games related redevelopment, infill development of new homes in the \$200,000 to \$299,000 range has narrowed the gap in median housing values. However, in terms of home values by price categories, 33 percent of all homes in the TAD area average \$100,000 or less, versus 23 percent citywide. Thus, much of the housing inventory in the TAD area is highly concentrated in the lowest price range compared to the City.



**Household Composition**

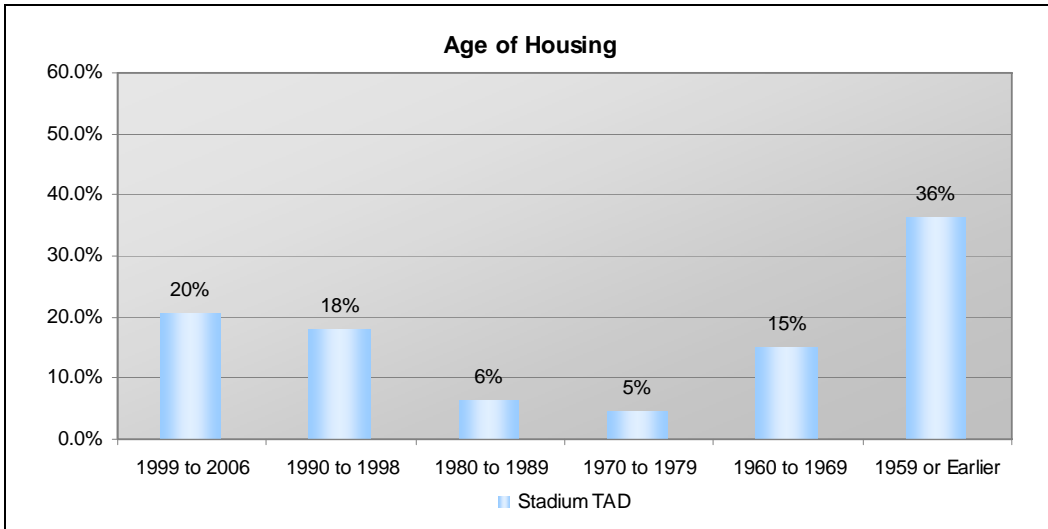
In 2000, married couples (with or without children), represented only 14 percent of all households and single households represented approximately 41 percent of all households in the TAD area. By comparison, in the City, nearly 24 percent of all households are married couples (with or without children) and single households represented approximately 39 percent of all households. Approximately 33 percent of households in the TAD area are headed by females compared to 20 percent in the City. The TAD area has a large number of single parent households, approximately 38 percent compared to 24 percent in the City.



**Housing Characteristics**

The TAD area has a higher ratio of renter occupied housing compared to the City. In the TAD, approximately 64 percent are renters while 57 percent are renters in the City.

The average age of housing in the TAD is 31 years. The following chart illustrates the disparity in age, with 38 percent of housing stock in the TAD area built since 1990 and 36 percent before 1960.



**Physical Conditions of the Neighborhoods**

This section of the Plan describes the current physical conditions of the proposed TAD area.

**Existing Land Use**

The proposed Stadium Area TAD includes more than 600 parcels with no fewer than nine different land use categories. Though mostly excluded from the boundary of the TAD, established single-family neighborhoods make up the bulk of the fabric to the east and the south; this necessitates a carefully considered strategy of transition between the existing and proposed new development. Storefront commercial extends south down Hank Aaron Drive, east down Georgia and Atlanta Avenues and west along Ralph David Abernathy (RDA) Boulevard. However, the predominant uses focus on parking and support for Turner Field.

- **Residential** redevelopment around the stadium has been occurring since the pre-Olympic period, but has for the most part been located outside the TAD boundary. Only 14 percent of the land within the TAD area is residential, including single- and multi-family uses. However, it is important to understand adjacencies, of which residential is one of the most predominate. Most of this is made up of single family detached product, ranging in age from brand-new to almost 100 years old. Roughly a third of the residential total is low- and medium-density usage. The neighborhoods to the north tend to consist of newer stock, and tend to be in better



condition than their counterparts to the south. However, more infill opportunity exists to the south (some of them within the TAD), and more of the historic homes remain there.

- ❑ **Institutional** uses are located in almost all parts of the TAD area, but not in significant numbers. They make up just 8 percent of the land use in the area, and less than 2 percent of the actual parcels. The specific uses include APS school sites, the Atlanta Workforce Development office and churches of a variety of sizes.
- ❑ **Office** land use makes up less than 7 percent of the TAD area, and is concentrated along both sides of the I-75/85 corridor. Block-sized office parcels sit to the immediate south of Turner Field, and newer office developments line Central Avenue to the north of Ralph David Abernathy Boulevard.
- ❑ **Commercial** uses make up 17 percent of the land use in the Stadium TAD, and are focused along two axes: east-west along RDA and Georgia Avenue, and north-south along Hank Aaron Drive. They range widely in scale (from the massive Turner Field to the narrow storefront retail), condition (much of the retail that lines Georgia Avenue is in a substandard or deteriorated state), and occupancy (boarded up storefront and gaps in the retail are not uncommon). Turner Field is itself in excellent condition and is, on game days, extremely active. However, it is surrounded by underperforming and inactive commercial spaces. The southern edge of Georgia Avenue between Hank Aaron and Martin is clearly a blighted shadow of its former use. To the west, newer commercial has come with revitalization in Mechanicsville along RDA, but some gaps remain to be filled. The area lacks “neighborhood-serving retail”, in the form of grocery stores or pharmacies. Many residents within the Stadium Area must travel to Edgewood, several exits east on I-20, to purchase their necessities.
- ❑ **Parks and Open Space** makes up approximately 9 percent of the study area, just under 20 acres. Some of this land is associated with the schools in the area, but there are several small parks scattered throughout, primarily in the Summerhill neighborhood.
- ❑ **Vacant** property is still in abundance in the study area. Most of the vacant lots (roughly 196 parcels covering over 34 acres) are scattered throughout the area, primarily in the single-family residential neighborhoods. Infill housing has replaced many of the vacant lots in the past decade, but a significant inventory of vacant land remains, often in the form of very narrow, unbuildable lots which have to be combined to create an infill opportunity.

- **Parking** is one of the predominant uses in Stadium Area. At 47 percent of the land are within the proposed TAD boundary, more than three times as many acres are dedicated to parking as are dedicated to housing. Much of the parking us concentrated in a few very large parcels to the north of the stadium, but much can also be found to the west of Interstate 75, on either side of Central Avenue.

Stadium Neighborhoods TAD Existing Land Uses			
	# of Parcels	Acreage	Percent of Land Area (not including ROW)
COMMERCIAL	61	39.32	17%
INSTITUTION	14	18.91	8%
LDR	12	2.16	1%
MDR	35	16.84	7%
OFFICE	10	15.97	7%
OPEN SPACE	25	19.71	9%
PARKING	247	107.41	47%
SF	92	13.49	6%
VACANT	196	34.41	15%
<b>TOTAL</b>	<b>692</b>	<b>268.26</b>	<b>100.0%</b>

Source: Urban Collage

### Existing Character & Building Conditions<sup>1</sup>

A parcel-by-parcel assessment of building conditions is a critical tool in understanding where the best opportunities are for redevelopment, or, conversely, where preservation efforts may have the best chance of success. According to the building conditions assessment for the Stadium Area, almost 80 percent (121 parcels with structures) of the 224 structures in the quadrant are in “**standard condition**” thus likely requiring minimal or no repairs. 14 percent (63 parcels with structures) require minimal repair and/or facade improvements (i.e., “**substandard condition**”), suggesting that, on the whole, the amount of visible deterioration in the quadrant is low, (albeit scattered throughout the entire area). Approximately 6 percent (37 parcels) of the structures are classified as “**deteriorated**” thus requiring significant levels of rehabilitation, with 3 parcels classified as “**dilapidated**” (i.e., representing a potential public safety hazard).

The level of structural dilapidation is greatest south of Georgia Avenue, on either side of the Connector. Some of this is in the single-family housing stock, and would likely be targeted by infill development. However, dilapidated structures can also be found on the roles of the commercial buildings, especially along Georgia Avenue. Despite the general trend towards in-town development and the specific presence of Turner Field, the commercial core along this stretch has never fully developed, and many of the buildings have been left to deteriorate while their lots are used for game-day parking. While there are visible improvements underway, there is a noticeable amount of property requiring at

<sup>1</sup> The parcel count for the land use analysis reflects 2005 parcel data in the City of Atlanta GIS System, and does not correspond to the tax parcel data presented earlier.





least some level of structural repair. This factor is significant in that the momentum for redevelopment in these neighborhoods has slowed by a continuing sense of deterioration in the commercial areas, exacerbated by very visible, run-down commercial properties at prominent locations.

Stadium Neighborhoods TAD Existing Conditions			
<i>Category</i>	<i># of Parcels</i>	<i>Acreage</i>	<i>Percent of Land Area (not including ROW)</i>
DETERIORATED	37	6.78	6%
DILAPIDATED	3	0.32	0%
STANDARD	121	85.06	80%
SUBSTANDARD	63	14.54	14%
<b>TOTAL</b>	<b>224</b>	<b>106.7</b>	<b>100%</b>

Source: Urban Collage

### Existing Building Occupancy in the TAD Area

The vast majority of the structures were observed as **occupied**, with only 9 percent (51 parcels) appearing **unoccupied** or **partially occupied**. Many of the unoccupied structures are concentrated on the two primary thoroughfares: Hank Aaron Drive and Georgia Avenue. Combined with the state of decay mentioned above, as well as the vast tracts of surface parking, this serves to highlight the blight in the area. On the positive side, the housing stock is well-occupied, a product of renovation and redevelopment in the surrounding neighborhoods. As yet, however, the retail cores of the neighborhood have not followed suit.

Stadium Neighborhoods TAD Existing Occupancy Analysis			
<i>Category</i>	<i># of Parcels</i>	<i>Acreage</i>	<i>Percent of Land Area (not including ROW)</i>
Unoccupied	173	97.14	91%
Partially Occupied	3	0.33	0%
Occupied	48	9.24	9%
<b>TOTAL</b>	<b>224</b>	<b>106.71</b>	<b>100%</b>

Source: Urban Collage

### School and Community Facilities

Though not a large area relative to other existing and proposed TADs, the Stadium Neighborhoods area is fortunate enough to be served by several public facilities.

- ❑ **Atlanta Public Schools (APS)** has both active and inactive property in the area. The old McGill Elementary School has been demolished, but the land remains, and offers opportunities to provide additional open space, or accommodate future attendance that may be brought in by TAD-supported redevelopment. Complementing that is Martin Luther King, Jr. Middle School, currently active and recently renovated through the SPLOST-funded BuildSmart Program. In the far northwest corner of the TAD area is the

Cooper Street School, an aging and vacant facility that has been targeted for sale and private redevelopment.

The presence of these educational facilities within or near any eventual Tax Allocation District (TAD) is significant in many regards. First, the degree to which the development of new housing is successful will be largely contingent upon the perceived reputation of the nearby public schools. Second, APS surplus property can provide key sites for future redevelopment.

- ❑ In addition to the above mentioned schools, the **City of Atlanta Department of Parks, Recreation and Cultural Affairs** operates the Georgia-Hill facility, a community resource that includes meeting rooms, office space and a small branch library. Nearby is Cheney Field, an athletic complex that is one of the few usable parcels of large open space in the TAD area.

### **Built Environment**

The City of Atlanta Urban Design Commission (AUDC) has no designated historic districts and properties within the Stadium TAD area, though one historic district, Grant Park, is immediately adjacent. Historic districts – which are generally characterized by their overall cohesion and aesthetic value - are categorized by AUDC in one of three types of districts: **Landmark Districts** and **Historic Districts** both provide some level of regulatory protection of historic resources while **Conservation Districts** provide an advisory level of review. Of the City’s 13 districts, the only one that comes close to this particular study area is the Grant Park Historic District. Bordering on Hill Street, the district just touches the eastern edge of the proposed boundary. Grant Park is also a National Register Historic District, recognized by the Federal Government as a historically valuable area.

In addition to districts (which typically cover many blocks), AUDC also regulates specific historic properties or sites. These properties typically exhibit unique architectural qualities or represent significant events within Atlanta’s history. While many of the parcels in, or adjacent to, the Stadium area date back into the early 20<sup>th</sup> century, there are no officially-designated historic structures. However, there are a several homes in the surrounding neighborhoods which are not specifically designated but have some historic character that lends to the overall feel of an in-town neighborhood.

Housing stock within the Stadium Area TAD is for the most part older, smaller, and in poorer condition, primarily since newer and redeveloped blocks were not drawn into the boundary. In general, the single-family housing dates back to the early 1900’s and is reminiscent of the Craftsman and Victorian eras in style and construction. The northern neighborhoods have seen the most redevelopment, but that trend is slowly moving through the blocks to the south as well.

There have been a few recent housing projects in the area, but not within or adjacent to the Stadium Area TAD. Most new stock introduced has been in the form of infill housing, though Peopletown and Chosewood to the south have seen some larger scale development, like the Hill Street Lofts.



There appear to be numerous single-family rentals available in and around the proposed boundary that accept Section 8 vouchers, although there is no over-arching property manager for these properties; this has led to a decrease in Section 8 rentals available as the neighborhoods have gentrified over the past several years, and the need to provide affordable housing will likely increase in the future as redevelopment occurs.

### **Summary**

In summary, the Stadium Neighborhoods TAD can be characterized as having:

- ❑ **Recent Reversal of Long-Term Population Decline** – Between 1990 and 2000, the population of the TAD area declined significantly. However, as a result of new single-family housing, the area experienced positive population growth in 2000 – 2006 and should see additional growth in the next five years if the redevelopment momentum can be maintained.
- ❑ **Significantly Lower Incomes** – The median income in the TAD area of \$22,545 represents 53 percent of Atlanta’s median income. Approximately 53 percent of households in the TAD report a median household income of less than \$25,000. This compares to approximately 32 percent of households in the City. Per capita income in the TAD is only 62 percent of that reported by the City. Approximately 40 percent of households in the TAD area live below the poverty line compared to 22 percent in the City.
- ❑ **Single-Parent Households Dominate** - Approximately 38 percent of households in the TAD area are headed by single-parents, compared to 24 percent in the City. Of the single-parent households in the TAD, 88 percent are headed by females.
- ❑ **Lower Educational Attainment** – Only 18 percent of residents of the TAD area are college graduates versus 35 percent in the City. Within the TAD area, 64 percent of residents have no more than a high school diploma compared to 45 percent in the City.
- ❑ **Disparate Housing Values** – The 2000 median housing values in the TAD was \$163,235 which was 79 percent of the median value in the City of \$207,243. In terms of home values by price categories, many homes in the TAD area are concentrated in the lowest price range, with 33 percent less than \$100,000, compared to 23 percent in the City.
- ❑ **Older Housing Stock** – The average age of housing in the TAD area is 31 years, with 36 percent of all homes built prior to 1960.
- ❑ **Existing Blighted Conditions** – Approximately 6 percent, or 37 parcels with structures are classified as “*deteriorated*”, thus requiring significant levels of rehabilitation, and 3 parcels are classified as “*dilapidated*”, representing a potential public safety hazard. The level of structural dilapidation is greatest south of Georgia Avenue. Approximately 9 percent, or 51 parcels appeared *unoccupied* or *partially occupied*. The unoccupied structures are concentrated on the two primary thoroughfares: Hank Aaron Drive and Georgia Avenue. The combination of the state of decay in structures, as well as the vast tracts of surface parking, serves to highlight the blight in the area.

## **Proposed Land Uses after Redevelopment**

The Stadium Neighborhoods TAD is designed to stimulate the creation of a vibrant community including the neighborhoods of Summerhill, Mechanicsville and extending into Peoplestown and Pittsburgh. The creation of the Stadium Neighborhoods Redevelopment Plan, an integrated mixed-use residential concept, is envisioned to enhance the quality of life and increase employment opportunities within the community

## IV. Summary of Proposed Redevelopment

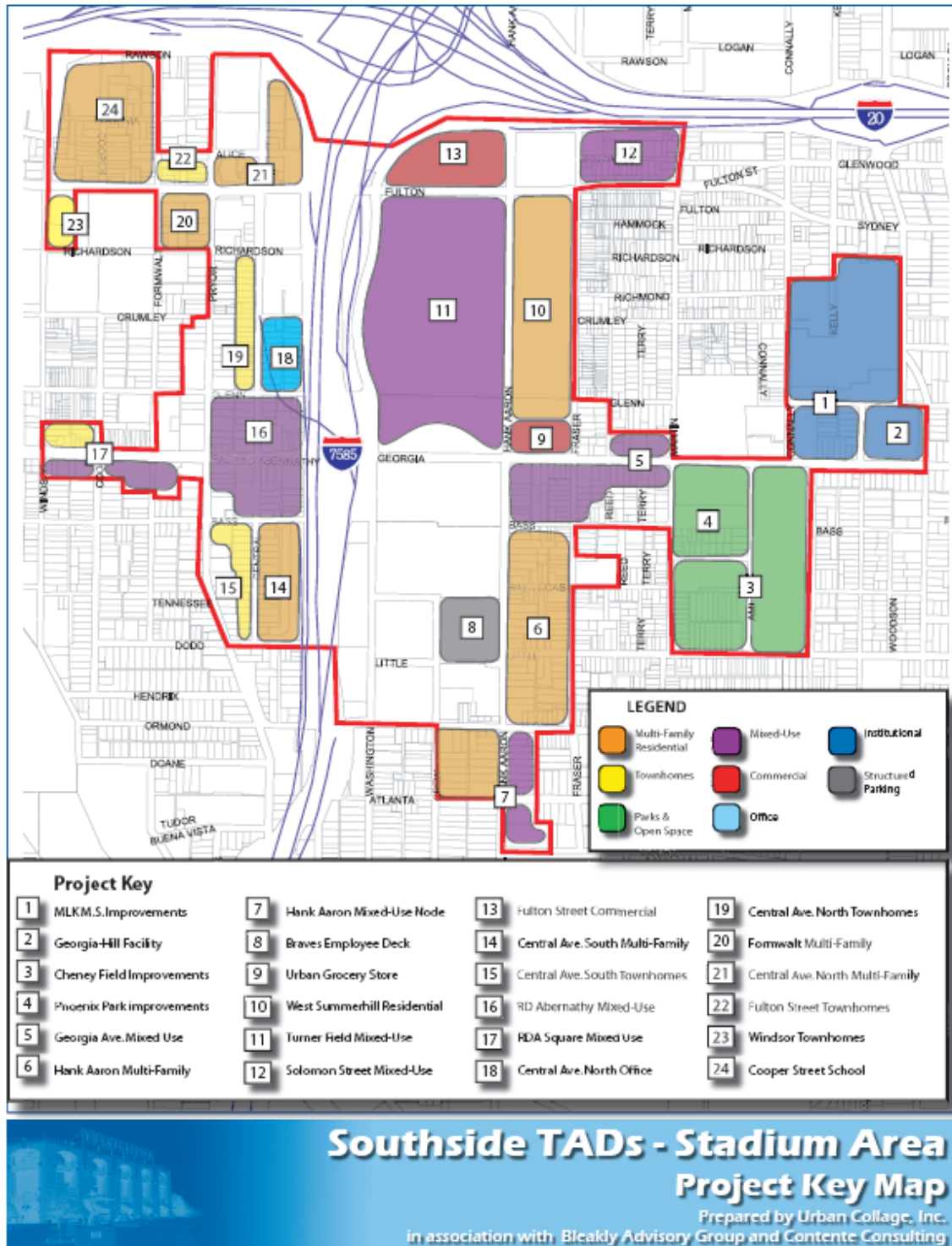
An initial study of the existing conditions of the area, as well as previous planning efforts and current regulations has yielded more than a score of potential development projects that might benefit from the enactment of a TAD in the Stadium Area. The goal of the overall plan is to revitalize the commercial core of the TAD area on Hank Aaron Drive and Georgia Avenue by creating a pedestrian friendly mixed-use neighborhood around Turner Field. The plan is provided to illustrate how redevelopment in the proposed TAD area could unfold, based upon the general strategy of converting surface parking to deck parking and allowing redevelopment to occur as the surplus surface lots and adjacent parcels.

The project sites are identified by number on the map which follows the individual project descriptions.

- 1.-4. Community Improvements.** One of the eligible activities for the expenditure of TAD funds will be to upgrade and renovate community assets, such as parks, community centers, schools and streetscapes, which could include these four sites.
- 5. Georgia Avenue Mixed-Use.** New zoning has recently been put in place that allows increased density and mixed-use development along this key corridor in the Stadium Area. The redevelopment of Georgia Avenue and Hank Aaron Drive is key to creating a better civic experience around Turner Field.
- 6. Hank Aaron Multi-Family.** The initiative that brought about the rezoning in Project 6, above, also rezoned much of the Hank Aaron Drive corridor to support higher density. This particular stretch focuses on housing, with heights not to exceed that of the Stadium, roughly 100 feet, depending on residential adjacencies.
- 7. Hank Aaron Mixed-Use Node.** This area was rezoned not only to provide a small intermediate neighborhood commercial node on Hank Aaron, but to also to provide a gradual change in scale between the buildings surrounding the stadium and the single-family residential in the Summerhill and Peoplestown neighborhoods. Located at the intersection with Atlanta Avenue, it also provides the opportunity to create a more formal gateway between the two neighborhoods.
- 8. Braves Employee Deck.** As it currently stands, Braves parking, even for employees and the media, is decentralized. By creating a deck on what is currently a surface lot, two things are accomplished: More of the people who work at Turner Field can park adjacent to the facility, and by moving more parking here, other outlying parcels can be freed up for revenue-generating redevelopment.

9. **Urban Grocery Store.** A specific retail amenity that has been cited as a need in numerous public meetings, this corner provides a large and accessible location for a potential grocery chain. Similarly, as a grocery, it is by nature non-competitive with the Braves' offerings.
10. **West Summerhill Residential.** The zoning designation for this parcel, as for Project 11, is MRC-3-C, a high-density mixed-use designation that allows building heights up to 225', depending on adjacencies. This project would focus primarily on multi-family housing, with potential for some ground-floor retail and some greenspace.
11. **Turner Field Mixed-Use.** The largest of the identified project areas, this is also designated MRC-3-C. It is anticipated that the bulk of this block would be multi-family residential and five-story parking decks serving both residents and Braves fans. Other potential uses include a hotel, office space, ground floor retail, and an internal park that commemorates the old Fulton County Stadium and the spot where Hank Aaron hit his historic home run.
12. **Solomon Street Townhomes.** A contiguous and underdeveloped block, this collection of parcels offers the opportunity for a coordinated redevelopment, most likely of single-family attached product, or mid-rise lofts.
13. **Fulton Street Commercial.** Located on an extremely visible and accessible piece of land, this area, also designated MRC-3-C was targeted for high-density commercial. Perhaps an office building and/or a hotel, uses that could share the adjacent Braves decks in Project 11, above.
14. **Central Avenue South Multi-Family.** An area dominated by parking, this could become a mid-rise multi-family development, as the parking use relocates closer to Turner Field.
15. **Central Avenue South Townhomes.** Similar to Project Site 14, above, as parking relocates, a townhome development could provide a buffer between multi-family development near the highway and the single-family fabric in Mechanicsville.
16. **Ralph David Abernathy (RDA) Mixed-Use.** A centerpiece of the recent Mechanicsville Redevelopment Plan, this project envisions a mixed-use center that serves as a gateway into the neighborhood and a post-game attraction for fans.
17. **Ralph David Abernathy Square Mixed-Use.** Continuing the "grand boulevard" theme from Project Site 16, above, this mixed-use development would infill among existing residential and retail fabric, but at a slightly lower scale.

- 18. Central Avenue North Office.** The location, odd shape and adjacent context make this parcel less suited to residential and more amenable to office development, similar to that which exists on the parcels to the immediate north.
- 19. Central Avenue North Townhomes.** The issues of the southern part of Central Avenue are mirrored north of RDA. As the parking that currently occurs in these lots is moved across the Connector, this project provides the opportunity to build a townhome development that buffers the neighborhood and the office uses.
- 20. Formwalt Multi-Family.** Currently a vacant and overgrown lot, this parcel offers excellent highway access and a central location. In addition, its relatively high elevation provides great potential views of downtown for tenants of a multi-family loft development.
- 21. Central Avenue North Multi-Family.** Located in the shadow of downtown, this collection of parcels could provide an opportunity for mid-rise multi-family development.
- 22. Fulton Street Townhomes.** The current frontage is part of the Juvenile Justice Center parking lot. In an effort to create a more pedestrian-friendly street edge along Fulton, townhomes could be developed along part of this parcel. A caveat is that the lot is often full during the day, and if part of it were to be developed, alternatives would need to be explored to make up for the lost parking.
- 23. Windsor Townhomes.** The existing lot is vacant, but sits at the intersection of Fulton and Windsor, a street that provides a direct connection Downtown. In addition, the Dunbar Community Center, Dunbar Elementary School and Rosa Burney Park are right across the street, providing great amenities for potential residents.
- 24. Cooper Street School.** A vacant but architecturally valuable APS building, the school could form the centerpiece of multi-family redevelopment on multiple parcels on either side of Cooper, north of Fulton.





**Redevelopment Summary**

The creation of the Stadium Neighborhoods TAD could stimulate redevelopment throughout all four adjoining neighborhoods including Summerhill, Mechanicsville, Peoplestown and Pittsburg. The area would see a mix of residential, retail, office, and hotel developments. As detailed above, the proposed redevelopment of the 24 Project Sites were assumed to occur in three phases beginning with the 2007 to 2010 period, and then in two, five-year increments ending in 2020, and result in the following level of development.

Stadium Neighborhoods Summary of Development Potential				
	2010	2015	2020	Estimated Total Private Investment
<b>Residential</b>				
Townhome	190	200	0	390
Low Rise Residential (rental/owner)	400	500	570	1,470
Mid-Rise Residential (owner)	400	500	670	1,860
High-Rise Residential (owner)	0	200	0	200
<b>Residential Total</b>	<b>990</b>	<b>1,400</b>	<b>1,240</b>	<b>3,630</b>
<b>Commercial</b>				
Retail				
Adaptive Reuse	40,000	-	-	40,000
Stand Alone/Mixed Use	50,000	70,000	100,000	220,000
Office	100,000	100,000	100,000	260,000
Hotel	75,000	100,000	125,000	300,000
<b>Commercial Total</b>	<b>265,000</b>	<b>270,000</b>	<b>325,000</b>	<b>860,000</b>
<b>Total Market Value</b>	<b>\$265,250,000</b>	<b>\$463,125,000</b>	<b>\$490,350,000</b>	<b>\$1,218,725,000</b>

Source: Bleakly Advisory Group

The Stadium Neighborhoods TAD would result in more than \$1.2 billion of new development over the period from 2007 to 2020. This would represent a major turn-around in the development activity in the neighborhoods. It would have a net taxable value of \$505.6 million. The current taxable base value of the Stadium Neighborhoods area is \$20,074,600. (The base taxable value shown on the TAD summary schedule is \$10,242,720, which reflects the value of the parcels where redevelopment is proposed.) Thus, as a result of the TAD incentive, it would stimulate substantial new investment and a dramatic increase in the Tax Digest for the area. This level of new investment would support \$157.8 million in TAD financing over the 2007 to 2020 period. The following table presents the detailed calculation of the potential TAD funding from the Stadium Neighborhoods TAD.



STADIUM NEIGHBORHOODS

	Total Development	2010			2015			2020		
		Units Delivered	Aggregate Market Value	Taxable Value**	Units Delivered	Aggregate Market Value	Taxable Value**	Units Delivered	Aggregate Market Value	Taxable Value**
<b>Development Components</b>										
<b>Residential</b>										
Townhome	390	190	\$ 47,500,000	\$ 16,150,000	200	\$ 62,500,000	\$ 22,000,000	-	\$ -	\$ -
Low Rise Residential (rental/owner)	1,470	400	\$ 80,000,000	\$ 32,000,000	500	\$ 125,000,000	\$ 50,000,000	570	\$ 171,000,000	\$ 68,400,000
Mid-Rise Residential (owner)	1,570	400	\$ 98,000,000	\$ 33,200,000	500	\$ 153,125,000	\$ 53,750,000	670	\$ 246,225,000	\$ 88,440,000
High-Rise Residential (owner)	200	-	-	-	200	\$ 75,000,000	\$ 27,000,000	-	-	-
<b>Commerical</b>										
<b>Retail</b>										
Adaptive Reuse	40,000	40,000	\$ 6,000,000	\$ 2,400,000		\$ -	\$ -		\$ -	\$ -
Stand Alone/Mixed Use	220,000	50,000	\$ 7,500,000	\$ 3,000,000	70,000	\$ 13,125,000	\$ 5,250,000	100,000	\$ 22,500,000	\$ 9,000,000
Office	300,000	100,000	\$ 15,000,000	\$ 6,000,000	100,000	\$ 15,625,000	\$ 6,250,000	100,000	\$ 22,500,000	\$ 9,000,000
Hotel	300,000	75,000	\$ 11,250,000	\$ 4,500,000	100,000	\$ 18,750,000	\$ 7,500,000	125,000	\$ 28,125,000	\$ 11,250,000
<b>SUBTOTAL</b>			<b>\$ 265,250,000</b>	<b>\$ 97,250,000</b>		<b>\$ 463,125,000</b>	<b>\$ 171,750,000</b>		<b>\$ 490,350,000</b>	<b>\$ 186,090,000</b>
<i>Project Taxable Value in 2010</i>										
				<b>\$ 97,250,000</b>						
<i>Add'n. Project Taxable Value in 2015***</i>										
				<b>\$ 192,172,500</b>						
<i>Add'n. Project Taxable Value in 2020</i>										
				<b>\$ 226,446,225</b>						

TAD BOND POTENTIAL	2010	2015	2020
Project taxable value	\$ 97,250,000	\$ 192,172,500	\$ 226,446,225
Base taxable value	\$ 10,242,720	\$ -	\$ -
Net taxable value	\$ 87,007,280	\$ 192,172,500	\$ 226,446,225
Millage rate	0.041241	0.041241	0.041241
Property taxes	\$ 3,588,267	\$ 7,925,386	\$ 9,338,869
Debt coverage ratio	125%	125%	125%
Bondable property tax	\$ 2,870,614	\$ 6,340,309	\$ 7,471,095
TAD Bond amount (25 Years @ 6.0%)	\$ 36,696,078	\$ 81,050,426	\$ 95,505,668
Debt reserve	\$ (4,036,569)	\$ (8,915,547)	\$ (10,505,624)
Capitalized interest	\$ (4,403,529)	\$ (9,726,051)	\$ (11,460,680)
Issuance cost	\$ (1,100,882)	\$ (2,431,513)	\$ (2,865,170)
<b>Available TAD proceeds</b>	<b>\$ 27,155,098</b>	<b>\$ 59,977,315</b>	<b>\$ 70,674,195</b>
<b>TOTAL TAD POTENTIAL</b>	<b>\$ 157,806,608</b>		

Notes:

\* Assumes a 4% appreciation in unit prices annually after 2010

\*\* Taxable value is assessed value minus \$15,000 homestead exemption for for-sale housing units \*

\*\*\* additional value based on appreciation of 25% in value of previous period, plus value of new development during the period.

Source: Bleakly Advisory Group



**TAD Infrastructure Costs**

The creation of the Stadium Neighborhoods TAD would provide the financing vehicle which would transform the commercial areas of the district into major new mixed-use development. The centerpiece of the approach for the TAD would be to convert a substantial portion of the 40+ acres currently controlled by the Atlanta-Fulton County Recreational Authority (“AFCRA”) as surface parking lots into active development by consolidating the existing surface parking into a series of parking decks at strategic locations. This plan would involve creating multiple decks which would contain approximately 10,000 spaces. This parking is required to be provided to the Braves by lease agreement with the AFCRA. TAD funding would be used to construct the new parking decks on AFCRA property to meet the parking requirements of the Braves and Turner Field. Consolidating the existing surface parking into decks will permit development to occur above the decks and on the former surface parking locations. Thus, the key role of the TAD is to finance the creation of the public parking decks through the increment created by the new development which occurs on the former parking sites and above the decks. In addition, development will occur on a number of other parcels throughout the TAD area as the catalyst projects built on the former surface lots attract additional investment into the area.

In addition to the creation of the parking decks, the TAD will generate approximately \$7 million in proceeds available for other infrastructure in the area, including possibly streetscape improvements and support for specific developments.

The estimated infrastructure costs to be funded in whole or in part with TAD funds have been estimated to be as follows:

Stadium Neighborhoods TAD Infrastructure Costs 2007-2020	
Public parking decks with up to 10,000 spaces	\$150,000,000
Streetscape improvements/project specific costs	<u>\$7,000,000</u>
<b>Total TAD Infrastructure Costs</b>	<b>\$157,000,000</b>

The specific allocation of TAD funds for infrastructure costs and other predevelopment costs specific to the projects in the TAD will be determined at the time of funding by the ADA, based on upon the specific characteristics of the redevelopment project or projects and other needs of the TAD district.

Given the long history of underinvestment in the commercial portion of the Stadium Neighborhoods, the substantial investment in public infrastructure, particularly the parking decks, is warranted to provide an environment conducive to attracting the major private investment contemplated.



## V. Contractual Relationships [OCGA 36-44-3(9)(E)]

The State Redevelopment Powers Law, O.C.G.A. 34-44-3(a), authorizes the City of Atlanta to designate a Redevelopment Agent for the purpose of carrying out the Redevelopment Plan. It is anticipated that the City of Atlanta will designate the Atlanta Development Authority (ADA) to serve as the City's Redevelopment Agent responsible to the City for implementing the proposed Redevelopment Plan. As the City's Redevelopment Agent, the ADA will carry out tasks in the following areas:

1. Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities including the Atlanta Board of Education, Fulton County, the neighborhoods impacted and other stakeholders, as well as with various City departments involved in implementing the Redevelopment Plan.
2. Conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with the City's Comprehensive Plan and the Redevelopment Plan.
3. Seek appropriate development projects, financing and other forms of private investment in the Redevelopment Area from qualified sources.
4. Review and analyze all applications for TAD financing to (a) ensure that TAD-financed projects are consistent with the City's goals for the TAD area, and (b) prioritize TAD-financed projects so as to maximize the economic impact within the TAD area.
5. Administer all aspects of the TAD financing application process from the first application through approval by the Atlanta Development Authority Board of Directors of the final application.
6. Establish a Stadium Neighborhoods Advisory Committee, chosen by ADA representatives from the affected neighborhoods to review all project proposals for the Stadium Neighborhoods TAD area and make recommendations to the ADA Board for their consideration regarding funding of proposed projects.
7. Develop public-private ventures, loans to private enterprise and intergovernmental agreements as needed.
8. Market the Redevelopment Areas among developers, capital sources and the general public.

9. Coordinate public improvement planning and construction with the City's Departments of Public Works, Watershed Management, and Planning and Neighborhood Development.
10. Enter into negotiations, either directly or through designated brokers, with property owners and real estate developers within the Redevelopment Area for the purpose of acquiring land and property for redevelopment in accordance with the Redevelopment Plan.
11. Prepare economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of Tax Allocation Bonds by the City.
12. As directed by the City, negotiate and enter into development agreements to implement the Redevelopment Plan.
13. The ADA will perform other duties as necessary to implement the Redevelopment Plan.

The ADA will seek reimbursement for Redevelopment Plan preparation and redevelopment consulting as needed to complete the plan implementation provisions. To manage the redevelopment process, the ADA will seek contractual arrangements with qualified vendors to provide the professional and other services required in qualifying and issuing the bonds, as well as in services including design, feasibility, project management, legal, engineering, and other services required for implementation of the proposed Redevelopment Plan.

## **VI. Relocation Plans [OCGA 36-44-3(9)(F)]**

As currently foreseen, minimal relocation is anticipated with the Stadium Neighborhoods TAD, as most properties are vacant or commercial in nature. In any case where there would be future relocation of existing residents or businesses, such relocation expenses will be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition and such sources of funds required relocation benefits to be offered to tenants and users for relocation.

## **VII. Zoning & Land Use Compatibility [OCGA 36-44-3(9)(G)]**

The Stadium Neighborhoods TAD area is characterized by a wide range of commercial property, vacant/parking, multi-family residential and single-family uses in the district.

The proposed land uses contained in this Redevelopment Plan conform to the local comprehensive plan, master plan, zoning ordinance and building codes of the City of Atlanta. Under the future land use plan, the TAD area includes SFR, LDR, MDR, HDR, VHDR, LDC, HDC, and MU, zoning designations. The future land use plan introduces mixed-use zoning and quality of life zoning overlays for redevelopment areas based upon the recommendations of the *Summerhill Urban Redevelopment Plan Land Use, Zoning, and Development Opportunities Update*.

A future land use map for the TAD area within the city of Atlanta can be found in the Appendix.

## VIII. Method of Financing/Proposed Public Investment

### Why is the creation of a TAD by the City and consent by the County and School District a good policy decision?

- ❑ Using TAD financing to fund construction of infrastructure will enable the City to leverage approximately \$21 million in annual property tax increments to provide the infrastructure necessary to attract approximately \$1.2 billion in private sector investment in the TAD without tapping into current tax revenues.
- ❑ This investment will generate new jobs and new annual sales tax revenues of more than \$1.6 million as well as increased incomes for City and County residents, and increased revenues for area businesses. The development will provide new living, shopping, entertainment, public service and recreational opportunities in an underdeveloped area of the City. Property values in the surrounding areas outside the TAD will likely increase as a result of this investment, further enhancing the property tax base.
- ❑ The redevelopment will place over 30 acres of tax exempt property which currently pays no property tax back onto the Tax Digest.
- ❑ Once the TAD bonds are retired, the City, County and School District will receive the full property tax increment generated from the new Stadium Neighborhoods development which is supported by the redevelopment effort.
- ❑ It will provide a key incentive to support the revitalization of surplus Atlanta Public Schools (“APS”) properties. And APS will receive more revenue from increases in SPLOST than they currently receive in property taxes from the TAD.

### Why shouldn't the City, County and School District just keep the new tax revenues from the projects for use elsewhere?

- ❑ The development of the project requires support from TAD for site and infrastructure improvements. Thus, without the TAD, there will be no new tax revenue. The Stadium Neighborhoods redevelopment plan, as outlined, cannot occur without public assistance to convert the surface parking lots to decks, freeing up significant land for development. The projected redevelopment projects will not be financially viable without TAD financing, as evidenced by the lack of commercial redevelopment



which has occurred to date. Also, it will return tax exempt property back into the Tax Digest.

- The purpose of the TAD is to use positive tax increments to make the private development economically viable. The City and County will reap the benefits of the more than \$1.2 billion private investment without having to use current tax revenues to pay for necessary infrastructure improvements. The Stadium Neighborhoods TAD will leverage \$157 million in public incentives to trigger \$1.2 billion in private investment which represents leverage of more than \$7 of private investment for every \$1 of public incentive.

## IX. Taxable Valuation for the Stadium Neighborhoods TAD

According to the tax records of Fulton County, the redevelopment area defined in this Redevelopment Plan has a 2006 fair market value of \$344,578,900. Assessed value is defined as 40 percent of fair market value. The taxable value, which is the assessed value less applicable homestead and other exemptions, for all parcels is \$20,083,240. The taxable value of a given property is then multiplied by the millage rate to determine its ad valorem property taxes. The 2006 fair market value and the taxable value of real property within the Stadium Neighborhoods TAD are as follows:

Summary of Stadium Neighborhoods TAD Properties						
Parcels	Acreage	Market Value	Assessed Value	Taxable Value*	2006 Tax Rate**	Taxes
622	372	\$344,578,900	\$137,831,560	\$ 20,083,240	0.041586	\$835,182

\* less exemptions; \*\* adjusted rate, excludes bonded indebtedness

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City will request that the Commissioner of Revenue of the State of Georgia certify the tax base for 2006, the base year for the establishment of the Stadium Neighborhoods TAD.

This tax base will be increased by the private investment stimulated by the implementation of the Redevelopment Plan through the issuance of tax allocation bonds. In addition, this redevelopment is intended to stimulate other development in the area and lead to an overall increase in property values in the four Stadium Neighborhoods as the Redevelopment Plan is implemented.

Upon completion of the redevelopment of the Stadium Neighborhoods as presented in this plan, this tax allocation district is projected to have a market value of more than \$1.2 billion and a net taxable value of over \$505.6 million.

Summary of Stadium Neighborhoods TAD Properties	
Market and Net Taxable Values 2007 - 2020	Estimated Values
Market Value of New Investment	\$1,218,725,000
Net Taxable Value *	\$505,626,055

\*includes appreciation of 5% per year, less incremental taxable value on properties developed

Source: Bleakly Advisory Group



## **X. Historic Property Within Boundaries of Campbellton Road TAD [OCGA 36-44-3(9)(J)]**

A review of the National Register of Historic Places and City of Atlanta Designated Properties Register were conducted through the City of Atlanta Urban Design Commission for the area included in the Redevelopment Plan. According to the City of Atlanta, the Stadium Neighborhoods TAD area does not have any national or local historic structures and/or districts to note.

Located just outside the TAD area boundary, but in close proximity, is the Grant Park Historic District. The Grant Park Historic District is found on the National Register of Historic Places and the City of Atlanta Designated Properties Register.

There are many National Register eligible properties in the Stadium Neighborhoods TAD area. Prior to the 1996 Olympics, the City of Atlanta's redevelopment authority surveyed the Summerhill Urban Redevelopment Area and Peoplestown to identify potential historic properties. A similar survey was undertaken for the Mechanicville neighborhood just after the 1996 Olympics. Given the age of the surveys and development activity in all three neighborhoods, representatives of the Urban Design Commission suggested all of the Stadium Neighborhoods TAD area should be resurveyed to identify National Register eligible properties. This survey effort would be particularly useful for compliance with federal historic preservation laws which would apply to the use of federal funds in the TAD.

Maps illustrating the National and Local property designations for the TAD boundary can be found in the appendix.

If any altering of historic properties is required and involves the use of public funds by this proposed redevelopment effort, such modification will take place according to relevant federal, state, and local guidelines and requirements unless such modifications are being initiated by private enterprise.

As a result of actions contemplated by this redevelopment plan, no property designated as a historic property under the Georgia Historic Preservation Act or eligible for listing on the National Register of Historic Places will be substantially altered in any way inconsistent with technical standards for rehabilitation or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects. The technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

## **XI. Creation & Termination Dates for Stadium Neighborhoods TAD**

The Stadium Neighborhoods Tax Allocation District will be created effective December 31, 2006. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full.

## XII. Tax Allocation Increment Base

The redevelopment area contains a total of 622 parcels with a total of 372 acres. The current taxable value of the parcels in the Stadium Neighborhoods TAD is \$20,083,240, which is the tax increment base of the proposed district. The proposed district generates approximately \$835,182 in taxes to the City, County, and Atlanta Public Schools.

Summary of Stadium Neighborhoods TAD Properties						
Parcels	Acreage	Market Value	Assessed Value	Taxable Value*	2006 Tax Rate**	Taxes
622	372	\$344,578,900	\$137,831,560	\$ 20,083,240	0.041586	\$835,182

\* less exemptions; \*\* adjusted rate, excludes bonded indebtedness

The value of the base increment of the properties included in the proposed Stadium Neighborhoods TAD would represent 0.09 percent of the City of Atlanta’s Tax Digest, as shown below:

Base Increment Value of Stadium Neighborhoods TAD	
Proposed Stadium Neighborhoods TAD Increment Base Valuation	\$ 20,083,240
City of Atlanta 2005 M&O Tax Digest Valuation	\$ 22,247,507,423
Percent Stadium Neighborhoods TAD Base Increment of City Digest	0.09%

### XIII. Property Taxes for Computing Tax Allocation Increments

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the following authorized 2006 ad valorem millage rates:

City and County Millage Rates (per \$1000)	
	<b>2006</b>
City of Atlanta	\$ 7.530
Atlanta Public Schools	\$ 22.649
Fulton County	\$ 11.407
Total TAD Millage*	\$ 41.586
Note: *does not include millage for bonding parks, state or special districts for TAD purposes	
Source: Fulton County/City of Atlanta/Atlanta Public Schools	

## **XIV. Tax Allocation Bond Issues-Summary of Costs and Benefits**

### **Amount of Bond Issue**

Upon adoption of this Redevelopment Plan, the City of Atlanta proposed to issue tax allocation bonds in one or more bond issues in amounts to range from \$10 to \$100 million.

### **Term of Bond Issue or Issues**

The City of Atlanta proposes to issue tax allocation bonds for the maximum term permitted by law, no greater than 30 years.

### **Summary of Stadium Neighborhoods TAD Costs and Benefits**

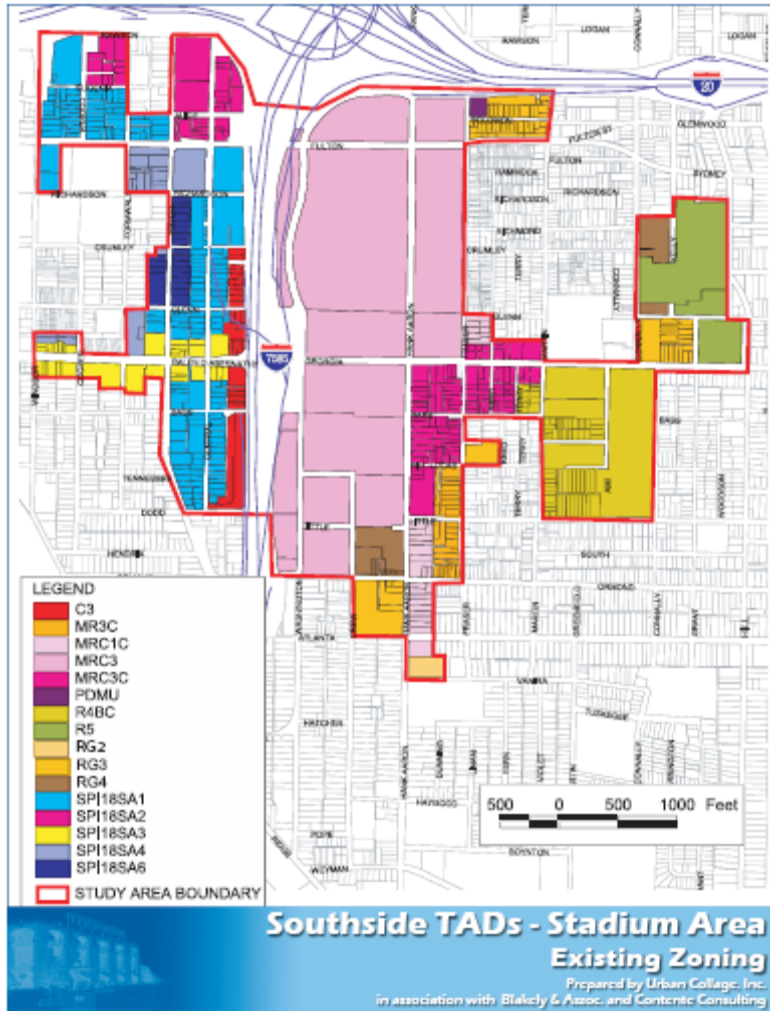
In the operation of the Stadium Neighborhoods TAD, TAD funding will be targeted to the following purposes, consistent with established city policies:

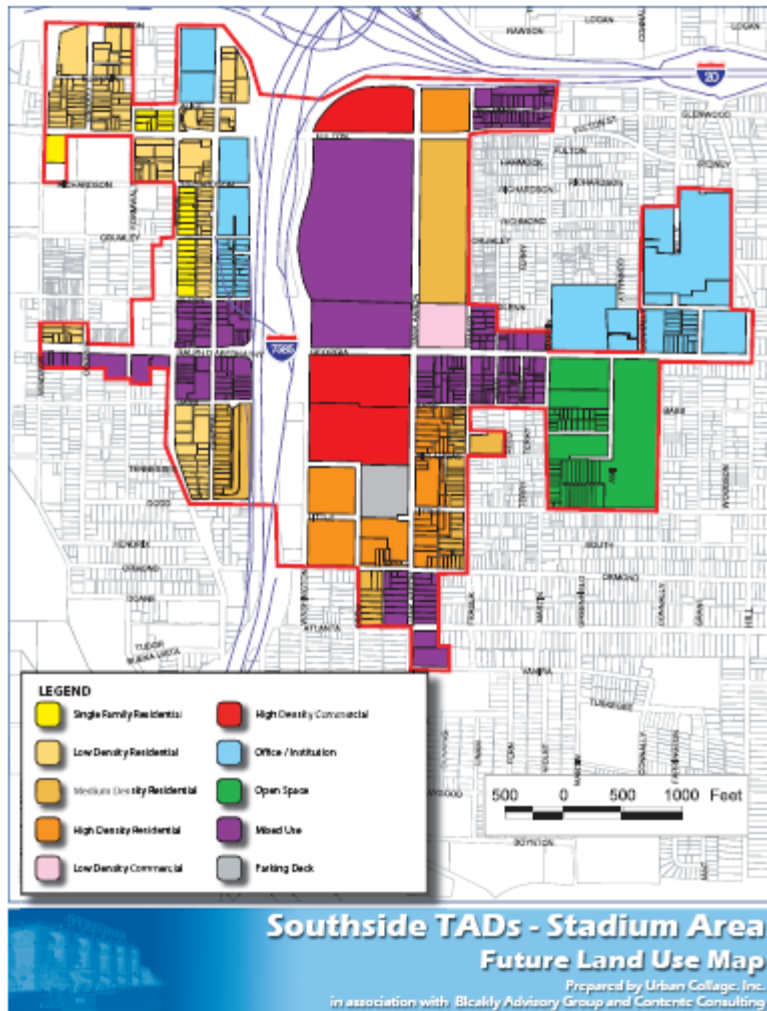
Summary of Stadium Neighborhoods TAD Costs and Benefits	
Value of private capital investment	\$1.2 billion
Net taxable value of development	\$505,626,000
Cost of public infrastructure to be financed by TAD	\$157 million
Estimated annual ad valorem tax increment after full build out of projects	\$20.9 million

## Appendix

1. Stadium Neighborhoods TAD Redevelopment Area Zoning Map
2. Stadium Neighborhoods TAD Redevelopment Area Future Land Use Map
3. Stadium Neighborhoods TAD Parcel Identification
4. Economic and Demographic Data
5. Boundary Description
6. Historic Property Maps
7. Summary of TAD Potential
8. Public Sector Participants







## Appendix

## 3. Parcel Identification

PARCEL ID	ADDRESS	OWNER NAME	Acreage	TOTAL APPRAISED (\$)	TOTAL TAXABLE (\$)
14 -0053- LL-001-6	445 CAPITOL AVE	ATLANTA FULTON CO RECREATION	12	\$2,135,300	-
14 -0053- LL-003-2	0 HILL ST	CITY OF ATLANTA	130	\$7,872,500	-
14 -0053-0004-124-1	MARTIN ST	CAPITAL CITY VENTURES INC	0.05	\$41,700	\$16,680
14 -0053-0004-125-8	441 MARTIN ST	WOODEHAVEN TOWNHOMES INC	0.13	\$144,900	\$57,960
14 -0053-0004-126-6	MARTIN ST	HOWARD CHRISTOPHER G	0.03	\$245,400	\$98,160
14 -0053-0004-127-4	102 SOLOMON ST	CAPITAL CITY VENTURES INC	0.08	\$14,800	\$5,920
14 -0053-0004-128-2	SOLOMON ST	PRIETO RACHEL DIEGUEZ	0.1	\$46,800	\$18,720
14 -0053-0004-129-0	90 SOLOMON ST	WOODEHAVEN TOWNHOMES INC	0.21	\$173,500	\$69,400
14 -0053-0004-130-8	8 SOLOMON ST	CAPITAL CITY VENTURES INC	0.1	\$46,800	\$18,720
14 -0053-0004-131-6	SOLOMON ST	PRIETO RACHEL DIEGUEZ	0.1	\$46,800	\$18,720
14 -0053-0004-132-4	SOLOMON ST	CAPITAL CITY VENTURES INC	0.11	\$47,000	\$18,800
14 -0053-0004-133-2	SOLOMON ST	NEXT EXIT OUTREACH INC	0.11	\$24,000	-
14 -0053-0004-134-0	68 SOLOMON ST	CAPITAL CITY VENTURE INC	0.07	\$14,800	\$5,920
14 -0053-0004-135-7	SOLOMON ST	VOLKMAN GLENDA E	0.07	\$43,700	\$17,480
14 -0053-0004-136-5	SOLOMON ST	VOLKMAN GLENDA E	0.06	\$42,700	\$17,080
14 -0053-0004-139-9	450 FRASER ST	CAPITAL CITY VENTURES INC	0.04	\$28,200	\$9,590
14 -0053-0004-140-7	51 SOLOMON ST	CAPITAL CITY VENTURES INC	0.04	\$36,500	\$14,600
14 -0053-0004-141-5	53 SOLOMON ST	CAPITAL CITY VENTURES	0.05	\$41,600	\$14,140
14 -0053-0004-142-3	SOLOMON ST	MONTAGUE FREDERICK H	0.1	\$27,600	\$11,040
14 -0053-0004-143-1	61 SOLOMON ST	CAPITAL CITY VENTURES INC	0.1	\$14,800	\$5,920
14 -0053-0004-144-9	63 SOLOMON ST	CAPITAL CITY VENTURES INC	0.07	\$14,800	\$5,920
14 -0053-0004-145-6	67 SOLOMON ST	CAPITAL CITY VENTURES INC	0.06	\$42,700	\$17,080
14 -0053-0004-146-4	SOLOMON ST	SKRINE GEORGE	0.06	\$25,600	\$10,240
14 -0053-0004-147-2	75 SOLOMON ST	CAPITAL CITY VENTURES INC	0.07	\$43,100	\$17,240
14 -0053-0004-148-0	SOLOMON ST	CAPITAL CITY VENTURES INC	0.07	\$43,600	\$17,440
14 -0053-0004-149-8	81 SOLOMON ST	CAPITAL CITY VENTURES INC	0.07	\$14,800	\$5,920
14 -0053-0004-150-6	SOLOMON ST A & B	GRAYDON FLORENCE	0.07	\$43,400	\$17,360
14 -0053-0004-151-4	SOLOMON ST	CAPITAL CITY VENTURES INC	0.07	\$14,800	\$5,920
14 -0053-0004-152-2	91 SOLOMON ST	CAPITAL CITY VENTURES INC	0.1	\$156,000	\$62,400
14 -0053-0004-153-0	97 SOLOMON ST	CAPITAL CITY VENTURES INC	0.1	\$45,900	\$18,360
14 -0053-0004-154-8	103 SOLOMON ST	CAPITAL CITY VENTURES INC	0.06	\$25,200	\$10,080
14 -0053-0004-155-5	MARTIN ST	CAPITAL CITY VENTURES INC	0.07	\$43,300	\$17,320
14 -0053-0004-156-3	453 MARTIN ST	CAPITAL CITY VENTURES HOLDINGS	0.11	\$118,600	\$40,320
14 -0053-0004-170-4	FRASER ST	PRIETO RACHEL DIEGUEZ	0.08	\$51,800	\$20,720
14 -0053-0004-183-7	MARTIN ST	DEPARTMENT OF TRANSPORTATION	0.16	\$43,700	-
14 -0053-0004-199-3	EXPRESSWAY	CAPITAL CITY VENTURES INC	0.02	\$23,100	\$9,240
14 -0053-0004-205-8	FULTON ST	BRIGHT PETER	0.08	\$26,500	\$9,010

14 -0053-0004-206-6	FRASER ST	CAPITAL CITY VENTURES HOLDINGS	0.11	\$72,000	\$24,480
14 -0053-0004-208-2	FULTON ST	BRIGHT PETER	0.04	\$24,100	\$8,190
14 -0053-0004-209-0	450 CAPITOL AVE	FULTON CAPITOL LLC	3.27	\$13,565,500	\$5,426,200
14 -0053-0004-210-8	FULTON ST	CITY OF ATLANTA	0.16	\$43,700	-
14 -0053-0004-211-6	FULTON ST	CITY OF ATLANTA	0.04	\$33,700	-
14 -0053-0004-212-4	MARTIN ST	CITY OF ATLANTA	0.16	\$44,400	-
14 -0053-0004-213-2	I 20	DEPARTMENT OF TRANSPORTATION	0.08	\$29,500	-
14 -0053-0004-214-0	438 FRASER ST	CAPITAL CITY VENTURES INC	0.38	\$117,800	\$47,120
14 -0053-0004-215-7	EXPRESSWAY	DEPARTMENT OF TRANSPORATATION	0.03	-	-
14 -0053-0008-172-6	529 KELLY ST	CITY OF ATLANTA	2	\$120,800	-
14 -0053-0009-100-6	242 CHEROKEE PL	CITY OF ATLANTA	1.61	\$141,700	-
14 -0053-0011-100-2	200 GLENN ST	CITY OF ATLANTA	0.5	\$95,500	-
14 -0054- LL-001-5	GEORGIA AVE	CITY OF ATLANTA SCHOOL	12	\$1,794,400	-
14 -0054-0001-028-6	616 FRASER ST	CITY OF ATLANTA	0.23	\$125,000	-
14 -0054-0001-029-4	619 REED ST	CJW DEVELOPMENT LLC	0.11	\$246,400	\$98,560
14 -0054-0001-030-2	625 REED ST	SMITH J D	0.1	\$37,100	\$14,840
14 -0054-0001-031-0	REED ST	ULM MICHAEL D	0.09	\$45,100	\$18,040
14 -0054-0001-034-4	639 REED ST	WILLIAMS DAVID ET AL	0.07	\$30,500	\$12,200
14 -0054-0001-035-1	56 GEORGIA AVE REAR	AZAR DONALD S INC	0.05	\$19,100	\$6,490
14 -0054-0001-036-9	60 GEORGIA AVE	ELDER JOHN	0.14	\$107,800	\$43,120
14 -0054-0001-037-7	56 GEORGIA AVE	KWAN HOI L	0.06	\$61,800	\$24,720
14 -0054-0001-038-5	646 FRASER ST	AZAR INVESTMENT CO	0.12	\$133,300	\$45,330
14 -0054-0001-039-3	FRASER ST	AZAR INVESTMENT CO	0.09	\$33,700	\$11,460
14 -0054-0001-040-1	634 FRASER ST	AZAR DONALD S INC	0.23	\$137,700	\$55,080
14 -0054-0001-041-9	FRASER ST	YOUNG MENS CHRISTIAN ASSN TR	0.15	\$38,500	-
14 -0054-0001-042-7	626 FRASER ST	DE LOACH PATRICIA	0.13	\$73,600	\$29,440
14 -0054-0001-043-5	622 FRASER ST	DAVIS DONALD A & ROSA	0.11	\$66,900	\$26,760
14 -0054-0001-064-1	640 REED ST	M & M TAX SERVICE INC	0.05	\$23,000	\$9,200
14 -0054-0001-065-8	REED ST	M & M TAX SERVICE	0.06	\$20,400	\$8,160
14 -0054-0001-066-6	REED ST	M & M TAX SERVICE	0.06	\$20,400	\$8,160
14 -0054-0001-070-8	9 GEORGIA AVE	K F C NATIONAL MANAGEMENT CO	0.45	\$572,600	\$229,040
14 -0054-0001-071-6	GEORGIA AVE	ELDER JOHN	0.17	\$90,000	\$36,000
14 -0054-0001-072-4	25 GEORGIA AVE	ELDER JOHN	0.18	\$104,000	\$41,600
14 -0054-0001-073-2	29 GEORGIA AVE	ELDER JOHN	0.11	\$55,500	\$22,200
14 -0054-0001-074-0	GEORGIA AVE	ELDER JOHN	0.08	\$41,000	\$16,400
14 -0054-0001-075-7	37 GEORGIA AVE	ELDER JOHN	0.09	\$37,400	\$14,960
14 -0054-0001-076-5	39 GEORGIA AVE	ELDER JOHN	0.09	\$104,400	\$41,760
14 -0054-0001-077-3	671 FRASER ST	ELDER JOHN	0.1	\$67,300	\$26,920
14 -0054-0001-079-9	679 FRASER ST	ELDER JOHN	0.12	\$68,800	\$27,520
14 -0054-0001-080-7	681 FRASER ST	ELDER JOHN	0.12	\$72,400	\$28,960

14 -0054-0001-081-5	685 FRASER ST	ELDER JOHN	0.12	\$72,400	\$28,960
14 -0054-0001-082-3	FRASER ST	ELDER JOHN	0.09	\$50,700	\$20,280
14 -0054-0001-083-1	FRASER ST	ELDER JOHN	0.09	\$52,300	\$20,920
14 -0054-0001-084-9	FRASER ST	ELDER JOHN	0.09	\$51,900	\$20,760
14 -0054-0001-085-6	BASS ST	ELDER JOHN	0.1	\$60,100	\$24,040
14 -0054-0001-086-4	24 BASS ST	ELDER JOHN	0.23	\$79,500	\$31,800
14 -0054-0001-087-2	FRASER ST	ELDER JOHN	0.07	\$40,900	\$16,360
14 -0054-0001-088-0	20 BASS ST	ELDER JOHN W	0.16	\$73,700	\$29,480
14 -0054-0001-089-8	EUSTACE ST	ELDER JOHN	0.13	\$73,600	\$29,440
14 -0054-0001-090-6	696 HANK AARON DR	AKHTER SAYEEDA	0.16	\$177,200	\$70,880
14 -0054-0001-091-4	CAPITOL AVE	ELDER JOHN	0.08	\$46,600	\$18,640
14 -0054-0001-092-2	CAPITOL AVE	ELDER JOHN W	0.08	\$38,900	\$15,560
14 -0054-0001-093-0	686 HANK AARON DR	ELDER JOHN W	0.13	\$67,200	\$26,880
14 -0054-0001-094-8	682 HANK AARON DR	MERCER RUBY L	0.13	\$44,800	\$17,920
14 -0054-0001-095-5	CAPITOL AVE	ELDER JOHN	0.13	\$74,800	\$29,920
14 -0054-0001-096-3	CAPITOL AVE	MDJB ENTERPRISES LLC	0.13	\$67,200	\$26,880
14 -0054-0001-098-9	59 GEORGIA AVE	ELDER JOHN	0.13	\$75,800	\$30,320
14 -0054-0001-101-1	REED ST	ELDER JOHN	0.11	\$34,700	\$13,880
14 -0054-0001-102-9	REED ST	ELDER JOHN	0.11	\$32,800	\$13,120
14 -0054-0001-103-7	683 REED ST	SMITH HUBERT	0.06	\$61,500	\$24,600
14 -0054-0001-104-5	REED ST	COPELAND JAMES W	0.06	\$31,600	\$12,640
14 -0054-0001-105-2	64 BASS ST	BENN BRUCE T	0.11	\$289,000	\$115,600
14 -0054-0001-106-0	62 BASS ST	COPELAND JAMES	0.06	\$119,000	\$47,600
14 -0054-0001-107-8	58 BASS ST	COPELAND JAMES W	0.06	\$161,300	\$64,520
14 -0054-0001-108-6	696 FRASER ST	ELDER JOHN	0.08	\$122,300	\$48,920
14 -0054-0001-109-4	694 FRASER ST	ELDER JOHN	0.08	\$32,700	\$13,080
14 -0054-0001-110-2	690 FRASER ST	JAMES SARA F	0.08	\$31,000	\$12,400
14 -0054-0001-111-0	FRASER ST	ELDER JOHN	0.11	\$32,900	\$13,160
14 -0054-0001-112-8	FRASER ST	ELDER JOHN	0.11	\$32,900	\$13,160
14 -0054-0001-113-6	676 FRASER ST	ELDER JOHN	0.09	\$53,300	\$21,320
14 -0054-0001-115-1	73 GEORGIA AVE	ELDER JOHN	0.15	\$89,300	\$35,720
14 -0054-0001-116-9	75 GEORGIA AVE	ELDER JOHN	0.15	\$69,400	\$27,760
14 -0054-0001-117-7	81 GEORGIA AVE	ELDER JOHN	0.15	\$69,400	\$27,760
14 -0054-0001-120-1	TERRY ST	ATLANTA UNIVERSITY INC THE	0.11	\$26,000	\$10,400
14 -0054-0001-121-9	677 TERRY ST	HUNTER INGRID	0.04	\$87,700	\$35,080
14 -0054-0001-122-7	679 TERRY ST	ELDER JOHN	0.06	\$77,500	\$31,000
14 -0054-0001-123-5	683 TERRY ST	LEE ROBERT D	0.11	\$284,000	\$113,600
14 -0054-0001-124-3	689 TERRY ST	GARRETT GWENDOLYN M & JOHN E	0.11	\$101,500	\$40,600
14 -0054-0001-126-8	693 TERRY ST	MORTGAGE ELECTRONIC	0.11	\$199,400	\$79,760
14 -0054-0001-127-6	78 BASS ST	GLASS DAVID & AMY	0.11	\$184,200	\$73,680
14 -0054-0001-128-4	696 REED ST	DUDLEY ROSE A	0.11	\$95,900	\$38,360

14 -0054-0001-129-2	684 REED ST	MARTIN C & P INC	0.11	\$23,500	\$9,400
14 -0054-0001-130-0	680 REED ST	RICH INVESTMENTS LLC	0.11	\$182,500	\$73,000
14 -0054-0001-131-8	674 REED ST	COPELAND JAMES W	0.11	\$23,500	\$9,400
14 -0054-0001-133-4	97 GEORGIA AVE	LANDIS DAVID P	0.15	\$143,500	\$57,400
14 -0054-0001-136-7	MARTIN ST	ECTOR HENRY & MATTIE W	0.05	\$21,500	\$8,600
14 -0054-0001-137-5	MARTIN ST	SUMMERHILL NEIGHBORHOOD	0.05	\$28,100	\$11,240
14 -0054-0001-138-3	679 MARTIN ST	THOMAS GUSSIE	0.11	\$64,500	\$25,800
14 -0054-0001-139-1	683 MARTIN ST	PATTERSON GLORIA	0.11	\$106,300	\$42,520
14 -0054-0001-140-9	691 MARTIN ST	ALLEN DAVID L	0.22	\$186,900	\$74,760
14 -0054-0001-141-7	TERRY ST	HUNT ERIC T & STEPHANIE J	0.1	\$23,300	\$9,320
14 -0054-0001-142-5	690 TERRY ST	DICKSON BONNEAU H JR	0.11	\$129,500	\$44,030
14 -0054-0001-143-3	684 TERRY ST	FOX CURTIS	0.11	\$277,500	\$111,000
14 -0054-0001-144-1	680 TERRY ST	NEWSOME MILDRIN H	0.11	\$126,700	\$50,680
14 -0054-0001-145-8	674 TERRY ST	CARMICHAEL MALCOLM & TAIWAN	0.11	\$99,400	\$39,760
14 -0054-0001-146-6	670 TERRY ST	MELNICK WILLIAM & LAWSON ENID	0.04	\$20,600	\$8,240
14 -0054-0001-147-4	93 GEORGIA AVE	CAPITAL MORTGAGE CORP &	0.11	\$47,000	\$18,800
14 -0054-0001-149-0	85 GEORGIA AVE	ELDER JOHN	0.15	\$102,400	\$40,960
14 -0054-0001-150-8	104 GEORGIA AVE	INNER CITY DEVELOPMENT CORP	0.56	\$243,400	-
14 -0054-0001-151-6	669 REED ST	ELDER JOHN	0.2	\$116,700	\$46,680
14 -0054-0001-152-4	GEORGIA AVE	ATLANTA FULTON CO RECREATION	3.47	\$267,200	-
14 -0054-0001-154-0	FRASER ST	ELDER JOHN	0.03	\$18,800	\$7,520
14 -0054-0001-155-7	FRASER ST	ELDER JOHN	0.13	\$76,800	\$30,720
14 -0054-0001-156-5	105 GEORGIA AVE	PRYOR STREET DEV L L C	0.29	\$101,900	\$40,760
14 -0054-0001-157-3	GEORGIA AVE	SUMMERHILL NEIGHBORHOOD DEV	0.21	\$71,700	\$28,680
14 -0054-0001-158-1	92 GEORGIA AVE	SUMMERHILL DEV CORP THE	0.4	\$138,500	\$55,400
14 -0054-0001-159-9	672 FRASER ST	CHIANG FOOK YAT	0.37	\$267,400	\$106,960
14 -0054-0001-160-7	72 GEORGIA AVE	SUMMERHILL NEIGHBORHOOD DEV	0.17	\$75,500	\$30,200
14 -0054-0002-077-2	0 GEORGIA AVE	CITY OF ATLANTA	1.15	\$130,200	-
14 -0054-0002-080-6	135 GEORGIA AVE	CITY OF ATLANTA	2.97	\$214,400	-
14 -0054-0002-081-4	MARTIN ST	CITY OF ATLANTA	1.25	\$65,800	-
14 -0054-0002-082-2	142 GEORGIA AVE	ATLANTA HOUSING AUTHORITY	6	\$1,605,500	-
14 -0054-0002-083-0	174 GEORGIA AVE	HOUSING AUTH CITY OF ATLANTA	2	\$2,695,700	-
14 -0054-0003-001-1	0 KELLY PL	CITY OF ATLANTA	0.09	\$21,200	-
14 -0054-0003-002-9	0 GRANT TER	CITY OF ATLANTA	0.14	\$65,200	-
14 -0054-0003-003-7	0 GRANT TER	CITY OF ATLANTA	0.14	\$65,600	-
14 -0054-0003-004-5	0 GRANT TER	CITY OF ATLANTA	0.14	\$65,600	-
14 -0054-0003-005-2	0 GRANT TER	CITY OF ATLANTA	0.14	\$88,500	-
14 -0054-0003-006-0	0 GRANT TER	CITY OF ATLANTA	0.14	\$88,800	-
14 -0054-0003-007-8	0 PRIMROSE ST	CITY OF ATLANTA	0.09	\$58,400	-

14 -0054-0003-008-6	0 GEORGIA AVE	CITY OF ATLANTA	0.11	\$7,700	-
14 -0054-0003-009-4	0 GEORGIA AVE	CITY OF ATLANTA	0.11	\$61,400	-
14 -0054-0003-010-2	0 GEORGIA AVE	CITY OF ATLANTA	0.12	\$63,000	-
14 -0054-0003-011-0	222 GEORGIA AVE	CITY OF ATLANTA	0.14	\$65,200	-
14 -0054-0003-012-8	0 GEORGIA AVE	CITY OF ATLANTA	0.13	\$63,900	-
14 -0054-0003-013-6	0 GEORGIA AVE	CITY OF ATLANTA	0.13	\$76,100	-
14 -0054-0003-014-4	0 GEORGIA AVE	CITY OF ATLANTA	0.13	\$63,900	-
14 -0054-0003-015-1	0 KELLY PL	CITY OF ATLANTA	0.11	\$61,700	-
14 -0054-0003-016-9	0 KELLY PL	CITY OF ATLANTA	0.11	\$61,700	-
14 -0054-0003-017-7	0 KELLY PL	CITY OF ATLANTA	0.11	\$27,700	-
14 -0054-0003-018-5	0 KELLY PL	CITY OF ATLANTA	0.09	\$26,600	-
14 -0054-0003-019-3	0 KELLY PL	CITY OF ATLANTA	0.08	\$57,300	-
14 -0054-0003-020-1	620 KELLY PL	CITY OF ATLANTA	0.08	\$4,600	-
14 -0054-0003-074-8	266 GEORGIA AVE	CITY OF ATLANTA	3.09	\$2,998,500	-
14 -0054-0003-075-5	0 GEORGIA AVE	HOUSING AUTH CITY OF ATLANTA	0.33	\$22,800	-
14 -0054-0004-001-0	CAPITOL AVE	MUCHE TEFERA & AYANAW	0.16	\$94,100	\$37,640
14 -0054-0004-002-8	19 BASS ST	CROWN CAB COMPANY INC	0.11	\$48,000	\$19,200
14 -0054-0004-003-6	25 BASS ST	MUCHE TEFERA & AYANAM	0.11	\$48,000	\$19,200
14 -0054-0004-004-4	29 BASS ST	MUCHE TEFERA & AYANAM	0.06	\$23,900	\$9,560
14 -0054-0004-005-1	BASS ST	MUCHE TEFERA	0.06	\$23,900	\$9,560
14 -0054-0004-006-9	BASS ST	MUCHE TEFERA	0.05	\$23,500	\$9,400
14 -0054-0004-007-7	701 FRASER ST	WOODEHAVEN TOWNEHOMES INC	0.07	\$32,100	\$12,840
14 -0054-0004-008-5	FRASER ST	MUCHE TEFERA & AYANAW	0.06	\$32,000	\$12,800
14 -0054-0004-009-3	FRASER ST	MUCHE TEFERA & AYANAW	0.09	\$33,500	\$13,400
14 -0054-0004-010-1	711 FRASER ST	STEELE JOYCE MARIE	0.11	\$69,000	\$27,600
14 -0054-0004-011-9	FRASER ST	AZAR DONALD S INC	0.17	\$28,400	\$11,360
14 -0054-0004-012-7	721 FRASER ST	MUCHE TEFERA & AYANAW	0.1	\$32,100	\$12,840
14 -0054-0004-013-5	723 FRASER ST	MUCHE TEFERA	0.1	\$32,100	\$12,840
14 -0054-0004-014-3	729 FRASER ST	MUCHE TEFERA	0.1	\$31,900	\$12,760
14 -0054-0004-015-0	733 FRASER ST	MUCHE TEFERA & AYANAW	0.14	\$28,900	\$11,560
14 -0054-0004-019-2	28 BILL LUCAS DR	MUCHE TEFERA & AYANAW	0.1	\$40,000	\$16,000
14 -0054-0004-020-0	LOVE ST	MUCHE TEFERA & AYANAW	0.1	\$40,000	\$16,000
14 -0054-0004-021-8	LOVE ST REAR	MUCHE TEFERA & AYANAW	0.1	\$40,900	\$16,360
14 -0054-0004-022-6	LOVE ST	MUCHE TEFERA & AYANAW	0.11	\$44,600	\$17,840
14 -0054-0004-023-4	LOVE ST	MUCHE TEFERA & AYANAW	0.05	\$21,700	\$8,680
14 -0054-0004-024-2	CAPITOL AVE	MUCHE TEFERA & AYANAW	0.11	\$48,500	\$19,400
14 -0054-0004-025-9	CAPITOL AVE	MUCHE TEFERA & AYANAW	0.17	\$70,500	\$28,200
14 -0054-0004-026-7	CAPITOL AVE	MUCHE TEFERA & AYANAW	0.22	\$130,400	\$52,160
14 -0054-0004-027-5	CAPITOL AVE	MUCHE TEFERA & AYANAW	0.22	\$130,400	\$52,160

14 -0054-0004-029-1	CAPITOL AVE	MUCHE TEFERA & AYANAW	0.17	\$54,800	\$21,920
14 -0054-0004-035-8	60 BILL LUCAS DR	N P REALTY LLC	1.07	\$464,000	\$157,760
14 -0054-0004-045-7	LOVE ST	THOMPSON DIANNE W	0.13	\$28,400	\$11,360
14 -0054-0004-047-3	LOVE ST	CITY OF ATLANTA	0.34	\$44,300	-
14 -0054-0004-049-9	FRASER ST	SEA BRAZIER LLC &	0.19	\$38,900	\$15,560
14 -0054-0004-050-7	FRASER ST	AZAR DONALD S INC	0.14	\$33,900	\$13,560
14 -0054-0004-051-5	FRASER ST	WARE CHARLES W	0.14	\$33,900	\$13,560
14 -0054-0004-052-3	771 FRASER ST	WILLIAMS COMFORT P	0.14	\$100,900	\$40,360
14 -0054-0004-053-1	775 FRASER ST	JACKSON ANGELA H	0.11	\$100,300	\$40,120
14 -0054-0004-054-9	781 FRASER ST	BARBER CAROLYN	0.18	\$115,400	\$46,160
14 -0054-0004-055-6	LITTLE ST	CITY OF ATLANTA FULTON COUNTY	0.09	\$26,900	-
14 -0054-0004-056-4	26 LITTLE ST	WEST FRANK P JR ET AL	0.09	\$77,200	\$30,880
14 -0054-0004-057-2	LITTLE ST REAR	CITY OF ATLANTA	0.07	\$18,500	-
14 -0054-0004-068-9	756 HANK AARON DR	CITY OF ATLANTA FULTON CO	1.87	\$570,200	-
14 -0054-0004-113-3	753 FRASER ST	GARAISE BASHER	0.1	\$32,300	\$12,920
14 -0054-0004-114-1	755 FRASER ST	JARAYSI LEE	0.1	\$34,200	\$13,680
14 -0054-0004-115-8	CAPITOL AVE	MUCHE TEFERA & AYANAW	0.23	\$136,900	\$54,760
14 -0054-0004-116-6	CAPITOL AVE	MUCHE TEFERA & AYANAW	0.3	\$177,600	\$71,040
14 -0054-0004-123-2	711 FRASER ST	STEELE JOYCE MARIE	0.11	\$49,000	\$19,600
14 -0054-0005-028-2	MARTIN ST	CITY OF ATLANTA	0.07	\$5,200	-
14 -0054-0005-029-0	BASS ST	CITY OF ATLANTA	0.05	\$3,700	-
14 -0054-0005-030-8	BASS ST	CITY OF ATLANTA	0.07	\$1,200	-
14 -0054-0005-031-6	BASS ST	CITY OF ATLANTA	0.07	\$1,200	-
14 -0054-0005-032-4	BASS ST	CITY OF ATLANTA	0.07	\$1,200	-
14 -0054-0005-033-2	BASS ST	CITY OF ATLANTA	0.11	\$1,800	-
14 -0054-0005-034-0	BASS ST	CITY OF ATLANTA	0.11	\$1,800	-
14 -0054-0005-035-7	BASS ST	CITY OF ATLANTA	0.11	\$1,800	-
14 -0054-0005-036-5	BASS ST	CITY OF ATLANTA	0.11	\$1,800	-
14 -0054-0005-037-3	AMI ST	CITY OF ATLANTA	0.1	\$32,200	-
14 -0054-0005-038-1	AMI ST	CITY OF ATLANTA	0.11	\$32,500	-
14 -0054-0005-039-9	AMI ST	CITY OF ATLANTA	0.11	\$32,500	-
14 -0054-0005-040-7	AMI ST	CITY OF ATLANTA	0.11	\$32,500	-
14 -0054-0005-041-5	KENNETT ST	CITY OF ATLANTA	0.1	\$1,400	-
14 -0054-0005-042-3	KENNETT ST	CITY OF ATLANTA	0.1	\$1,400	-
14 -0054-0005-043-1	KENNETT ST	CITY OF ATLANTA	0.1	\$1,400	-
14 -0054-0005-044-9	KENNETT ST	CITY OF ATLANTA	0.1	\$20,600	-
14 -0054-0005-045-6	KENNETT ST	CITY OF ATLANTA	0.1	\$20,600	-
14 -0054-0005-046-4	KENNETH ST	CITY OF ATLANTA	0.07	\$19,300	-
14 -0054-0005-047-2	KENNETT ST	CITY OF ATLANTA	0.08	\$19,800	-
14 -0054-0005-048-0	MARTIN ST	CITY OF ATLANTA	0.05	\$29,600	-
14 -0054-0005-049-8	MARTIN ST	CITY OF ATLANTA	0.05	\$29,700	-



14 -0054-0005-050-6	MARTIN ST	CITY OF ATLANTA	0.06	\$29,900	-
14 -0054-0005-051-4	MARTIN ST	CITY OF ATLANTA	0.09	\$31,700	-
14 -0054-0005-095-1	MARTIN ST	BOARD OF EDUCATION THE OF CITY	0.1	\$2,401,500	-
14 -0054-0005-096-9	129 BILL LUCAS DR	CITY OF ATLANTA	0.19	\$3,200	-
14 -0054-0005-097-7	LOVE ST	CITY OF ATLANTA	0.19	\$3,200	-
14 -0054-0005-098-5	139 BILL LUCAS DR	CITY OF ATLANTA	0.19	\$3,200	-
14 -0054-0005-099-3	141 BILL LUCAS DR	CITY OF ATLANTA	0.17	\$2,800	-
14 -0054-0005-100-9	LOVE ST	CITY OF ATLANTA	0.17	\$2,800	-
14 -0054-0005-101-7	145 BILL LUCAS DR	CITY OF ATLANTA	0.14	\$2,400	-
14 -0054-0005-102-5	149 BILL LUCAS DR	CITY OF ATLANTA	0.14	\$4,800	-
14 -0054-0005-103-3	153 BILL LUCAS DR	CITY OF ATLANTA	0.14	\$4,400	-
14 -0054-0005-104-1	155 BILL LUCAS DR	CITY OF ATLANTA	0.2	\$26,200	-
14 -0054-0005-107-4	160 LITTLE ST	ALSOBROOK VICTOR PAUL	0.37	\$83,700	\$33,480
14 -0054-0005-108-2	154 LITTLE ST	TULIP INVESTMENT GROUP L L C	0.16	\$96,200	\$38,480
14 -0054-0005-109-0	150 LITTLE ST	MC DONALD LAMAR	0.16	\$89,100	\$35,640
14 -0054-0005-110-8	146 LITTLE ST	MALLORY ELAINE	0.16	\$79,100	\$31,640
14 -0054-0005-111-6	142 LITTLE ST	BOARD OF EDUCATION THE OF CITY	0.16	\$52,600	-
14 -0054-0005-112-4	138 LITTLE ST	THOMPSON ROBYN & BARRY	0.16	\$111,500	\$44,600
14 -0054-0005-113-2	136 LITTLE ST	CITY OF ATLANTA	0.18	\$36,400	-
14 -0054-0005-114-0	132 LITTLE ST	BOARD OF EDUCATION THE OF CITY	0.18	\$36,400	-
14 -0054-0005-115-7	LITTLE ST	CITY OF ATLANTA	0.18	\$36,400	-
14 -0054-0005-116-5	124 LITTLE ST	UNDERWOOD ALBERT & BEATRICE	0.05	\$61,500	\$24,600
14 -0054-0005-117-3	122 LITTLE ST	TUDOR PATRICE	0.07	\$30,500	\$12,200
14 -0054-0005-118-1	776 MARTIN ST	MOUNT CARMEL BAPTIST CHURCH	0.08	\$99,000	\$39,600
14 -0054-0005-119-9	MARTIN ST	GREATER MOUNT CARMEL	0.1	\$32,200	-
14 -0054-0005-120-7	768 MARTIN ST	GREATER MT CARMEL BAPT CH INC	0.18	\$82,600	-
14 -0054-0005-121-5	764 MARTIN ST	CITY OF ATLANTA	0.09	\$7,800	-
14 -0054-0005-122-3	760 MARTIN ST	CITY OF ATLANTA	0.09	\$31,600	-
14 -0054-0005-123-1	756 MARTIN ST	CITY OF ATLANTA	0.09	\$31,600	-
14 -0054-0005-124-9	752 MARTIN ST	BOARD OF EDUCATION OF THE CITY	0.1	\$32,200	-
14 -0054-0005-125-6	748 MARTIN ST	CITY OF ATLANTA	0.1	\$32,200	-
14 -0054-0005-126-4	MARTIN ST	CITY OF ATLANTA	2.14	\$162,800	-
14 -0054-0007-001-7	794 HANK AARON DR	METROPOLITAN ATLANTA OLYMPIC	0.22	\$89,800	-
14 -0054-0007-002-5	19 LITTLE ST	NGUYEN MANG & LE THI HOA	0.13	\$35,500	\$14,200
14 -0054-0007-003-3	LITTLE ST	MSA REALTY INC	0.17	\$30,200	\$12,080
14 -0054-0007-004-1	29 LITTLE ST	AMERILANTA LLC	0.29	\$441,000	\$149,940
14 -0054-0007-005-8	791 FRASER ST	MURRAY SHENQUA	0.11	\$282,800	\$113,120
14 -0054-0007-006-6	795 FRASER ST	GARAISE BASHER	0.11	\$34,400	\$13,760
14 -0054-0007-007-4	801 FRASER ST	ANDERSON WANDA J	0.11	\$27,800	\$11,120
14 -0054-0007-010-8	813 FRASER ST	ROWAN SHALONDA	0.23	\$349,000	\$139,600
14 -0054-0007-011-6	819 FRASER ST	CLEVELAND HENRY	0.23	\$269,700	\$107,880

14 -0054-0007-012-4	823 FRASER ST	CLEVELAND HENRY M JR	0.07	\$312,200	\$124,880
14 -0054-0007-013-2	FRASER ST	MORTGAGE ELECTRONIC	0.1	\$180,100	\$72,040
14 -0054-0007-014-0	44 ORMOND ST	WHITE CLIFFORD B	0.09	\$261,200	\$104,480
14 -0054-0007-015-7	42 ORMOND ST	TUSO SARAH	0.09	\$84,200	\$33,680
14 -0054-0007-016-5	ORMOND ST	NORTHBROOKE HOMES INC	0.09	\$23,100	\$9,240
14 -0054-0007-017-3	34 ORMOND ST	TATUM ROBERT L & MARIE	0.08	\$35,000	\$14,000
14 -0054-0007-018-1	30 ORMOND ST	KENDALL PAPRICE	0.09	\$125,400	\$50,160
14 -0054-0007-019-9	26 ORMOND ST	CLEVELAND KAREN ET AL	0.07	\$55,100	\$22,040
14 -0054-0007-020-7	20 ORMOND ST	BRUNSON MERRY J	0.1	\$29,200	\$11,680
14 -0054-0007-024-9	822 HANK AARON DR	NGUYEN MANG	0.18	\$64,000	\$21,760
14 -0054-0007-027-2	CAPITOL AVE	NGUYEN MANG	0.21	\$31,700	\$12,680
14 -0054-0007-028-0	804 HANK AARON DR	NGUYEN MANG &	0.23	\$40,900	\$16,360
14 -0054-0007-029-8	CAPITOL AVE	GIANG KIEM L	0.17	\$37,800	\$15,120
14 -0054-0007-088-4	846 HANK AARON DR	LE HOA THI	0.17	\$57,600	\$19,580
14 -0054-0007-089-2	ORMOND ST	LE HOA THI	0.11	\$26,600	\$10,640
14 -0054-0007-105-6	CAPITOL AVE	EICHEL MILTON	0.19	\$29,200	\$11,680
14 -0054-0007-106-4	CAPITOL AVE	WILLIAMS GICIRAL	0.22	\$38,200	\$15,280
14 -0054-0007-107-2	CAPITOL AVE	WILLIAMS GICIRAL	0.22	\$44,300	\$17,720
14 -0054-0007-108-0	CAPITOL AVE	EICHEL MILTON	0.22	\$35,400	\$14,160
14 -0054-0007-109-8	864 HANK AARON DR	HUNTER LEON	0.22	\$198,800	\$79,520
14 -0054-0007-110-6	860 HANK AARON DR	WILLIAMS VIVECA	0.22	\$263,500	\$89,590
14 -0054-0007-111-4	CAPITOL AVE	LE HOA THI	0.22	\$76,800	\$26,110
14 -0054-0007-112-2	CAPITOL AVE	LE HOA THI	0.18	\$61,200	\$20,810
14 -0054-0007-138-7	FRASER ST	ALLIANCE TWENTY FIVE LLC	0.15	\$34,700	\$13,880
14 -0054-0007-139-5	FRASER ST REAR	JONES WALTER D	0.04	\$800	\$320
14 -0054-0007-147-8	ORMOND ST	NGUYEN MANG &	0.11	\$38,000	\$15,200
14 -0054-0007-148-6	816 HANK AARON DR	LE HOA THI	0.36	\$205,000	\$82,000
14 -0054-0007-149-4	834 HANK AARON DR	NGUYEN TUNG ET AL	0.44	\$287,900	\$115,160
14 -0055-0001-011-1	8 VANIRA AVE	DELOACH PATRICIA	1.09	\$761,600	\$304,640
14 -0055-0001-040-0	898 HANK AARON DR	JACKSON JOHN & MARY L	0.68	\$241,800	\$96,720
14 -0075- LL-002-8	GEORGIA AVE	CITY OF ATLANTA	7	\$201,360,900	-
14 -0075- LL-003-6	818 WASHINGTON ST	CITY OF ATLANTA	3.43	\$6,638,900	-
14 -0075-0001-011-7	641 COOPER ST	MANOR ROSA M L A A GA LTD	0.2	\$183,200	\$73,280
14 -0075-0001-012-5	647 COOPER ST	MANOR ROSA B L P A GA LTD	0.18	\$183,200	\$73,280
14 -0075-0001-014-1	291 RALPH D ABERNATHY BLVD	SUMMECH COMMUNITY LAND TR INC	0.06	\$18,400	\$7,360
14 -0075-0001-015-8	293 RALPH D ABERNATHY BLVD	SUMMECH COMMUNITY LAND TR INC	0.07	\$20,400	\$8,160
14 -0075-0001-016-6	297 RALPH D ABERNATHY BLVD	SPIELBERG JACK A	0.06	\$19,100	\$6,490
14 -0075-0001-017-4	RALPH D ABERNATHY BLVD	SUMMECH COMMUNITY DEV INC	0.08	\$23,600	\$9,440
14 -0075-0001-019-0	RALPH D ABERNATHY BLVD	SUMMECH COMMUNITY DEVELOPMENT	0.07	\$22,600	\$9,040
14 -0075-0001-020-8	640 WINDSOR ST	CITY OF ATLANTA THE	0.06	\$6,300	-
14 -0075-0001-021-6	WINDSOR ST	CITY OF ATLANTA THE	0.2	\$17,700	-

14 -0075-0001-022-4	640 WINDSOR ST	CITY OF ATLANTA THE	0.15	\$31,600	-
14 -0075-0001-106-5	RALPH D ABERNATHY BLVD	CALVARY TEMPLE BAPT CHURCH	1.32	\$89,500	\$35,800
14 -0075-0001-139-6	312 RALPH D ABERNATHY BLVD	JONES PATRICIA J	0.26	\$111,400	\$44,560
14 -0075-0001-140-4	308 RALPH D ABERNATHY BLVD	JONES PATRICIA J	0.11	\$33,600	\$13,440
14 -0075-0001-143-8	RALPH D ABERNATHY BLVD	COLLINS SHARON	0.12	\$35,600	\$14,240
14 -0075-0001-147-9	285 RALPH D ABERNATHY BLVD	SUMMECH COMMUNITY DEVELOPMENT	0.13	\$66,400	\$26,560
14 -0075-0001-150-3	669 PRYOR ST	MC FARLIN HAZEL &	0.43	\$206,200	\$82,480
14 -0075-0001-153-7	288 RALPH D ABERNATHY BLVD	HUFF NORMAN	0.36	\$174,300	\$69,720
14 -0075-0001-158-6	RALPH D ABERNATHY BLVD	DAVIS BETTY R & WILLIE	0.91	\$311,800	\$124,720
14 -0075-0001-161-0	300 RALPH D ABERNATHY BLVD	UNITED CONSOLIDATED PROP II	0.23	\$70,600	\$28,240
14 -0075-0002-001-7	626 PRYOR ST	ZION GROVE BAPTIST CHURCH	0.67	\$15,000	-
14 -0075-0002-002-5	CENTRAL AVE	CITY OF ATLANTA &	0.15	\$13,300	-
14 -0075-0002-003-3	627 CENTRAL AVE	CITY OF ATLANTA &	0.15	\$18,000	-
14 -0075-0002-004-1	633 CENTRAL AVE	CITY OF ATLANTA &	0.15	\$13,300	-
14 -0075-0002-005-8	635 CENTRAL AVE	CITY OF ATLANTA &	0.15	\$13,300	-
14 -0075-0002-006-6	641 CENTRAL AVE	CITY OF ATLANTA &	0.15	\$16,600	-
14 -0075-0002-007-4	645 CENTRAL AVE	SAINT STEPHEN MISSIONARY BAPT	0.15	\$56,700	\$22,680
14 -0075-0002-010-8	RALPH D ABERNATHY BLVD	181 RDA LLC &	0.04	\$12,900	\$5,160
14 -0075-0002-011-6	191 RALPH D ABERNATHY BLVD	JACKSON GEORGE L	0.04	\$29,000	\$11,600
14 -0075-0002-013-2	650 PRYOR ST	SUMMECH COMMUNITY LAND TRUST	0.14	\$42,000	\$16,800
14 -0075-0002-014-0	646 PRYOR ST	DODD MARTIN H JR TR	0.17	\$38,800	\$15,520
14 -0075-0002-017-3	PRYOR ST	ANDREWS FRANK	0.17	\$44,900	\$17,960
14 -0075-0002-019-9	622 CENTRAL AVE	DEPARTMENT OF TRANSPORTATION	0.11	\$20,000	-
14 -0075-0002-021-5	GLENN ST	DEPARTMENT OF TRANSPORTATION	0.11	\$10,000	-
14 -0075-0002-022-3	150 GLENN ST	DEPARTMENT OF TRANSPORTATION	0.1	\$32,300	-
14 -0075-0002-024-9	GLENN ST	DEPARTMENT OF TRANSPORTATION	0.08	\$7,200	-
14 -0075-0002-025-6	629 PULLIAM ST	DEPARTMENT OF TRANSPORTATION	0.1	\$20,900	-
14 -0075-0002-026-4	637 PULLIAM ST	DEPARTMENT OF TRANSPORTATION	0.46	\$66,100	-
14 -0075-0002-027-2	RALPH D ABERNATHY BLVD	DEPARTMENT OF TRANSPORTATION	0.05	\$4,400	-
14 -0075-0002-028-0	RALPH D ABERNATHY BLVD	DEPARTMENT OF TRANSPORTATION	0.14	\$11,800	-
14 -0075-0002-029-8	RALPH D ABERNATHY BLVD	DEPARTMENT OF TRANSPORTATION	0.09	\$8,200	-
14 -0075-0002-030-6	RALPH D ABERNATHY BLVD	DEPARTMENT OF TRANSPORTATION	0.12	\$10,800	-
14 -0075-0002-036-3	CENTRAL AVE	DEPARTMENT OF TRANSPORTATION	0.11	\$10,000	-
14 -0075-0002-037-1	CENTRAL AVE	DEPARTMENT OF TRANSPORTATION	0.11	\$9,500	-
14 -0075-0002-038-9	CENTRAL AVE	DEPARTMENT OF TRANSPORTATION	0.11	\$9,500	-
14 -0075-0002-039-7	RALPH D ABERNATHY BLVD	CITY OF ATLANTA & FULTON	0.14	\$12,200	-
14 -0075-0002-040-5	RALPH D ABERNATHY BLVD	CITY OF ATL & FULTON COUNTY	0.14	\$12,100	-
14 -0075-0002-041-3	RALPH D ABERNATHY BLVD	CITY OF ATLANTA & FULTON CTY	0.15	\$13,400	-
14 -0075-0002-046-2	PULLIAM ST	CITY OF ATLANTA & FULTON CTY	0.14	\$11,800	-
14 -0075-0002-047-0	PULLIAM ST	CITY OF ATLANTA & FULTON CTY	0.14	\$11,800	-
14 -0075-0002-048-8	PULLIAM ST	CITY OF ATLANTA & FULTON CTY	0.13	\$11,500	-

14 -0075-0002-049-6	PULLIAM ST	CITY OF ATLANTA & FULTON CTY	0.11	\$9,400	-
14 -0075-0002-050-4	PULLIAM ST	CITY OF ATLANTA & FULTON CTY	0.12	\$10,200	-
14 -0075-0002-051-2	BASS ST	CITY OF ATLANTA & FULTON CTY	0.04	\$3,300	-
14 -0075-0002-052-0	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.11	\$9,500	-
14 -0075-0002-053-8	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.14	\$11,800	-
14 -0075-0002-054-6	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.15	\$13,000	-
14 -0075-0002-055-3	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.15	\$12,700	-
14 -0075-0002-056-1	CENTRAL AVE	ATLANTA & FULTON COUNTY	0.11	\$10,000	-
14 -0075-0002-057-9	GEORGIA AVE REAR	DEPARTMENT OF TRANSPORTATION	0.04	\$16,000	-
14 -0075-0002-062-9	682 PRYOR ST	MARTIN DARREN	0.11	\$76,700	\$30,680
14 -0075-0002-063-7	678 PRYOR ST	BEAGLE MICHAEL	0.11	\$88,400	\$35,360
14 -0075-0002-064-5	PRYOR ST	INTOWN REDEV ALLIANCE LLC	0.11	\$27,600	\$11,040
14 -0075-0002-065-2	PRYOR ST	CARLOS COMPANY	0.12	\$35,600	\$14,240
14 -0075-0002-077-7	183 RALPH D ABERNATHY BLVD	SAINT STEPHEN MISSIONARY BAPT	0.27	\$285,600	-
14 -0075-0002-078-5	664 PRYOR ST	CARLOS CHRIS	0.28	\$116,900	\$39,750
14 -0075-0002-079-3	180 RALPH D ABERNATHY BLVD	AMOCO OIL CO	0.37	\$391,000	\$156,400
14 -0075-0002-080-1	146 RALPH D ABERNATHY BLVD	CITY OF ATLANTA & FULTON CTY	0.57	\$56,500	-
14 -0075-0002-081-9	PRYOR ST	SAINT STEPHENS MISSIONARY BAPT	0.34	\$30,000	-
14 -0075-0002-083-5	RALPH D ABERNATHY BLVD	SPORTS SERVICES DEV CORP	0.63	\$235,500	\$94,200
14 -0075-0002-084-3	654 PRYOR ST	SUMMECH COMMUNITY DEV CORP INC	0.05	\$40,900	\$16,360
14 -0075-0002-085-0	656 PRYOR ST	SUMMECH COMMUNITY DEV CORP INC	0.05	\$42,100	\$16,840
14 -0075-0002-087-6	690 PRYOR ST	BLESSED MARTIN SPIRITUAL	0.57	\$94,900	-
14 -0075-0002-088-4	CENTRAL AVE	G H G L ENTERPRISES INC.	0.83	\$281,200	\$112,480
14 -0075-0005-030-3	CENTRAL AVE	DISTRICT VENTURES INC	0.13	\$18,800	-
14 -0075-0005-031-1	709 CENTRAL AVE	PARKS LEN	0.14	\$32,100	\$12,840
14 -0075-0005-037-8	CENTRAL AVE	MARTIN ANDREW D	0.11	\$228,100	\$91,240
14 -0075-0005-038-6	CENTRAL AVE	SPORT SERVICES DEV CORP	0.11	\$30,900	\$12,360
14 -0075-0005-039-4	CENTRAL AVE	SMITH J D	0.13	\$31,800	\$12,720
14 -0075-0005-040-2	CENTRAL AVE	SMITH J D	0.11	\$31,100	\$12,440
14 -0075-0005-041-0	757 CENTRAL AVE	SMITH J D	0.11	\$47,800	-
14 -0075-0005-042-8	CENTRAL AVE	SMITH J D	0.13	\$31,600	\$12,640
14 -0075-0005-043-6	CENTRAL AVE	SMITH J D	0.11	\$31,000	\$12,400
14 -0075-0005-044-4	771 CENTRAL AVE	JONES IVIE JR	0.1	\$77,100	\$30,840
14 -0075-0005-045-1	777 CENTRAL AVE	PATTERSON DERRICK L	0.08	\$98,400	\$39,360
14 -0075-0005-046-9	781 CENTRAL AVE	PATTERSON DERRICK	0.06	\$88,300	\$35,320
14 -0075-0005-047-7	PRYOR ST	BAILEY RICHARD ET AL	0.06	\$28,400	\$11,360
14 -0075-0005-048-5	PRYOR ST	WORKHOUSE OF FAITH BAPTIST CH	0.09	\$29,600	-
14 -0075-0005-049-3	774 PRYOR ST	PLEASANT HILLS MISSIONARY	0.11	\$122,500	\$49,000
14 -0075-0005-050-1	768 PRYOR ST	HOMERUN LLC & SWK LLC	0.13	\$37,500	\$15,000
14 -0075-0005-051-9	PRYOR ST	HOMERUN LLC & SWK LLC	0.13	\$32,000	\$12,800
14 -0075-0005-052-7	PRYOR ST	HOMERUN LLC & SWK LLC	0.16	\$33,200	\$13,280

14 -0075-0005-055-0	PRYOR ST	SPORT SERVICES DEV CORP	0.76	\$46,600	\$18,640
14 -0075-0005-056-8	730 PRYOR ST	COHEN STEVE N	0.34	\$193,800	\$77,520
14 -0075-0005-123-6	722 PRYOR ST	LAPPAS FRANK P	0.29	\$130,200	\$52,080
14 -0075-0005-125-1	PRYOR ST	SPORTS SERVICES DEV CORP	0.52	\$126,000	\$50,400
14 -0075-0005-126-9	715 CENTRAL AVE	SPORTS SERVICES DEV CORP	0.76	\$121,800	\$48,720
14 -0075-0006-001-3	CENTRAL AVE	CITY OF ATLANTA & FULTON	0.1	\$17,800	-
14 -0075-0006-002-1	BASS ST	CITY OF ATLANTA & FULTON CTY	0.09	\$7,600	-
14 -0075-0006-024-5	778 CENTRAL AVE	RICHARDSON OTIS	0.11	\$91,300	\$36,520
14 -0075-0006-025-2	CENTRAL AVE	RICHARDSON OTIS	0.17	\$33,900	\$13,560
14 -0075-0006-026-0	768 CENTRAL AVE	RICHARDSON OTIS	0.18	\$70,400	\$28,160
14 -0075-0006-027-8	CENTRAL AVE	RICHARDSON OTIS	0.16	\$38,400	\$15,360
14 -0075-0006-028-6	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.11	\$18,100	-
14 -0075-0006-029-4	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.12	\$18,300	-
14 -0075-0006-030-2	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.11	\$18,100	-
14 -0075-0006-031-0	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.16	\$19,500	-
14 -0075-0006-032-8	CENTRAL AVE	CITY OF ATLANTA	0.16	\$19,600	-
14 -0075-0006-033-6	740 CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.17	\$19,800	-
14 -0075-0006-034-4	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.16	\$19,600	-
14 -0075-0006-035-1	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.16	\$19,600	-
14 -0075-0006-036-9	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.15	\$19,400	-
14 -0075-0006-037-7	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.15	\$12,700	-
14 -0075-0006-038-5	CENTRAL AVE	FULTON COUNTY CITY OF ATLANTA	0.15	\$12,700	-
14 -0075-0006-039-3	710 CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.11	\$18,100	-
14 -0075-0006-066-6	WASHINGTON ST	DEPARTMENT OF TRANSPORTATION	0.49	\$34,100	-
14 -0075-0006-069-0	BASS ST	FULTON COUNTY	0.79	\$68,900	-
14 -0075-0007-053-3	760 POLLARD BLVD	SERVANTS FOR RELIEF FOR	3.66	\$1,116,800	-
14 -0075-0007-067-3	CAPITOL AVE	CITY OF ATLANTA	3.65	\$1,270,900	-
14 -0075-0007-068-1	CAPITOL AVE	CITY OF ATLANTA	4.48	\$1,561,600	-
14 -0075-0010-031-4	ORMOND ST	CITY OF ATLANTA	0.05	\$25,500	-
14 -0075-0010-032-2	ORMOND ST	CITY OF ATLANTA	0.05	\$35,600	-
14 -0075-0010-033-0	ORMOND ST	CITY OF ATLANTA	0.06	\$26,300	-
14 -0075-0010-034-8	ORMOND ST	CITY OF ATLANTA	0.11	\$29,700	-
14 -0075-0010-035-5	ORMOND ST	CITY OF ATLANTA	0.11	\$29,700	-
14 -0075-0010-071-0	ORMOND ST	PRC ENTERPRISE PROPERTIES LLC	0.92	\$69,800	\$27,920
14 -0075-0010-077-7	865 HANK AARON DR	PREMIERE RENTALS ETC LLC	0.24	\$225,200	\$90,080
14 -0075-0010-098-3	CREW ST	CITY OF ATLANTA	0.06	\$25,000	-
14 -0075-0010-103-1	CAPITOL AVE	HOUSING AUTH CITY OF ATLANTA	0.04	\$4,000	-
14 -0075-0010-104-9	830 CREW ST	CAPITOL TOWERS ASSOC LTD	1.21	\$1,850,000	\$740,000
14 -0075-0010-105-6	811 HANK AARON DR	CONTINENTAL WINGATE CO OF GA	3.45	\$1,562,500	\$531,250
14 -0075-0010-107-2	875 CREW ST	P E P DEVELOPMENT LTD L P	6	\$1,979,400	\$791,760
14 -0076- LL-003-5	521 CAPITOL AVE	ATLANTA FULTON CO RECREATION	32	\$40,183,500	-

14 -0076- LL-004-3	445 CAPITOL AVE	GEORGIA BUILDING AUTHORITY	7	\$4,772,800	-
14 -0076- LL-009-2	360 RICHARDSON ST	ATLANTA HOUSING AUTHORITY	0.95	\$400,400	-
14 -0076- LL-011-8	153 RICHARDSON ST	ELECTRICAL WORKERS HOME ASSN	4.68	\$3,370,200	-
14 -0076-0004-017-0	RAWSON ST	FULTON COUNTY	0.47	\$35,500	-
14 -0076-0004-018-8	401 FORMWALT ST	FULTON COUNTY	0.13	\$45,300	-
14 -0076-0004-019-6	FORMWALT ST	FULTON COUNTY	0.13	\$11,100	-
14 -0076-0004-024-6	257 EUGENIA ST	WOODEHAVEN TOWNEHOMES INC	0.09	\$19,100	-
14 -0076-0004-025-3	261 EUGENIA ST	FULTON COUNTY	0.09	\$19,100	-
14 -0076-0004-026-1	COOPER ST	FULTON COUNTY	0.28	\$24,300	-
14 -0076-0004-029-5	398 COOPER ST	FULTON COUNTY	0.17	\$75,000	-
14 -0076-0004-044-4	EUGENIA ST	M & A HOMES LLC	0.15	\$36,600	\$14,640
14 -0076-0004-046-9	429 COOPER ST	BURROUGHS MAX A	0.16	\$114,100	\$45,640
14 -0076-0004-047-7	433 COOPER ST	FONS BENJAMIN A	0.13	\$35,500	\$14,200
14 -0076-0004-048-5	437 COOPER ST	M & A HOMES LLC	0.12	\$314,700	\$107,000
14 -0076-0004-049-3	COOPER ST	SUMMECH COMMUNITY DEV CORP	0.12	\$34,500	\$13,800
14 -0076-0004-050-1	COOPER ST	GARMON BROS CONTRACTING INC	0.12	\$34,500	\$13,800
14 -0076-0004-051-9	COOPER ST	CITY OF ATLANTA	0.12	\$20,200	-
14 -0076-0004-054-3	COOPER ST	SPIELBERG JACK A	0.12	\$27,600	\$11,040
14 -0076-0004-055-0	COOPER ST	KING JOHN H	0.1	\$33,100	\$13,240
14 -0076-0004-056-8	COOPER ST	CROWDER FRANK	0.09	\$32,300	\$12,920
14 -0076-0004-057-6	COOPER ST	ROSE ROBERT T	0.1	\$32,500	\$13,000
14 -0076-0004-058-4	FULTON ST	M & A HOMES LLC	0.09	\$29,000	\$11,600
14 -0076-0004-062-6	WINDSOR ST REAR	M & A HOMES LLC	0.11	\$33,800	\$13,520
14 -0076-0004-068-3	COOPER ST	TOUCHSTONE CHARLES	0.09	\$32,000	\$12,800
14 -0076-0004-069-1	266 EUGENIA ST	BISTRKA TATYANA	0.07	\$93,100	\$37,240
14 -0076-0004-070-9	EUGENIA ST	MSA REALTY INC	0.08	\$31,300	\$12,520
14 -0076-0004-071-7	EUGENIA ST	VJAYLA LLC	0.14	\$36,000	\$14,400
14 -0076-0004-072-5	EUGENIA ST	VJAYLA LLC	0.12	\$34,400	\$13,760
14 -0076-0004-073-3	427 FORMWALT ST	HOPKINS C E	0.06	\$29,700	\$11,880
14 -0076-0004-074-1	431 FORMWALT ST	HAMBRICK G DEAN	0.06	\$29,700	\$11,880
14 -0076-0004-075-8	435 FORMWALT ST	SMITH J D	0.06	\$29,700	\$11,880
14 -0076-0004-076-6	439 FORMWALT ST	RECTOR EVELYN ET AL	0.13	\$87,300	\$34,920
14 -0076-0004-077-4	COOPER ST REAR	SMITH JAMES & FLORA C	0.07	\$3,100	\$1,240
14 -0076-0004-078-2	FORMWALT ST	MC GUIRE WILLIAM S EXTR	0.11	\$34,000	\$13,600
14 -0076-0004-079-0	453 FORMWALT ST	STEELE JOHNNY	0.18	\$245,200	\$98,080
14 -0076-0004-083-2	FORMWALT ST	ANDERSON THURMAN	0.15	\$36,400	\$14,560
14 -0076-0004-084-0	FULTON ST	FULTON COUNTY CITY OF ATLANTA	0.07	\$17,900	-
14 -0076-0004-085-7	FULTON ST	QUARLES WARREN E JR	0.07	\$30,400	\$12,160
14 -0076-0004-086-5	FULTON ST	COLLUM SARA S & LIPSHUTZ R J	0.08	\$31,600	\$12,640
14 -0076-0004-088-1	464 COOPER ST	ANDERSON THURMAN	0.15	\$36,700	\$14,680
14 -0076-0004-089-9	COOPER ST	COX MOZELL MRS	0.08	\$31,100	\$12,440

14 -0076-0004-092-3	452 COOPER ST	RICHMOND LARRY	0.11	\$119,100	\$47,640
14 -0076-0004-093-1	COOPER ST	FULTON COUNTY CITY OF ATLANTA	0.11	\$19,800	-
14 -0076-0004-094-9	448 COOPER ST	ROGERS MARK E	0.11	\$136,800	\$54,720
14 -0076-0004-095-6	COOPER ST	WOLFE GERALD L	0.07	\$30,900	\$12,360
14 -0076-0004-096-4	COOPER ST	GOTTLIEB MAJA	0.17	\$17,300	\$6,920
14 -0076-0004-097-2	432 COOPER ST	TOUCHSTONE CHARLES	0.14	\$104,000	\$41,600
14 -0076-0004-105-3	PRYOR ST	CITY OF ATLANTA &	0.23	\$18,000	-
14 -0076-0004-106-1	PRYOR ST	CITY OF ATLANTA &	0.17	\$15,000	-
14 -0076-0004-107-9	PRYOR ST	CITY OF ATLANTA &	0.15	\$13,400	-
14 -0076-0004-108-7	PRYOR ST	CITY OF ATLANTA &	0.1	\$8,400	-
14 -0076-0004-109-5	PRYOR ST	CITY OF ATLANTA &	0.1	\$8,400	-
14 -0076-0004-110-3	FULTON ST	CITY OF ATLANTA & FULTON CTY	0.1	\$19,500	-
14 -0076-0004-111-1	FULTON ST	CITY OF ATLANTA	0.05	\$17,000	-
14 -0076-0004-112-9	FORMWALT ST	CITY OF ATLANTA & FULTON CTY	0.11	\$20,000	-
14 -0076-0004-113-7	462 FORMWALT ST	CITY OF ATLANTA & FULTON CTY	0.14	\$21,300	-
14 -0076-0004-114-5	776 FORMWALT ST	CITY OF ATLANTA & FULTON CTY	0.2	\$14,200	-
14 -0076-0004-115-2	450 FORMWALT ST	CITY OF ATLANTA & FULTON CTY	0.15	\$17,700	-
14 -0076-0004-121-0	LINGO WAY	FULTON COUNTY	0.16	\$11,200	-
14 -0076-0004-124-4	449 COOPER ST	SUMMECH COMMUNITY LAND TR INC	0.12	\$34,500	\$13,800
14 -0076-0004-130-1	EUGENIA ST	RODGERS FRANKLIN	0.03	\$27,700	\$11,080
14 -0076-0004-133-5	WINDSOR ST	KAUFMAN MURIEL	0.03	\$27,500	\$11,000
14 -0076-0004-136-8	WINDSOR ST	M & A HOMES LLC	0.14	\$35,700	\$14,280
14 -0076-0004-139-2	457 FORMWALT ST	MERRITT ANDREW	0.26	\$160,700	\$64,280
14 -0076-0004-140-0	256 RAWSON ST	FULTON COUNTY	0.53	\$205,500	-
14 -0076-0004-143-4	405 COOPER ST	BOARD OF EDUCATION THE OF CITY	2.02	\$720,400	-
14 -0076-0004-144-2	EUGENIA ST	M & A HOMES LLC	0.09	\$9,100	\$3,640
14 -0076-0004-145-9	WINDSOR ST	M & A HOMES LLC	0.21	\$41,400	\$16,560
14 -0076-0004-146-7	WINDSOR ST	METROPOLITAN HOME BUILDERS INC	0.18	\$39,200	\$15,680
14 -0076-0004-147-5	WINDSOR ST	M & A HOMES LLC	0.2	\$40,600	\$16,240
14 -0076-0004-148-3	WINDSOR ST	M & A HOMES LLC	0.08	\$31,500	\$12,600
14 -0076-0004-149-1	WINDSOR ST	SYMPHONY AUTO BROKERS INC	0.08	\$22,000	\$8,800
14 -0076-0004-150-9	WINDSOR ST	M & A HOMES LLC	0.1	\$32,600	\$13,040
14 -0076-0004-151-7	WINDSOR ST	M & A HOMES LLC	0.09	\$32,000	\$12,800
14 -0076-0004-154-1	COOPER ST	FULTON COUNTY	0.35	\$30,100	-
14 -0076-0004-155-8	FORMWALT ST	FULTON COUNTY	0.22	\$24,700	-
14 -0076-0004-157-4	454 COOPER ST	STONE WILLIE & LINDA	0.22	\$97,300	\$38,920
14 -0076-0005-023-7	ALICE ST	CITY OF ATLANTA &	0.07	\$6,300	-
14 -0076-0005-024-5	CENTRAL AVE	ALLEN WALKER MARISA ET AL	0.09	\$93,100	\$37,240
14 -0076-0005-025-2	CENTRAL AVE	FULTON COUNTY CITY OF ATLANTA	0.13	\$11,500	-
14 -0076-0005-026-0	CENTRAL AVE	CITY OF ATLANTA &	0.13	\$6,900	-
14 -0076-0005-027-8	CENTRAL AVE	CITY OF ATLANTA &	0.15	\$12,800	-

14 -0076-0005-033-6	CENTRAL AVE	CITY OF ATLANTA &	0.14	\$12,200	-
14 -0076-0005-087-2	CENTRAL AVE	CITY OF ATLANTA &	0.14	\$11,900	-
14 -0076-0005-088-0	ALICE ST	DEPARTMENT OF TRANSPORTATION	0.54	\$23,300	-
14 -0076-0005-090-6	CENTRAL AVE	CITY OF ATLANTA	0.51	\$585,800	-
14 -0076-0005-091-4	PULLIAM ST	CITY OF ATLANTA	0.3	\$13,000	-
14 -0076-0005-093-0	402 PRYOR ST	UNITED STATES POSTAL SERVICE	2.52	\$274,400	-
14 -0076-0005-094-8	PRYOR ST	FULTON COUNTY	1.71	\$150,500	-
14 -0076-0007-039-1	PRYOR ST	N HOUSE INC	0.4	\$97,600	\$39,040
14 -0076-0007-040-9	PRYOR ST	N HOUSE INC	0.15	\$37,800	\$15,120
14 -0076-0007-041-7	PRYOR ST	N HOUSE INC	0.22	\$52,900	\$21,160
14 -0076-0007-042-5	505 PRYOR ST	LYNCH DIANA	0.13	\$217,900	\$87,160
14 -0076-0007-043-3	509 PRYOR ST	N HOUSE INC	0.13	\$34,900	\$13,960
14 -0076-0007-044-1	RICHARDSON ST	PLH DEV GROUP LLC	0.17	\$45,100	\$18,040
14 -0076-0007-045-8	RICHARDSON ST	JOHNSON GLENDA H	0.21	\$41,200	\$16,480
14 -0076-0007-046-6	RICHARDSON ST	PLH DEVELOPMENT GROUP LLC	0.08	\$31,200	\$12,480
14 -0076-0007-047-4	RICHARDSON ST	BYERS KEVIN P &	0.08	\$31,200	\$12,480
14 -0076-0007-048-2	500 FORMWALT ST	KAUFMAN M S TR	0.05	\$63,900	\$25,560
14 -0076-0007-050-8	FORMWALT ST	REID WINSTON	0.13	\$35,100	\$14,040
14 -0076-0007-103-5	488 FORMWALT ST	ATLANTA NEIGHBORHOOD DEV	0	-	-
14 -0076-0007-104-3	FORMWALT ST	SCOTT VIRGIL M	0.08	\$31,700	\$12,680
14 -0076-0007-105-0	FORMWALT ST REAR	STEWART J B	0.04	\$2,800	\$1,120
14 -0076-0007-106-8	504 WINDSOR ST	KIMS WINDSOR INC	1.02	\$440,100	\$176,040
14 -0076-0007-112-6	PRYOR ST	LIEU MINH CHI ET AL	0.53	\$128,300	\$51,320
14 -0076-0008-002-8	186 ALICE ST	CITY OF ATLANTA &	0.11	\$40,300	-
14 -0076-0008-003-6	CENTRAL AVE	CITY OF ATLANTA &	0.08	\$7,100	-
14 -0076-0008-004-4	CENTRAL AVE	CITY OF ATLANTA &	0.08	\$7,300	-
14 -0076-0008-005-1	CENTRAL AVE	CITY OF ATLANTA &	0.08	\$7,200	-
14 -0076-0008-006-9	CENTRAL AVE	CITY OF ATLANTA &	0.09	\$8,100	-
14 -0076-0008-028-3	450 CENTRAL AVE	THOMAS CYNTHIA	0.33	\$101,000	\$40,400
14 -0076-0008-058-0	PULLIAM ST REAR	CENTRAL AVE PARKING & REALTY	0.06	\$800	\$320
14 -0076-0008-060-6	CENTRAL AVE	OLIVER JOEL P	0.06	\$15,700	\$6,280
14 -0076-0008-097-8	546 PRYOR ST	STEVENS LINDA M	0.17	\$135,300	\$54,120
14 -0076-0008-098-6	540 PRYOR ST	BLODGETT LARRY	0.17	\$73,600	\$29,440
14 -0076-0008-170-3	ALICE ST	CITY OF ATLANTA	0.25	\$2,700	-
14 -0076-0008-171-1	ALICE ST	CITY OF ATLANTA	0.4	\$34,500	-
14 -0076-0008-176-0	FULTON ST EXT	CITY OF ATLANTA	0.17	\$14,400	-
14 -0076-0008-187-7	CENTRAL AVE	FULTON CO	0.19	\$17,000	-
14 -0076-0008-188-5	522 PRYOR ST	WILKES PRINCESS A &	0.15	\$128,100	\$51,240
14 -0076-0008-189-3	520 PRYOR ST	WILKES PRINCESS	0.15	\$113,500	\$45,400
14 -0076-0008-190-1	550 PRYOR ST	WELLS FARGO BANK N A TR	0.18	\$163,100	\$65,240
14 -0076-0008-191-9	554 PRYOR ST	SIPPIAL FRED J	0.18	\$136,200	\$54,480



14 -0076-0008-192-7	534 PRYOR ST	JENKINS LACONIA	0.2	\$157,900	\$63,160
14 -0076-0008-193-5	530 PRYOR ST	HALEY SIESTA D &	0.18	\$190,800	\$76,320
14 -0076-0008-195-0	502 PRYOR ST 5	REDWINE PHYLLIS J	0.02	\$123,800	\$49,520
14 -0076-0011-001-5	564 PRYOR ST	APPLEWHITE PATRICIA D	0.17	\$108,600	\$43,440
14 -0076-0011-002-3	CENTRAL AVE	DEPARTMENT OF TRANSPORATION	0.15	\$21,700	-
14 -0076-0011-003-1	CENTRAL AVE	DEPARTMENT OF TRANSPORTATION	0.12	\$20,100	-
14 -0076-0011-004-9	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.11	\$15,900	-
14 -0076-0011-005-6	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.12	\$20,100	-
14 -0076-0011-006-4	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.12	\$20,100	-
14 -0076-0011-007-2	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.15	\$21,700	-
14 -0076-0011-008-0	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.15	\$21,700	-
14 -0076-0011-009-8	593 CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.15	\$10,600	-
14 -0076-0011-010-6	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.15	\$21,700	-
14 -0076-0011-011-4	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.15	\$21,700	-
14 -0076-0011-012-2	CENTRAL AVE	CITY OF ATLANTA & FULTON CTY	0.13	\$20,700	-
14 -0076-0011-013-0	606 PRYOR ST	ZION GROVE BAPTIST CHURCH TR	0.35	\$79,200	-
14 -0076-0011-016-3	588 PRYOR ST	CHIANG LI HUA CHEN	0.17	\$118,600	\$47,440
14 -0076-0011-017-1	580 PRYOR ST	PEARSON KIM	0.17	\$94,600	\$37,840
14 -0076-0011-018-9	576 PRYOR ST	REID ARRIS JR & PEARL	0.17	\$169,400	\$67,760
14 -0076-0011-019-7	574 PRYOR ST	WEBB CLIFFORD & SHERON	0.17	\$98,700	\$39,480
14 -0076-0011-020-5	568 PRYOR ST	SLATON SANDRA	0.17	\$91,800	\$36,720
14 -0076-0011-021-3	CENTRAL AVE	DEPARTMENT OF TRANSPORATION	0.08	\$18,600	-
14 -0076-0011-029-6	PULLIAM ST REAR	DEPARTMENT OF TRANSPORTATION	0.07	\$16,400	-
14 -0076-0011-036-1	CENTRAL AVE	GREEN A D & JACKSON MYRTICE	0.05	\$34,100	\$13,640
14 -0076-0011-037-9	CENTRAL AVE	DEPARTMENT OF TRANSPORTATION	0.12	\$22,100	-
14 -0076-0011-038-7	CENTRAL AVE	LAWSON FRANK W &	0.16	\$37,600	\$15,040
14 -0076-0011-039-5	CENTRAL AVE	KELLETT STILES A	0.16	\$37,600	\$15,040
14 -0076-0011-040-3	CENTRAL AVE	LAWSON FRANK W &	0.16	\$37,600	\$15,040
14 -0076-0011-042-9	CENTRAL AVE	DEPARTMENT OF TRANSPORATION	0.13	\$20,700	-
14 -0076-0011-043-7	CENTRAL AVE	DEPARTMENT OF TRANSPORATION	0.13	\$20,700	-
14 -0076-0011-044-5	CENTRAL AVE	DEPARTMENT OF TRANSPORATION	0.12	\$20,400	-
14 -0076-0011-057-7	591 PULLIAM ST	DEPARTMENT OF TRANSPORTATION	0.14	\$44,700	-
14 -0076-0011-058-5	PULLIAM ST	DEPARTMENT OF TRANSPORTATION	0.13	\$18,500	-
14 -0076-0011-060-1	563 PULLIAM ST	DEPARTMENT OF TRANSPORTATION	0.13	\$29,100	-
14 -0076-0011-061-9	579 PULLIAM ST	DEPARTMENT OF TRANSPORTATION	0.13	\$29,300	-
14 -0076-0011-063-5	587 PULLIAM ST	DEPARTMENT OF TRANSPORTATION	0.09	\$34,900	-
14 -0076-0011-064-3	601 PULLIAM ST	DEPARTMENT OF TRANSPORTATION	0.15	\$36,400	-
14 -0076-0011-066-8	CENTRAL AVE	KELLETT STILES A	0.13	\$35,200	\$14,080
14 -0076-0011-067-6	CENTRAL AVE	KELLETT STILES A	0.13	\$35,200	\$14,080
14 -0076-0010-044-6	CRUMLEY ST	PEACHTREE REALTY INVESTMENTS	0.08	\$28,200	\$11,280
14 -0076-0010-045-3	559 PRYOR ST	WHEELER ROSE ASSOC INC	0.1	\$248,600	\$99,440

14 -0076-0010-046-1	567 PRYOR ST	CHISOLM WILSON CHARISSE	0.18	\$270,600	\$108,240
14 -0076-0010-074-3	571 PRYOR ST	BOZMAN VANESSA M	0.18	\$124,500	\$49,800
14 -0076-0010-075-0	577 PRYOR ST	LEWIS PASCAL R	0.18	\$124,600	\$49,840
14 -0076-0010-070-1	601 PRYOR ST	BUTLER STREET Y M C A INC	1.05	\$295,800	-
14 -0075-0001-155-2	633 PRYOR ST	WARE JANIS L &	0.36	\$370,900	\$148,360
14 -0075-0001-156-0	629 FORMWALT ST	HOUSING AUTH CITY OF ATLANTA	1.34	\$814,700	-
14 -0075-0001-160-2	RALPH D ABERNATHY BLVD	HOUSING AUTH CITY OF ATLANTA	0.74	\$64,500	-
14 -0075-0001-078-6	FORMWALT ST REAR	HOUSING AUTH CITY OF ATLANTA	0.15	\$10,700	-
14 -0075-0001-066-1	PRYOR ST	WARE PRINTING & PUBLISHING CO	0.18	\$21,600	\$8,640
14 -0054-0004-036-6	722 FRASER ST	SMITH MARGARET	0.13	\$104,200	\$41,680
14 -0075- LL-001-0	CAPITOL AVE	ATLANTA FULTON CO RECREATION	7.58	\$792,900	-
14 -0075-0006-070-8	PULLIAM ST	DEPT OF TRANSPORTATION	1.72	\$150,000	-
14 -0075-0009-076-2	827 POLLARD BLVD	POLLARD FUNERAL HOME INC	0.42	\$397,500	\$159,000
14 -0076-0004-045-1	294 EUGENIA ST	M & A HOMES LLC	0.13	\$41,100	\$16,440
14 -0076-0008-080-4	184 RICHARDSON ST	ATLANTA GAS LIGHT CO	0.06	-	-
14 -0076-0011-022-1	CRUMLEY ST	DEPARTMENT OF TRANSPORATION	0.07	\$18,200	-

Economic and Demographic Data				
Population	Stadium TAD		City of Atlanta	
1990	2,055		394,092	
2000	1,847		416,474	
2006	1,967		419,483	
2011	2,065		422,907	
Growth 1990-2000	-10.1%		5.7%	
Growth 2000-2006	6.5%		0.7%	
Growth 2006-2011	5.0%		0.8%	
<b>Race</b>				
White	104	5.3%	147,484	35.2%
African American	1,781	90.5%	242,228	57.7%
Asian	35	1.8%	10,980	2.6%
Some Other Race	22	1.1%	12,114	2.9%
Multiracial	25	1.3%	6,677	1.6%
Total	1,967	100.0%	419,483	100.0%
<b>Race</b>				
White	104	5.3%	147,484	35.2%
African American	1,781	90.5%	242,228	57.7%
Asian, Other and Multiracial	82	4.2%	29,771	7.1%
Total	1,967	100.0%	419,483	100.0%
<b>Ethnicity</b>				
Not Hispanic or Latino	1,920	97.6%	394,786	94.1%
Hispanic or Latino	47	2.4%	24,697	5.9%
Total	1,967	100.0%	419,483	100.0%
<b>Age</b>				
Under 18	2,264	58.7%	91,602	21.8%
18-24	272	7.0%	46,972	11.2%
25-34	116	3.0%	76,970	18.3%
35-44	95	2.5%	66,894	15.9%
45-54	575	14.9%	54,414	13.0%
55-64	260	6.7%	39,619	9.4%
65-74	93	2.4%	22,481	5.4%
75-84	80	2.1%	13,993	3.3%
Over 85	104	2.7%	6,538	1.6%
Total	3,859	100.0%	419,483	100.0%
Median Age	180.0		34.3	
Source: Claritas				

<b>Economic and Demographic Data</b>				
<b>Educational Attainment</b>	<b>Stadium TAD</b>		<b>City of Atlanta</b>	
Less than High School	535	45%	65,149	23%
High School Graduate (or GED)	230	19%	61,945	22%
Some College or Associate Degree	207	17%	55,980	20%
Bachelor's Degree	123	10%	59,193	21%
Post-Graduate Degree	93	8%	38,642	14%
Total	1,188	100%	280,909	100%
<b>Households</b>				
1990	723		155,770	
2000	739		168,147	
2006	795		170,316	
2011	842		172,359	
<b>Growth 1990-2000</b>				
	2.2%		7.9%	
<b>Growth 2000-2006</b>				
	7.6%		1.3%	
<b>Growth 2006-2011</b>				
	5.9%		1.2%	
<b>Size</b>				
1 person	326	41%	66,976	39%
2 persons	160	20%	49,393	29%
3 persons	123	15%	23,091	14%
4 persons	84	11%	15,351	9%
5+ persons	103	13%	15,505	9%
Total	796	100.0%	170,316	100%
<b>Average Household Size</b>				
	2.46		2.29	
<b>Family Type</b>				
Married-Couple Family	57	20.6%	17,386	38.0%
Other Family, Male Householder	20	7.2%	3,382	7.4%
Other Family, Female Householder	195	70.4%	24,386	53.3%
Nonfamily, Male Householder	2	0.7%	362	0.8%
Nonfamily, Female Householder	3	1.1%	250	0.5%
Total	277	100.0%	45,766	100.0%
<i>Source: Claritas</i>				

<b>Economic and Demographic Data</b>				
<b>Household Income</b>	<b>Stadium TAD</b>		<b>City of Atlanta</b>	
Less than \$25,000	424	53%	55,280	32%
\$25,000 - \$49,999	153	19%	40,417	24%
\$50,000 - \$74,999	54	7%	24,520	14%
\$75,000 - \$99,999	59	7%	15,407	9%
\$100,000 or more	105	13%	34,692	20%
\$150,000 - \$249,999	30	4%	9,836	6%
\$250,000 and more	14	2%	8,218	5%
Total	795	106%	170,316	111%
<b>2006 Est. Average Household Income</b>				
	\$ 46,926		\$ 73,903	
<b>2006 Est. Median Household Income</b>				
	\$ 22,545		\$ 42,890	
<b>2006 Est. Per Capita Income</b>				
	\$ 19,056		\$ 30,628	
<b>Number of Vehicles</b>				
No Vehicles	405	51%	40,317	24%
1 Vehicle	268	34%	72,452	43%
2 Vehicles	83	10%	42,652	25%
3 Vehicles	38	5%	11,224	7%
4 Vehicles	-	0%	2,653	2%
5 or more Vehicles	2	0%	1,018	1%
Total	796	100%	170,316	100%
<b>Housing Type</b>				
1 Unit Attached	93	9%	8,207	4%
1 Unit Detached	370	37%	86,518	41%
2 Units	67	7%	8,866	4%
3 to 19 Units	285	29%	57,283	27%
20 to 49 Units	38	4%	11,447	5%
50 or More Units	139	14%	35,605	17%
Mobile Home or Trailer	-	0%	838	0%
Boat, RV, Van, etc.	-	0%	124	0%
Total	992	100%	208,888	100%
<b>Housing Type</b>				
1 Unit Attached	93	9%	8,207	4%
1 Unit Detached	370	37%	86,518	41%
2 Units	67	7%	8,866	4%
3 to 19 Units	285	29%	57,283	27%
20 to 49 Units	38	4%	11,447	5%
50 or More Units	139	14%	35,605	17%
Mobile Home, Boat, RV, Van, etc.	-	0%	962	0%
Total	992	100.0%	208,888	100%
<i>Source: Claritas</i>				

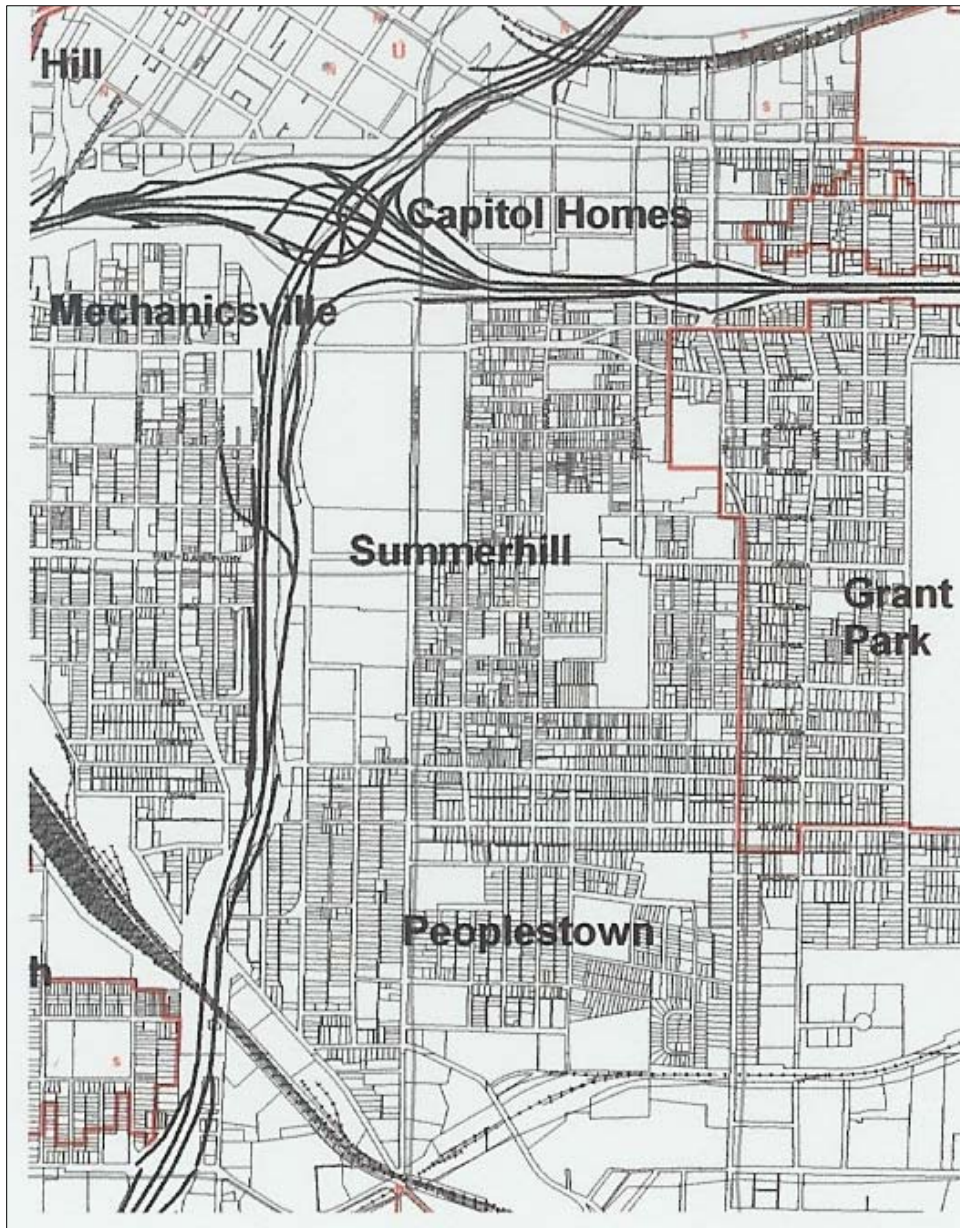
<b>Economic and Demographic Data</b>				
	<b>Stadium TAD</b>		<b>City of Atlanta</b>	
<b>Income Below Poverty Level</b>				
Married-Couple Family, own children	8	12.38	1879	2.26
Married-Couple Family, no own children	13	2.67	1080	1.3
Male Householder, own children	10	3.64	1154	1.39
Male Householder, no own children	0	23.06	369	0.44
Female Householder, own children	120	8.25	11805	14.22
Female Householder, no own children	12	0	1566	1.89
<b>2006 Est. Civ Employed Pop 16+ by Occupation*</b>				
Management, Business, and Financial Operations	91	6.62	31924	17.25
Professional and Related Occupations	148	6.49	43568	23.54
Service	180	3.11	30268	16.35
Sales and Office	181	2.7	47188	25.5
Farming, Fishing, and Forestry	3	4.32	417	0.23
Construction, Extraction and Maintenance	26	0	11166	6.03
Production, Transportation and Material Moving	110	0	20552	11.1
<i>Source: Claritas</i>				

**Boundary of the Stadium Neighborhoods TAD Area**

Starting at the southeast corner of the intersection of Interstate 75 and Interstate 20 and extending eastward along the southern edge of the right of way to the intersection with Martin Street. Then, extending southward along the eastern right of way of Martin Street to its intersection with Fulton Street, then extending along the southern edge of the right of way of Fulton Street in a westerly direction to the intersection with Fraser Street, then extending in a southern direction along the eastern edge of the right of way of Fraser Street until its intersection with Glenn Street, then easterly to its intersection with Reed Street then southerly to the northern property boundary of the properties fronting on Georgia Avenue, then eastwardly to the intersection with Martin Street, then northward along the western right of way of the street to the northern boundary of parcel tax identification number 1400540002082 in an easterly to the intersection with Connally Street and then southward down the eastern boundary of the property to the northern boundary of parcel identification number 1400540002083 the eastward to its intersection with Connally Street, then northward along the western right of way of Connally Street to the northern boundary of the parcel identification number 1400530008172 then eastwardly to the intersection with Kelley Street, then northward to the northern boundary of Parcel identification number 140053LL003 and eastward to the intersection with Hill Street, then southward on Hill Street to Old Hill Street, then extending southward on Old Hill Street to its intersection with Glenn Street, then eastward on Glenn Street to the intersection with Hill Street, then southward on Hill Street to its intersection with Georgia Avenue, then westward along the southern right of way of Georgia Avenue to the intersection with Connally Street. At Connally Street head southward to the intersection with Little Street, then head westward along the southern right of way of Little Street until its intersection with Martin Street, then northward on the western right of way of Martin Street to its intersection with Bass Street. Then westerly on Bass Street until its intersection with Fraser Street, then southward on Fraser Street to its intersection with Bass Street, eastward on Bass Street to its intersection with Terry Street, southward on Terry Street to its intersection with Bill Lucas Street, westerly on Bill Lucas Street to its intersection with Fraser Street, southward on Fraser to its intersection with Ormond Street, westward on the southern right of way of Ormond Street, to the eastern property boundary of the properties along the eastern right of way of Hank Aaron Drive, southward to the southern boundary of the property parcel identification number 1400550001011 at the northeast corner of Hank Aaron Drive and Vanira Street. Then, extending westerly on Vanira Street to the western right of way of Hank Aaron Drive, going northward to the intersection with Atlanta Avenue. Heading westward on Atlanta Avenue to its intersection with Crew Street, northward along the western right of way of Crew Street to the intersection with Ormond Avenue, westerly on Ormond to its intersection with Interstate 75. Across the right of way of Interstate 75 in a westerly direction to the intersection of Interstate 75 and Dodd Avenue. Then, westerly along the southern right of way of Dodd Avenue to its intersection with Pryor Street. Northward along the western right of way of Pryor Street to the southern property boundary of the parcels facing Ralph D. Abernathy Boulevard. Extending westward along the southern boundary of the properties facing Ralph D. Abernathy Boulevard to the intersection with Windsor Street, then northward on Windsor Street to the northern property boundary of the properties facing on the northern right of way of Ralph D. Abernathy Boulevard. Then extending eastward across the intersection with Cooper Street along the southern property boundary of the parcels facing Ralph D. Abernathy Boulevard to its intersection with Windsor Street. Then northward on Windsor Street to the northern property line of the parcels on the north side of Ralph D. Abernathy Street facing southward, extending eastward to the intersection with Cooper Street and southward on Cooper to the northern right of way of Ralph D. Abernathy Boulevard to

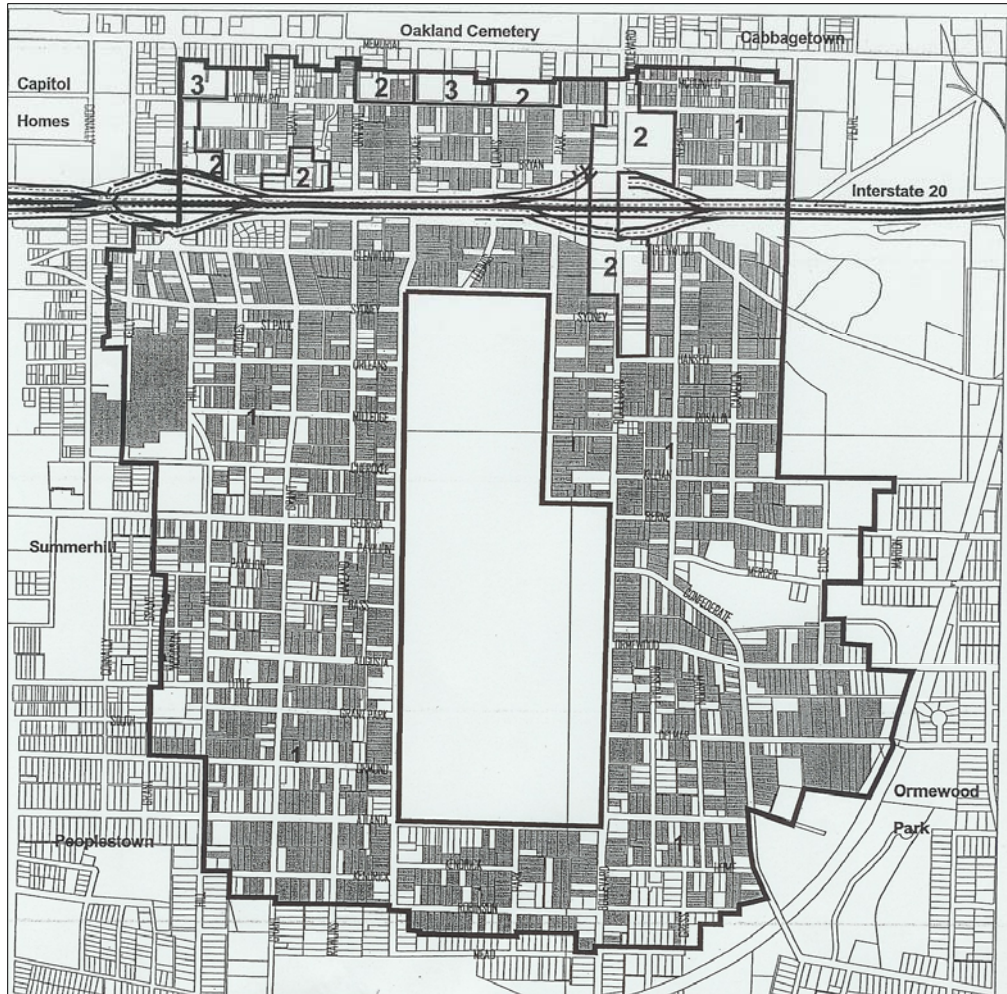
Formwalt Street, then northward on Formwalt to the intersection with Glenn Street, then eastward on Glenn street to the western property boundary of the parcel at the corner of Glenn and Pryor Street, then northward along the western property boundary of the parcels on the western side of Pryor Street to its intersection with Crumley Street, then eastward to the intersection with Pryor Street. Then heading northward on Pryor Street to the intersection with Richardson Street, then westerly on the southern right of way of Richardson Street to the intersection with Formwalt Street. Then, extending northward on Formwalt Street to the southern right of way of Fulton Avenue, then westerly on Fulton Avenue to include the parcel at the southeast corner of Fulton Avenue and Windsor Street then northward along Windsor Street to Rawston Street, then eastward along Rawston to Formwalt Street, then south on Formwalt to Alice Street, then eastwardly on Alice Street to Pryor Street and northward on Pryor Street to Rawston. From Rawston go eastward to the intersection of Interstates 75 and 20 and connect back to the beginning point at the southeast corner of the intersection of these interstates.





Grant Park District is near the eastern boundary of the Stadium Neighborhoods TAD area, however is not contained within the area.

Local Designation – City of Atlanta



Grant Park District is near the eastern boundary of the Stadium Neighborhoods TAD area, however is not contained within the area.

STADIUM NEIGHBORHOODS

	Total Development	2010			2015			2020		
		Units Delivered	Aggregate Market Value	Taxable Value**	Units Delivered	Aggregate Market Value	Taxable Value**	Units Delivered	Aggregate Market Value	Taxable Value**
<b>Development Components</b>										
<b>Residential</b>										
Townhome	390	190	\$ 47,500,000	\$ 16,150,000	200	\$ 62,500,000	\$ 22,000,000	-	\$ -	\$ -
Low Rise Residential (rental/owner)	1,470	400	\$ 80,000,000	\$ 32,000,000	500	\$ 125,000,000	\$ 50,000,000	570	\$ 171,000,000	\$ 68,400,000
Mid-Rise Residential (owner)	1,570	400	\$ 98,000,000	\$ 33,200,000	500	\$ 153,125,000	\$ 53,750,000	670	\$ 246,225,000	\$ 88,440,000
High-Rise Residential (owner)	200	-	-	-	200	\$ 75,000,000	\$ 27,000,000	-	-	-
<b>Commerical</b>										
Retail						\$ -	\$ -		\$ -	\$ -
Adaptive Reuse	40,000	40,000	\$ 6,000,000	\$ 2,400,000						
Stand Alone/Mixed Use	220,000	50,000	\$ 7,500,000	\$ 3,000,000	70,000	\$ 13,125,000	\$ 5,250,000	100,000	\$ 22,500,000	\$ 9,000,000
Office	300,000	100,000	\$ 15,000,000	\$ 6,000,000	100,000	\$ 15,625,000	\$ 6,250,000	100,000	\$ 22,500,000	\$ 9,000,000
Hotel	300,000	75,000	\$ 11,250,000	\$ 4,500,000	100,000	\$ 18,750,000	\$ 7,500,000	125,000	\$ 28,125,000	\$ 11,250,000
<b>SUBTOTAL</b>			<b>\$ 265,250,000</b>	<b>\$ 97,250,000</b>		<b>\$ 463,125,000</b>	<b>\$ 171,750,000</b>		<b>\$ 490,350,000</b>	<b>\$ 186,090,000</b>
<i>Project Taxable Value in 2010</i>				<b>\$ 97,250,000</b>						
<i>Add'n. Project Taxable Value in 2015***</i>				<b>\$ 192,172,500</b>						
<i>Add'n. Project Taxable Value in 2020</i>				<b>\$ 226,446,225</b>						

TAD BOND POTENTIAL	2010	2015	2020
Project taxable value	\$ 97,250,000	\$ 192,172,500	\$ 226,446,225
Base taxable value	\$ 10,242,720	\$ -	\$ -
Net taxable value	\$ 87,007,280	\$ 192,172,500	\$ 226,446,225
Millage rate	0.041241	0.041241	0.041241
Property taxes	\$ 3,588,267	\$ 7,925,386	\$ 9,338,869
Debt coverage ratio	125%	125%	125%
Bondable property tax	\$ 2,870,614	\$ 6,340,309	\$ 7,471,095
TAD Bond amount (25 Years @ 6.0%)	\$ 36,696,078	\$ 81,050,426	\$ 95,505,668
Debt reserve	\$ (4,036,569)	\$ (8,915,547)	\$ (10,505,624)
Capitalized interest	\$ (4,403,529)	\$ (9,726,051)	\$ (11,460,680)
Issuance cost	\$ (1,100,882)	\$ (2,431,513)	\$ (2,865,170)
<b>Available TAD proceeds</b>	<b>\$ 27,155,098</b>	<b>\$ 59,977,315</b>	<b>\$ 70,674,195</b>
<b>TOTAL TAD POTENTIAL</b>	<b>\$ 157,806,608</b>		

Notes:

\* Assumes a 4% appreciation in unit prices annually after 2010

\*\* Taxable value is assessed value minus \$15,000 homestead exemption for for-sale housing units \*

\*\*\* additional value based on appreciation of 25% in value of previous period, plus value of new development during the period.

Source: Bleakly Advisory Group

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City Council**

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Kwanza Hall – District 2

Ivory Lee Young Jr – District 3

*Cleta Winslow – District 4*

Natalyn Mosby Archibong – District 5

Anne Fauver – District 6

Howard Shook – District 7

Clair Muller – District 8

Felicia A. Moore – District 9

C.T. Martin – District 10

Jim Maddox – District 11

Joyce Sheperd – District 12

Ceasar C. Mitchell – District 1 at large

Mary Norwood – District 2 at large

H. Lamar Willis – District 3 at large

Lisa Borders – Council President

**Office of the Chief Operating Officer**

Lynnette Young

**City of Atlanta Planning Commissioner**

Steven R. Cover, AICP

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Barney Simms - Vice Chairman

Joseph A. Brown – Secretary

Alex Wan – Treasurer

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LaChandra D. Butler

Tracy Roy Hankins

Robert Simmons

**Atlanta Development Authority Executive Director**

Greg Giornelli

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Lynne Riley – District Three  
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Emma I. Darnell – District Five  
*Nancy A. Boxill – District Six*  
William "Bill" Edwards – District Seven

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Khaatim Sherrer El - District 2  
Cecily Harsch-Kinnane - District 3  
Kathleen Barksdale Pattillo - District 4  
LaChandra D. Butler - District 5  
Yolanda Johnson - District 6  
Eric W. Wilson - Seat 7  
Mark Riley - Seat 8  
Emmett Johnson – Seat 9  
Beverly L. Hall- Superintendent

**Neighborhood Planning Unit**

Chairperson LaShawn M. Hoffman - NPU V