

RESOLUTION DESIGNATING URBAN REDEVELOPMENT AREA

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”), authorizes DeKalb County, Georgia (the “County”) to designate an “urban redevelopment area,” which is defined to mean an area which the Board of Commissioners of the County and the Chief Executive Officer of the County (collectively, the “Governing Authority”) designate as appropriate for an urban redevelopment project and which fits the definition of “*pocket of blight*” described in Section 36-61-2(15) of the Urban Redevelopment Law, including “an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare; or an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use”; and

WHEREAS, after careful study and investigation, the Governing Authority desires to designate the area located at 4380 Memorial Drive, Decatur, Georgia 30032, as more specifically described in Exhibit A attached to this resolution, as an urban redevelopment area;

NOW, THEREFORE, BE IT RESOLVED by the Governing Authority that the area located at 4380 Memorial Drive, Decatur, Georgia 30032, as more specifically described in Exhibit A attached to this resolution, is hereby determined to be a “*pocket of blight*” as defined in Section 36-61-2(15) of the Urban Redevelopment Law and that such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Board of Commissioners of the County and approval by the Chief Executive Officer of the County.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ADOPTED by the Board of Commissioners of DeKalb County, this 13th day of May, 2025.

Michelle Long Spears
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this 13th day of May, 2025.

Lorraine Cochran-Johnson
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

Barbara H. Sanders-Norwood, CCC, CMC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

Zachary L. Williams
Executive Assistant and Chief Operating Officer

APPROVED AS TO FORM:

Thomas P. Lauth
Kutak Rock LLP,
as Bond Counsel to DeKalb County

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 251 of the 15th District, DeKalb County Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the northwesterly Right of Way of Memorial Drive (aka State Route 10 & 154, variable Right of Way) and the northeasterly Right of Way of Mountain Drive (aka State Route 10, variable right of way), from point thus established thence running along the northeasterly Right of Way of Mountain Drive the following courses: North 45° 27' 02" West a distance of 41.67 feet to a point; thence running along a curve to the left an arc length of 156.17 feet, (said curve having a radius of 329.14 feet, with a chord bearing of North 59° 02' 37" West, and a chord length of 154.71 feet) to an iron pin set; thence leaving the right away of Mountain Drive (aka State Route 10) North 00° 00' 26" East a distance of 80.33 feet to a 1/2" rebar found; thence North 00° 35' 02" West a distance of 1166.49 feet to a 3/4" crimp top pipe found on the District and Land Lot Line common to Land Lot 251 (15th District) and Land Lot 11 (18th District); thence running along the District Line and Land Lot Line common to Land Lot 251 and Land Lot 11 South 89° 20' 22" East a distance of 467.39 feet to a 1/2" rebar found; thence continuing along District Line and Land Lot Line South 89° 22' 09" East a distance of 689.38 feet to a 1/2" rebar found on the westerly Right of Way of Northern Avenue (variable right of way); thence leaving the District Line and Land Lot Line and running along the said Right of Way of Northern Avenue the following courses: South 00° 26' 25" West a distance of 73.81 feet to an iron pin set; thence South 03° 23' 30" West a distance of 245.21 feet to a point; thence South 01° 02' 43" West a distance of 115.81 feet to a point; thence running along a curve to the left an arc length of 144.15 feet, (said curve having a radius of 481.31 feet, with a chord bearing of South 07° 31' 57" East, and a chord length of 143.62 feet) to an iron pin set; thence South 05° 07' 14" West a distance of 77.92 feet to an iron pin set on the northerly Right of Way of Memorial Drive (variable Right of Way); thence running along the said Right of Way of Memorial Drive the following courses: South 60° 50' 48" West a distance of 76.15 feet to an iron pin set; thence North 29° 11' 03" West a distance of 3.53 feet to an iron pin set; thence South 60° 50' 45" West a distance of 28.50 feet to an iron pin set; thence South 29° 09' 15" East a distance of 3.56 feet to an iron pin set; thence running along a curve to the left an arc length of 92.55 feet, (said curve having a radius of 3681.25 feet, with a chord bearing of South 59° 05' 41" West, and a chord length of 92.54 feet) to an iron pin set; thence North 30° 37' 14" West a distance of 48.15 feet to an iron pin set; thence South 59° 03' 40" West a distance of 41.47 feet to an iron pin set; thence South 31° 15' 26" East a distance of 48.88 feet to an iron pin set; thence running along a curve to the left an arc length of 463.24 feet, (said curve having a radius of 3669.29 feet, with a chord bearing of South 54° 07' 24" West, and a chord length of 462.93 feet) to an iron pin set; thence South 65° 18' 14" West a distance of 94.21 feet to an iron pin set; thence South 55° 56' 48" West a distance of 66.81 feet to an iron pin set; thence South 49° 17' 01" West a distance of 337.18 feet to the TRUE POINT OF BEGINNING. Said tract contains 26.870 Acres (1,170,474 Square Feet).

CLERK'S CERTIFICATE

I, Barbara H. Sanders-Norwood, the duly appointed, qualified, and acting Clerk to the Board of Commissioners and the Chief Executive Officer of DeKalb County, Georgia (the "County"), DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on May 13, 2025 by the Board of Commissioners of the County in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the County, by a vote of ____ Yea and ____ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the County, which is in my custody and control.

GIVEN under my hand and the seal of the County, this ____ day of May 2025.

(SEAL)

Clerk, Board of Commissioners of DeKalb County