

RESOLUTION OF ROCKDALE COUNTY BOARD OF COMMISSIONERS REQUESTING THE
INTRODUCTION OF LOCAL LEGISLATION AUTHORIZING THE EXERCISE OF
REDEVELOPMENT POWERS

WHEREAS, the Rockdale County Board of Commissioners (the "Board of Commissioners"), the body charged with managing the affairs of Rockdale County, Georgia (the "County"), has determined that the exercise all redevelopment and other powers under the Redevelopment Powers Law would be in the best interests of the residents of the County; and

WHEREAS, the exercise of the Redevelopment Powers must be authorized by local legislation and approved by the registered voters in the County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONER, as follows:

1. The Board of Commissioners requests that its local legislative delegation introduce the local law attached hereto as Exhibit A with such minor changes as the local legislative delegation and legislative council shall determine should be made.
2. The Chairman of the Board of Commissioners is hereby authorized to do all things and to execute all documents necessary to carry out the intent of this resolution.
3. This resolution shall take effect immediately upon its adoption.
4. All resolutions or parts thereof that conflict with this resolution are hereby repealed.

Adopted this 29th day of February, 2024.



ROCKDALE COUNTY BOARD OF
COMMISSIONERS

By: Opposed
Osborn Nesbitt, Sr., Chairman

By: Sherri L. Washington
Sherri L. Washington, Commissioner, Post I

By: Doreen Williams
Dr. Doreen L. Williams, Commissioner, Post II

Attest:

By: Jennifer Rutledge
Jennifer Rutledge, County Clerk

Approved as to form:
By: M. Qader A. Baig
M. Qader A. Baig, County Attorney

EXHIBIT A

A BILL TO BE ENTITLED AN ACT

To authorize Rockdale County to exercise all redevelopment and other powers under Article IX, Section II, Paragraph VII(b) of the Constitution and Chapter 44 of Title 36 of the O.C.G.A., the "Redevelopment Powers Law," as amended; to provide for a referendum; to provide effective dates; to provide for automatic repeal under certain circumstances; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Rockdale County shall be and is authorized to exercise all redevelopment and other powers under Chapter 44 of Title 36 of the O.C.G.A., the "Redevelopment Powers Law," as amended. The intention of this Act is to authorize Rockdale County to undertake and carry out community redevelopment, to create tax allocation districts, to issue tax allocation bonds, and to incur other obligations within the meaning of and as fully permitted under the provisions of Article IX, Section II, Paragraph VII(b) of the Constitution of the State of Georgia of 1983, as amended, and to authorize Rockdale County to exercise redevelopment powers as fully as the "Redevelopment Powers Law" may now or hereafter permit and not to limit any redevelopment powers permitted under the "Redevelopment Powers Law."

SECTION 2.

The election superintendent of Rockdale County shall call and conduct an election as provided in this section for the purpose of submitting this Act to the electors of Rockdale County for approval or rejection. The election superintendent shall conduct that election on November 5, 2024 and shall issue the call and conduct that election as provided by general law. The election superintendent shall cause the date and purpose of the election to be published once a week for two weeks immediately preceding the date thereof in the official organ of Rockdale County. The ballot shall have written or printed thereon the words:

"() YES Shall the Act be approved which authorizes Rockdale County to exercise all
() NO redevelopment powers allowed under the 'Redevelopment Powers Law,' as it may be amended from time to time?"

All persons desiring to vote for approval of the Act shall vote "Yes," and all persons desiring to vote for rejection of the Act shall vote "No." If more than one-half of the votes cast on such question are for approval of the Act, then Section 1 of this Act shall become of full force and effect immediately. If Section 1 of this Act is not so approved or if the election is not conducted as provided in this section, Section 1 of this Act shall not become effective and this Act shall be automatically repealed on the first day of January immediately following that election date. The expense of such election shall be borne by Rockdale County. It shall be the election superintendent's duty to certify the result thereof to the Secretary of State.

SECTION 3.

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

SECTION 4.

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

CLERK'S CERTIFICATE

The undersigned Clerk of the Rockdale County Board of Commissioners (the "Board of Commissioners") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the Board of Commissioners on February 29, 2024 at a meeting that was duly called and assemble and at which a quorum was present and acting throughout, and that the original of said resolution has been duly recorded in the Minute Book of the Board of Commissioners, which is in my custody and control.

Witness my hand and the seal of the Board of Commissioners, this 29th day of February, 2024.





Jennifer Rutledge, County Clerk

REDEVELOPMENT POWERS

Background

The Constitution and laws of the State of Georgia grant redevelopment powers to cities and counties (“local governments”) provided that the General Assembly approves local legislation authorizing the specific local government to exercise such powers and the voters approve the exercise of such powers in a referendum. Redevelopment powers help local governments assist in the development of areas that have been difficult to develop or are distressed. They simply add additional tools in the local government’s economic development toolbox. The main tool used by local governments with redevelopment powers is the issuance of “tax allocation bonds” also known as “tax increment financing bonds.”

Tax allocation bonds are normally issued to pay for infrastructure needed to “kick start” the development of an area, but may also be issued to finance the costs of a specific project. Tax allocation bonds are payable solely from the increase in taxes generated within the redevelopment area. The general credit of the local government is not pledged. For example, assume that an underdeveloped area generates \$500,000 per year of ad valorem taxes. After the area is improved, it will generate \$3,500,000 of ad valorem taxes. Bonds are issued to finance costs related to the project. The bonds are payable solely from the additional \$3,000,000 of ad valorem taxes. The original \$500,000 of ad valorem taxes cannot be pledged, thereby ensuring that the local government is not harmed financially from the issuance of the bonds.

Process

- The local government adopts a resolution requesting that the General Assembly approve local legislation authorizing the exercise of redevelopment powers.
- A notice of the introduction of the local legislation is published in the local paper.
- The General Assembly approves the legislation, and the Governor signs the legislation.
- The local government publishes the call/notice of the referendum in the local paper.
- The registered voters vote in the referendum.
- The local government identifies redevelopment areas and develops redevelopment plans for those areas.
- The local government approves the redevelopment areas and the plans AFTER the requisite notices are published and public hearings are held.

Frequently Asked Questions

- Will this result in a tax increase for the property owners in the redevelopment area or any other property owners in Rockdale County? No, the exercise of redevelopment powers/issuance of tax allocation bonds will not result in a tax increase for anyone. The property owners within the redevelopment area pay the same taxes that everyone else pays. Furthermore, the redevelopment powers do not authorize any form of new or additional taxes.
- Will Rockdale County be able to capture the School District’s taxes or Conyer’s taxes within the redevelopment area without the consent of the School District or Conyers? No.

- Do the citizens of Rockdale County have an opportunity to provide input? Yes, the citizens have multiple opportunities to provide input, including the referendum and the public hearing mentioned above.
- Do many local governments have redevelopment powers? Yes, many local governments have redevelopment powers.
- If the legislation is approved by the General Assembly and the voters, is Rockdale County required to take any immediate action (e.g., identify redevelopment areas, develop plans, issue bonds, etc.)? No, the County is not required to take any immediate action and may in fact not exercise the powers for a long of time.

Examples of Projects

Set forth below are just a few examples of redevelopment areas/tax allocation districts. There are many, many more.

- Atlanta Beltline TAD
- Atlanta Westside TAD
- Conyers/Salem Gate TAD
- Doraville/Assembly TAD