

**CITY OF DALTON  
RESOLUTION  
TAX ALLOCATION DISTRICT NUMBER FIVE – WEST WALNUT AVENUE  
Resolution No. 20-32**

**A RESOLUTION ADOPTING THE CITY OF DALTON 2020 REDEVELOPMENT PLAN; AMENDING THE BOUNDARIES OF THE CITY OF DALTON REDEVELOPMENT AREA; CREATING TAX ALLOCATION DISTRICT NUMBER FIVE – WEST WALNUT AVENUE; DESIGNATING THE BOUNDARIES AND ESTABLISH THE TAX INCREMENT BASE OF TAX ALLOCATION DISTRICT NUMBER FIVE – WEST WALNUT AVENUE; AUTHORIZING THE ISSUANCE OF TAX ALLOCATION BONDS OR OTHER FINANCING NECESSARY TO EFFECTUATE THE REDEVELOPMENT OF THE TAX ALLOCATION DISTRICT NUMBER FIVE – WEST WALNUT AVENUE; AUTHORIZING THE DALTON CITY COUNCIL TO ACT AS THE REDEVELOPMENT AGENCY TO IMPLEMENT THE 2020 REDEVELOPMENT PLAN PURSUANT TO THE GEORGIA REDEVELOPMENT POWERS LAW; AUTHORIZING THE MAYOR TO EXECUTE ANY DOCUMENT RELATED HERETO, AND OTHERWISE TO PERFORM ALL ACTS NECESSARY TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, the Redevelopment Powers Law (O.C.G.A. §36-44-1, *et seq.*) provides for the exercise of redevelopment powers, the adoption of redevelopment plans, and the creation of tax allocation districts by counties and municipalities in the State of Georgia; and

**WHEREAS**, a Redevelopment Plan was adopted for the City of Dalton Redevelopment Area pursuant to O.C.G.A. § 36-44-3(9) on December 30, 2015 (the "Redevelopment Plan"); and

**WHEREAS**, the Mayor and Council have determined that it is in the best interest of the City and its citizens that expansion of the Redevelopment Area will best be served by creation of Tax Allocation District Number Five – West Walnut Avenue; and

**WHEREAS**, the Mayor and Council propose to adopt and create the City of Dalton 2020 Redevelopment Plan by expansion of the Redevelopment Area and creating a tax allocation district to serve the West Walnut Avenue area to be known as Tax Allocation District Number Five – West Walnut Avenue; and

**WHEREAS**, the Mayor and Council held a public hearing on November 16, 2020, duly noticed as prescribed by law and published in the Dalton Daily Citizen and as set forth in the minutes of said meeting. The purpose of the meeting was to receive suggestions and comments on the proposed adoption of the 2020 Redevelopment Plan and the creation of a tax allocation district; and

**WHEREAS**, the City of Dalton desires to adopt and create the Dalton 2020 Redevelopment Plan and to create Tax Allocation District Number Five – West Walnut Avenue.

**NOW, THEREFORE, BE IT RESOLVED BY THE** Mayor and Council of the City of Dalton as follows:

**Section 1.** The City of Dalton finds and declares that the City of Dalton 2015 Redevelopment Area has not been subject to growth and development through private enterprise, and would not reasonably be anticipated to be develop without the approval of the amendments to the Redevelopment Plan and the expansion of the Redevelopment Area and creation of the 2020 Redevelopment Plan.

**Section 2.** The City of Dalton finds and declares that the improvement of the West Walnut Avenue commercial corridor is likely to enhance the value of a substantial portion of real property in the district.

**Section 3.** The creation of the 2020 Redevelopment Plan are hereby approved and adopted, and the City of Dalton 2020 Redevelopment Plan attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby adopted and approved (the City of Dalton 2020 Redevelopment Plan as amended is hereinafter referred to as the "2020 Redevelopment Plan").

**Section 4.** The City of Dalton hereby creates the Tax Allocation District Number Five – West Walnut Avenue, pursuant to the 2020 Redevelopment Plan and the Redevelopment Powers Law.

**Section 5.** The Tax Allocation District Number Five – West Walnut Avenue is hereby created as of December 31, 2020 and shall continue in existence for thirty (30) years thereafter, or until all redevelopment costs, including financing costs and debt service on tax allocation bonds, are paid in full.

**Section 6.** The City of Dalton hereby establishes the estimated Tax Allocation Increment Base of \$87,127,874.00, subject to verification and adjustment as needed by the Whitfield County Tax Assessor, for Tax Allocation District Number Five – West Walnut Avenue. The property taxes to be used for computing tax allocation increments are specified in the attached 2020 Redevelopment Plan and incorporated herein by this reference.

**Section 7.** The Mayor and Council shall function as the City's redevelopment agency to exercise redevelopment powers as necessary to implement the provisions of the 2020 Redevelopment Plan and to effectuate the redevelopment of the Redevelopment Area, in accordance with O.C.G.A. §36-44-3(6).

**Section 8.** The Mayor and Council authorizes the issuance of tax allocation bonds and/or other commercial bank financing and to use the proceeds of any tax allocation bonds or financing or revenues for any and all eligible uses including, without limitation, costs of issuance of the tax

allocation bonds or commercial financing; capital costs of public and private improvements, including but not limited to buildings, streets, bridges, utilities, storm and sanitary sewers, sidewalks and streetscapes, parking facilities and parks; professional services costs, including fees for architectural, engineering and environmental services; real estate assembly; and such other uses deemed necessary pursuant to provisions of the 2020 Redevelopment Plan and the Redevelopment Powers Law, as it has been and may hereafter be amended.

**Section 9.** The property proposed to be pledged for payment or as security for payment of tax allocation bonds will include the positive ad valorem tax allocation increments from ad valorem taxes levied on all taxable real property within the boundaries of the Tax Allocation District Number Five – West Walnut Avenue.

**Section 10.** The Mayor and Council request that the Whitfield County Tax Commissioner and Tax Assessor to take all appropriate measures to identify tax parcels within the Tax Allocation District Number Five – West Walnut Avenue upon the tax digest and authorizes the City's Finance Director to allocate all positive tax allocation increments, and to establish individual Special Funds for the accrual of tax allocation increments in the Tax Allocation District Number Five – West Walnut Avenue as provided by the Redevelopment Powers Law, as it has been or hereafter may be amended.

**BE IT FURTHER RESOLVED THAT**, all resolutions and parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

**BE IT FURTHER RESOLVED THAT**, this Resolution shall become effective immediately upon its approval by the Mayor and Council of the City of Dalton.

[Signatures on next page.]

**ADOPTED AND APPROVED** on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the regular meeting of the Mayor and Council of the City of Dalton.

The foregoing Resolution received its first reading on \_\_\_\_\_. A motion for passage of the Resolution was made by Councilmember \_\_\_\_\_, second by Councilmember \_\_\_\_\_ and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays and the Resolution is adopted.

Attest:

CITY OF DALTON, GEORGIA

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CITY CLERK

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MAYOR

**EXHIBIT “A”**

**CITY OF DALTON 2020 REDEVELOPMENT PLAN**