

Keep Stone Mountain Beautiful

A Municipal Beautification & Public Safety Initiative

A Presentation for the Honorable City Council of Stone Mountain

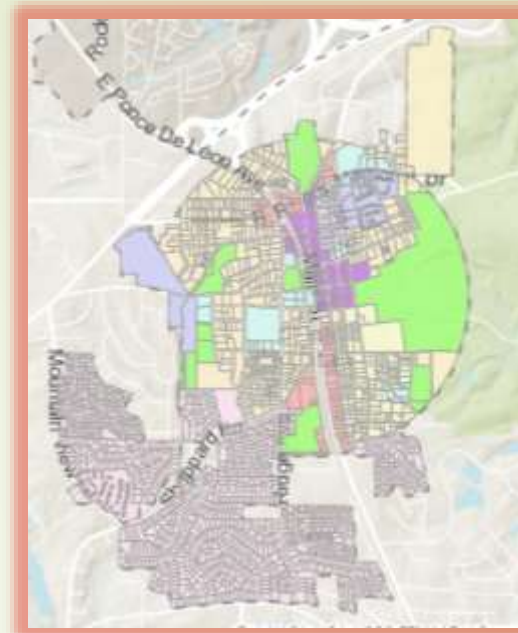
Program Administered by Emilia Walker-Ashby, Partner at Denmark Ashby LLC:

- *Specializing in Local Government Law, Nuisance Mitigation, Ordinance Drafting, Contracts, Zoning, Economic Development, Civil Litigation & Appeals*
- *Assisted government clients in hundreds of transactions collectively exceeding \$2 Billion Dollars*
- *Award of Achievement for Outstanding Service to the Public, State Bar of Georgia, Annual Convention*
- *Admitted to GA Supreme Court, GA Court of Appeals, U.S. District Court for the Middle District of GA, U.S. District Court for the Northern District of GA and U.S. Court of Appeals for the Eleventh Circuit*

Purpose:

To maximize use of state and federal remedies to:

- ✓ **INCREASE** Stone Mountain property values and affordable housing;
- ✓ **SPUR** the redevelopment of vacant, abandoned and distressed properties;
- ✓ **CLOSE** property used in connection with drug crimes;
- ✓ **RESTORE** blighted property to productive use;
- ✓ **REDUCE** economic and public health impacts associated with blight;
- ✓ **DECREASE** housing insecurity;
- ✓ **ENCOURAGE** sound municipal residential growth; and
- ✓ **ENHANCE** the overall health, safety and welfare of Stone Mountain!



Blight Program Targets

		RESIDENTIAL Vacant/Abandoned and Dilapidated	COMMERCIAL Vacant/Abandoned, Dilapidated/Drug Infested	MULTIFAMILY Dilapidated, Unkept and/or Drug Infested
Typical Owner		<i>Deceased, heirs and absentee</i>	<i>Non-local, heirs and defunct businesses</i>	<i>Individually owned lower income and slum lords</i>
R e m e d y	Level 1	<i>Address debris, vegetation and/or board</i>	<i>Address debris and vegetation and/or board</i>	<i>Address debris, vegetation, board and/or fence</i>
	Level 2	<i>Remove delapidated structures</i>	<i>Remove delapidated structures</i>	<i>Remove delapidated structures</i>
	Level 3	<i>Demolish</i>	<i>Close/demolish</i>	<i>Close/demolish</i>

Implementation

	Description
<u>Phase 1</u> <i>Planning</i>	Assessment of City code for recommended code updates
	Meetings with officials and staff to catalog nuisance priorities
	Finalize preliminary plan
<u>Phase 2</u> <i>Implementation</i>	Code updates (if any)
	Initiate nuisance proceedings
	Commencement of abatements, closures and/or demolitions
<u>Phase 3</u> <i>Cost Recovery</i>	Negotiate owner/prospective purchaser payoffs
	Lien foreclosure

*Program Administered by Emilia Walker-Ashby, Partner at Denmark Ashby LLC
Hourly Rate (\$210 attorney, \$135 paralegal)*



Before

**Illustrative
&**

After









Keep Stone Mountain Beautiful

A Municipal Beautification & Public Safety Initiative

Questions?