

**CITY COUNCIL
ATLANTA, GEORGIA**

25-O-1168

AN ORDINANCE BY COUNCILMEMBERS AMIR R. FAROKHI, JASON H. WINSTON, AND JASON DOZIER AS SUBSTITUTED BY FINANCE/EXECUTIVE COMMITTEE AND AS SUBSTITUTED BY THE ATLANTA CITY COUNCIL TO AMEND SECTION 146-26(H) OF THE CODE OF ORDINANCES OF THE CITY OF ATLANTA SO AS TO PROVIDE FOR AN AD VALOREM TAX LEVY ON PROPERTY LOCATED WITHIN THE ATLANTA STITCH SPECIAL SERVICE DISTRICT; AND FOR OTHER PURPOSES.

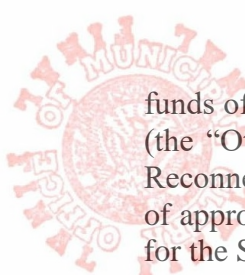
WHEREAS, the City of Atlanta (the “City”), The Atlanta Development Authority (d/b/a “Invest Atlanta”), the Atlanta Urban Redevelopment Agency (the “Agency”), and the Downtown Atlanta Community Improvement District (“DACID”) and the Atlanta Downtown Improvement District, Inc. (“ADIDI” and, together with DACID, “ADID”) intend: (i) to cause (directly or indirectly) the design, acquisition, construction, renovation and equipping, as the case may be, of public infrastructure improvements over the section of Interstate 75/85 (the “Downtown Connector”) located in the central business district of the City between Ted Turner Drive and Piedmont Avenue, inclusive of road, streetscape and other improvements relating thereto (all as contemplated in the Stitch Master Plan, as may be amended and supplemented from time to time) (collectively, the “Stitch Project”); and (ii) to pay costs of the Stitch Project, including, without limitation, operating and maintenance costs, from available funds of, or made available to, the City, the Agency, ADID and/or The Atlanta Downtown Stitch, Inc. (“ADSI”) (a special purpose, not for profit entity created by ADID solely for purposes of implementing the Stitch Project) prior to the issuance or incurrence of bonds, loans, notes or other obligations (the “Obligations”) in respect of the operational, maintenance and/or capital financing needs of the Stitch Project; and (iii) to reimburse itself for such original expenditures from the proceeds of the Obligations (as and to the extent applicable); and

WHEREAS, the Stitch Project is expected to be located at the site more particularly described in Exhibit A attached hereto, and is wholly within the City’s Tax Allocation District Number Five - Eastside (the “Eastside TAD”) and the City’s Urban Redevelopment Area No. 1 (the “Urban Redevelopment Area”), each as previously designated by the City; and

WHEREAS, among other recognized benefits, the Stitch Project is expected to: (i) unite the two sides of downtown Atlanta currently bifurcated by the Downtown Connector with an estimated ¼ mile long, 14-acre series of elevated, interconnected parks, plazas, walking trails and new street connections, and (ii) spur new land uses on adjacent and nearby sites that are currently underutilized and blighted by the impacts of exposure to the interstate highway and other trends negatively impacting upon the downtown area of the Urban Redevelopment Area; and

WHEREAS, recognizing the importance and connective attributes of the Stitch Project, as well as the critical need to advance the preliminary engineering for the Stitch Project, Invest Atlanta, among other things, approved \$10,000,000 in funding from the Eastside TAD (the “ETAD Grant”) by resolution adopted by the board of directors of Invest Atlanta on July 20, 2023; and

WHEREAS, the City, ADID and Invest Atlanta (by operation of the ETAD Grant) have collaborated to leverage \$10,000,000 in ADID funding, \$9,775,000 in Moving Atlanta Forward bond



funds of the City (the “Moving Atlanta Forward Bond Proceeds”), other grant and ADID match funding (the “Other Grant Funds”), and the ETAD Grant, to garner \$157,645,161 in funds from the USDOT Reconnecting Communities Pilot Grant Program (the “Initial Federal Funding”), thereby securing a total of approximately \$200,000,000 in preliminary engineering, project construction and installation funding for the Stitch Project; and

WHEREAS, to complete the Stitch Project, ADID estimates the remaining capital cost to be between \$550,000,000 and \$800,000,000, after taking into account the ETAD Grant, the Moving Atlanta Forward Bond Proceeds, the Other Grant Funds, and the Initial Federal Funding; and

WHEREAS, the City has been requested to enter into a memorandum of agreement or other similar document with the Georgia Department of Transportation (“GDOT”) in connection with the completion, and operation and maintenance (“O&M”) of the Stitch Project, subject to the City establishing, to the satisfaction of GDOT, that the capital costs and O&M costs of the Stitch Project are or will be available for such purposes; and


WHEREAS, in order to complete the Stitch Project and meet the requirements of GDOT, additional funding is necessary; and

WHEREAS, Article IX, Section II, Paragraph VI of the Constitution of the State of Georgia (the “Special Services District Act”) authorizes a municipality or county to create by ordinance or resolution special districts for the provision of local government services within such districts, and authorizes fees, assessments and taxes to be levied and collected within such districts to pay, wholly or partially, the cost of providing such services therein and to construct and maintain facilities therefor; and

WHEREAS, the City has determined that it is in the best interest of the City, the citizens and residents thereof, and the development and redevelopment of a critical corridor or the Eastside TAD, that a special services district be created encompassing the area set forth in Exhibit B attached hereto (the “Atlanta Stitch SSD”) and by this reference made a part hereof; and

WHEREAS, the City has found and determined that the Atlanta Stitch SSD is essential to the timely completion of the Stitch Project, and the redevelopment of the Eastside TAD and the overlapping areas of the Urban Redevelopment Area; thereby, remediating the impacts of past infrastructure decisions which have created a physical separation of, and barrier to the economic viability of, the downtown area of the City; and

WHEREAS, in order to finance the cost of providing for the completion and/or O&M funding of the Stitch Project, which the City has expressly determined constitutes the provision of services and the construction and maintenance of facilities as contemplated in the Special Services District Act, the City has further determined that an assessment be levied and collected on all taxable, real property located within such Atlanta Stitch SSD; and



WHEREAS, the City and its Finance Department is charged with operating and maintaining City government, including the Atlanta Stitch SSD, and is charged by law with the responsibility of annually recommending to the Mayor and City Council the rate of the tax levy to be made; and

WHEREAS, under the authority of the Special Service District Clause, the City may by ordinance or resolution levy and collect a special improvement tax within the Atlanta Stitch SSD to pay, wholly or partially, the cost of providing local government services and facilities within such district; and

WHEREAS, at this time, the City, upon the recommendation of the Department of Finance, desires to establish a rate of special service district ad valorem taxes on taxable, real property within the Atlanta Stitch SSD to provide for the necessary local government services relating to, and for the completion, operation and maintenance of, the Stitch Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:

Section 1. Incorporation of Recitals. The recitals set forth above are adopted by the City as the findings of the City and are incorporated herein.

Section 2. Amendment of Code Section 146-26. Section 146-26 of the Code of Ordinances, City of Atlanta, Georgia, is hereby amended by adding a new subsection to be designated Section 146-26 (h), which subsection shall read as follows:

“(h) Atlanta Stitch Special Service District. An ad valorem tax at the rate of 2 mills on every \$1,000.00 or any part thereof of taxable real property within the Atlanta Stitch Special Service District established by Ordinance No. 25-O-1170 is hereby levied. The proceeds of such tax shall be segregated, and the City shall not expend such funds for any purpose not authorized by said ordinance. The tax commissioner of Fulton County, by copy of this section, is requested to specifically list the levy set forth in this subsection on tax bills to be rendered to citizens and taxpayers of the City which are subject to such levy.”

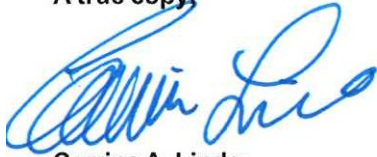
Section 3. Partial Invalidity. In case any one or more of the provisions of this ordinance shall for any reason be held to be illegal or invalid by a court of competent jurisdiction, such illegality or invalidity shall not affect any other provisions hereof unless expressly so held, but this ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein, and this ordinance shall be construed to adopt, but not to enlarge upon, all applicable provisions of Georgia law, and, if any provisions hereof conflict with any applicable provision of such law, the latter as duly adopted by the General Assembly of Georgia and as interpreted by the courts of this state shall prevail and shall be substituted for any provision hereof in conflict or not in harmony therewith.

Section 4. Conflicting Ordinances and Resolutions. Any and all ordinances and resolutions,

or parts of ordinances or resolutions, if any, in conflict with this ordinance, or any parts hereof, are hereby waived, as and solely to the extent of such conflict.

Section 5. Effective Date. This ordinance shall be in full force and effect immediately upon its adoption and approval in accordance with Section 2-403 of the Code of Ordinances, City of Atlanta, Georgia.

A true copy,



Corrine A. Lindo

Municipal Clerk

ADOPTED by the Atlanta City Council
APPROVED by Mayor Andre Dickens

APR 21, 2025
APR 22, 2025

EXHIBIT A

Site Description of the Project

(As set forth in the Proposed Stitch Master Plan, subject to administrative replacement with the final Stitch Master Plan approved by the City Council and Mayor of the City, as further supplemented and amended from time to time)

Available at: <https://thestitchatl.com/project/master-plan>