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## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Warren Hutmacher, City Manager

**Date:** May 14, 2012

**Subject:** **Project Renaissance: Transference of Property**

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### **ITEM DESCRIPTION**

In order for the Urban Redevelopment Agency to enter a Development Agreement for the future redevelopment of property in the Redevelopment Area, the property must first be transferred to the Agency.

### **BACKGROUND**

In April, the City established the Urban Redevelopment Agency in order to implement the Project Renaissance Urban Redevelopment Plan. The adopted Urban Redevelopment Plan outlines the City's strategy to redevelop a 16 acre property, purchased by the City in 2011, and a 19 acre property the City has under contract.

As described in the Urban Redevelopment Plan, in order to engage and select a private sector partner, the City completed a competitive bidding process by releasing an Invitation for Proposals (IFP). The IFP solicited proposals from the private sector to redevelop or rehabilitate the Redevelopment Area or any portion thereof.

After evaluating all responses, the selection committee, comprised of City Council and staff members, unanimously recommended the City partner with John Wieland Homes and Neighborhoods. In their proposal, John Wieland suggests a low-density, owner-occupied residential development interwoven with City parks and a multi-use trail running across and connecting both properties. The plan reserves space for the City to market and sell a 3-acre future neighborhood commercial node on the North Shallowford edge of the 16-acre parcel.

Now that a private sector partner has been identified, in order for the Urban Redevelopment Agency to enter a formal Development Agreement for the redevelopment of property, the property must first be transferred to the Agency. Property transference in Dunwoody must be completed by Ordinance.

### **RECOMMENDATION**

Staff recommends conducting the first read of an Ordinance to transfer property to the Urban Redevelopment Agency.

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**ORDINANCE 2012-XX-XX**

**AN ORDINANCE ADOPTING AND AUTHORIZING A PROPERTY DEED TO  
TRANSFER CERTAIN PROPERTY TO THE CITY OF DUNWOODY URBAN  
REDEVELOPMENT AUTHORITY**

**WHEREAS,** the City of Dunwoody owns 16 Acres of real property located off of North Shallowford Road, bounded on the west by Chamblee Dunwoody Road, on the northeast by North Shallowford Road, and on the southeast by Dunwoody Park Drive, more specifically described in the legal descriptions attached to the Quitclaim Deed which is incorporated herein by reference as Exhibit A; and

**WHEREAS,** the City of Dunwoody, by Resolution, has created and staffed an Urban Redevelopment Authority ("Authority") to oversee the redevelopment of the Urban Redevelopment Area as created by the City with Resolution 2012-04-10 and pursuant to Chapter 61 of Title 36 of the O.C.G.A.; and

**WHEREAS,** the 16 Acres of real property is wholly part of the 35 Acre Redevelopment Area designated by the City and is part of a development plan which the Authority will oversee as part of its own Development Agreement; and

**WHEREAS,** in order to effect the redevelopment of the 16 Acres of real property by the Authority, the City wishes to transfer to the Authority the 16 Acres of real property pursuant to the Deed attached hereto as Exhibit A; and

**WHEREAS,** pursuant to Section 2.10 of the Charter, in order to transfer land owned by the City to another party, the City must do so by Ordinance.

**THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF  
THE CITY OF DUNWOODY AS FOLLOWS:**

Section 1. That the Mayor and City Council hereby authorize the transfer of the 16 Acre Property, as described in the attached Deed, incorporated herein as Exhibit A, pursuant to the attached Deed language and with all the conditions and restrictions included therein, to the City of Dunwoody Urban Redevelopment Authority.

Section 2. That the Mayor, City Manager and City Attorney are hereby authorized to execute all applicable and appropriate documents, and to file same with the DeKalb Superior Court, including the attached Deed, to effectuate the execution of said Transfer.

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**ORDINANCE 2012-XX-XX**

**SO ORDAINED AND EFFECTIVE**, this \_\_\_\_ day of \_\_\_\_\_, 2012.

Approved:

\_\_\_\_\_  
Michael G. Davis, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Lowery, City Clerk

(Seal)

APPROVED AS TO FORM:

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Brian Anderson, City Attorney