

CITY OF COLLEGE PARK  
**COLLEGE PARK REDEVELOPMENT PLAN**  
TAX ALLOCATION DISTRICT #1  
DOWNTOWN AND AIRPORT GATEWAYS



JUNE, 2015

PREPARED FOR:  
THE CITY OF COLLEGE PARK, GA



PREPARED BY:



**Bleakly**AdvisoryGroup



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**College Park Redevelopment Plan and  
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\* Headings followed by a letter in parenthesis [e.g. (A)] denote information required per Georgia Code Chapter 36, Title 44.



## EXECUTIVE SUMMARY

### INTRODUCTION

This Redevelopment Plan (the Plan) has been prepared for the City of College Park for the purpose of creating Tax Allocation District #1 – Downtown and Airport Gateways. This report presents the justification, rationale, boundaries, fiscal data and proposed projects which could result from the establishment of TAD #1. This Redevelopment Plan was prepared in conformance with the provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) which governs the creation of the Tax Allocation Districts (TADs) in the state. Leadership in the preparation of this plan was provided by the City of College Park.

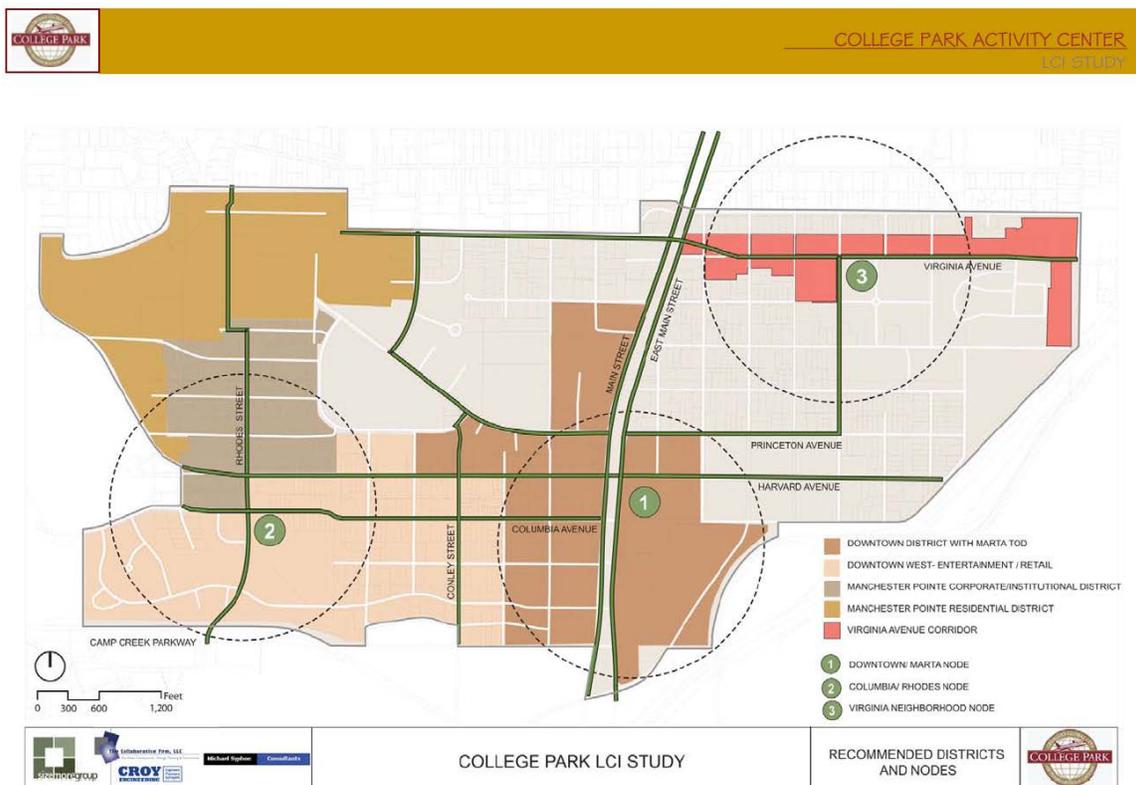
The general boundaries, goals, development opportunities and proposed public improvements, as well as the broad economic/market forces impacting the Redevelopment Area as a whole, were originally addressed in the College Park Activity Center Livable Centers Initiative Plan (the LCI Plan), prepared by Sizemore Group and completed in March of 2008. A smaller section of the LCI Study Area, focused on Downtown College Park and the adjacent MARTA Station was more recently addressed in the College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study (the TOD Study), which was completed by Atkins Engineering and Real Estate Research Consultants in October of 2011. Other prior studies and economic development initiatives which are relevant to this Redevelopment Plan include the City's 2010 Economic Development Strategic Plan, the College Park Comprehensive Plan: 2011-2031 and the designation of a "Downtown Enterprise Zone" in March of 2011. The Comprehensive Plan, LCI Plan and TOD Study have been extensively relied upon to provide the economic justification, rationale and related background data that are necessary to designate this Redevelopment Area and TAD.

Although College Park is committed to improving the entire Redevelopment Area identified in this Plan, economic realities dictate that early phase priorities and actions should be concentrated on a more targeted geographic area which offers realistic, nearer-term opportunities for redevelopment. Therefore, this Redevelopment Plan focuses on certifying a Tax Allocation District which covers only a portion of the Redevelopment Area and leaves open the option to create one or more additional TAD's if warranted in the future. This Plan also identifies a list of redevelopment projects with nearer term potential and defines desired uses of TAD proceeds that would result from implementing those projects. The Redevelopment Plan concludes with a "School District Impact Analysis," which is a statutory requirement of the Redevelopment Powers Law.

### THE OPPORTUNITY AND VISION FOR THE REDEVELOPMENT AREA

The 2008 College Park LCI Plan proposed a strategy to direct new mixed-use development to a Study Area consisting of the College Park MARTA Station, Downtown Area, an area known as "Manchester Pointe" the Virginia Avenue commercial corridor, the City Golf Course and Airport Loop Road. That total study

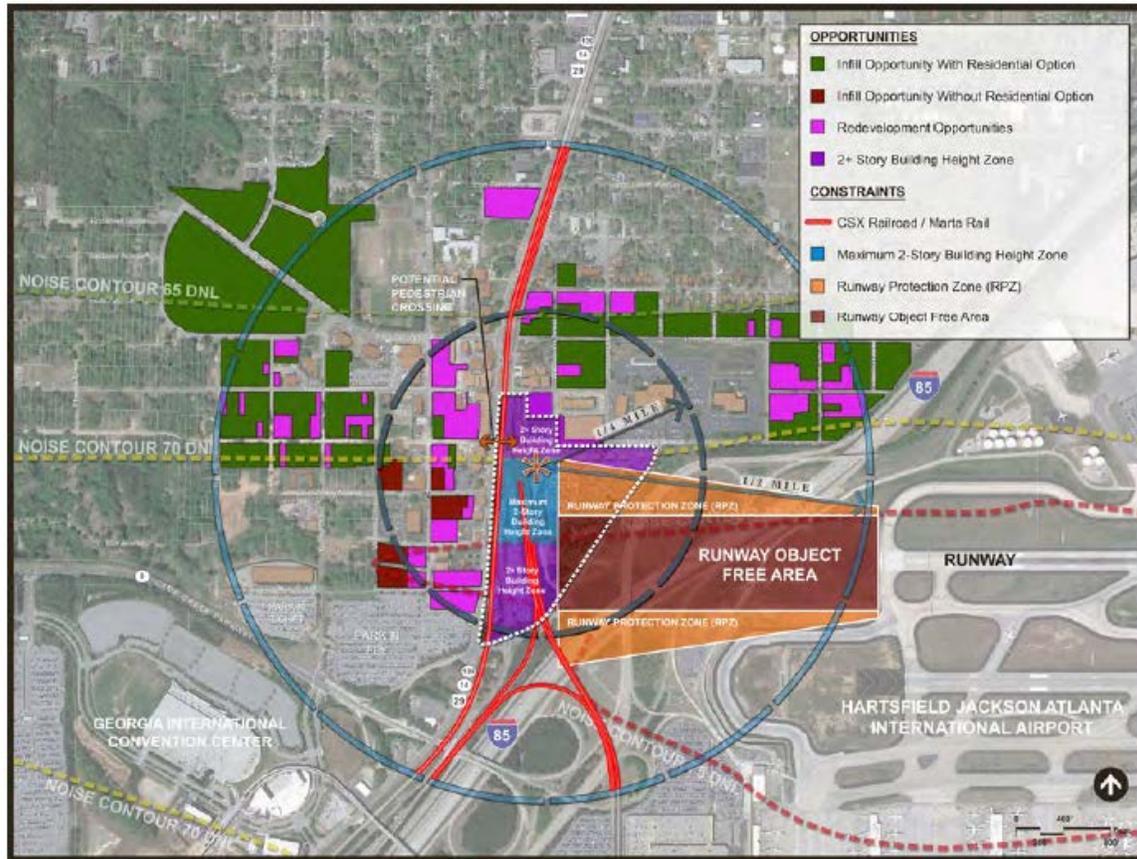
area encompassed some 550 acres of which, roughly 50% was classified as “vacant or under-developed.” The presence of such a large inventory of undeveloped land in the heart of the City is attributed to the rather unique circumstance of property acquisitions associated with the expansion of Hartsfield-Jackson International Airport (HJIA). HJIA’s expansion has resulted in the exposure of several areas of College Park to noise levels above 65 DNL (Day-Night Sound Level), making them unsuitable for residential development. Since 1975 HJIA has acquired and demolished hundreds of housing units for Airport Noise Reduction (ANR) purposes and transferred ownership to the City’s Business and Industrial Development Authority (BIDA). Airport operations and the difficulty involved in constructing housing near high-noise areas were partly responsible for a near 32% reduction in the City’s population, a loss of 6,440 residents, between 2000 and 2010.



**Exhibit E-1: Proposed Districts and Nodes – College Park LCI Study**

To replace the population losses and resulting negative economic impacts on local businesses due to ANR activity, the City’s vision for the LCI Study Area called for the creation of higher density development nodes and the introduction of mixed land uses which can be feasibly developed within and around ANR constraints. The LCI plan proposed a series of traffic, transit and pedestrian amenity improvements, new mixed-use developments, investments in public areas and open space, catalyst projects, zoning/regulatory changes and related strategies to create those nodes. The later 2011 TOD Study focused specifically on the “Downtown/MARTA Node” that was identified in the LCI Plan. That second study involved more extensive

market research and proposed a phased implementation strategy, including development options for MARTA's station area holdings.



*Exhibit E-2: 2011 TOD Study, Opportunities and Constraints Map – Downtown MARTA Node.*

The City's 2011-2031 Comprehensive Plan, along with the Economic Development Strategic Plan which was developed in conjunction with that document, identified additional economic development objectives that involved areas located outside of the 2008 LCI Study Area. Those studies addressed economic opportunities surrounding the Georgia International Convention Center (GICC) and the need to expand and improve commercial development along the City's major entry corridors. Those reports also noted the housing imbalance left following ANR acquisitions and the need to diversify the City's large inventory of aging rental housing. Three of those corridors, Main Street, Virginia Avenue and Camp Creek Parkway, lie within or are adjacent to the LCI Study Area. They are also included within a "Downtown Enterprise Zone" which was created in 2011 to attract business investment to those corridors. All of these prior initiatives were considered during the process of identifying the Redevelopment Area presented in this report.

TAD #1 will help to leverage higher property tax collections within an area that is substantially under-performing in terms of current value and generation of tax revenues. The housing, retail and commercial redevelopment proposed for the tax allocation district will substantially increase the City's existing property tax digest.

This revenue increase will be captured through the TAD mechanism to incentivize redevelopment and help finance needed infrastructure improvements, at no additional cost to College Park taxpayers.

### KEY REDEVELOPMENT CHALLENGES

The City of College Park has invested substantial funds and effort to create a shared vision for its future, committing significant planning and other resources toward the revitalization and redevelopment of its Downtown and major commercial gateways into Downtown. The City's future challenge is to implement existing plans and to return City and BIDA-acquired development sites to employment generating and where feasible, residential development. The City's primary goal is to attract new private investment and create a density of population and economic activity that will be sufficient to support a commercially successful downtown.

Historic areas like Downtown College Park often suffer from surrounding development patterns, inadequate transportation facilities and antiquated infrastructure which do not support new development of a quality or character desired by community residents. In this case, decades of ANR property acquisitions have made that challenge more difficult by removing nearly 6,500 of Downtown's primary customer base from the City's population. Restrictions on where and how this housing can be replaced require a level of density and impose increased development (sound insulation) costs which are not generally supported by the local market. Significant financial incentives in the form of reduced land acquisition and site development costs, public infrastructure improvements and other public amenities are necessary to attract private investment in the types of development that residents envision for Downtown College Park and the City's major commercial gateways.



*Exhibit E-3: College Park Activity Center LCI Plan concept drawing for Downtown/MARTA Node.*

### THE GOAL

The creation of College Park TAD Number 1, to be known as Downtown and Airport Gateways, will provide the City with additional financial resources to attract private investment to key City/BIDA owned parcels. This new development will further enhance and expand the City's established, historic commercial district. In addition, increased future property tax revenues leveraged from private investment within the TAD will provide local funding needed to further improve downtown streetscapes and infrastructure. TAD



funds will also be used to offset the added cost of building the needed infrastructure to service higher density, higher valued development as advocated in the LCI Plan.

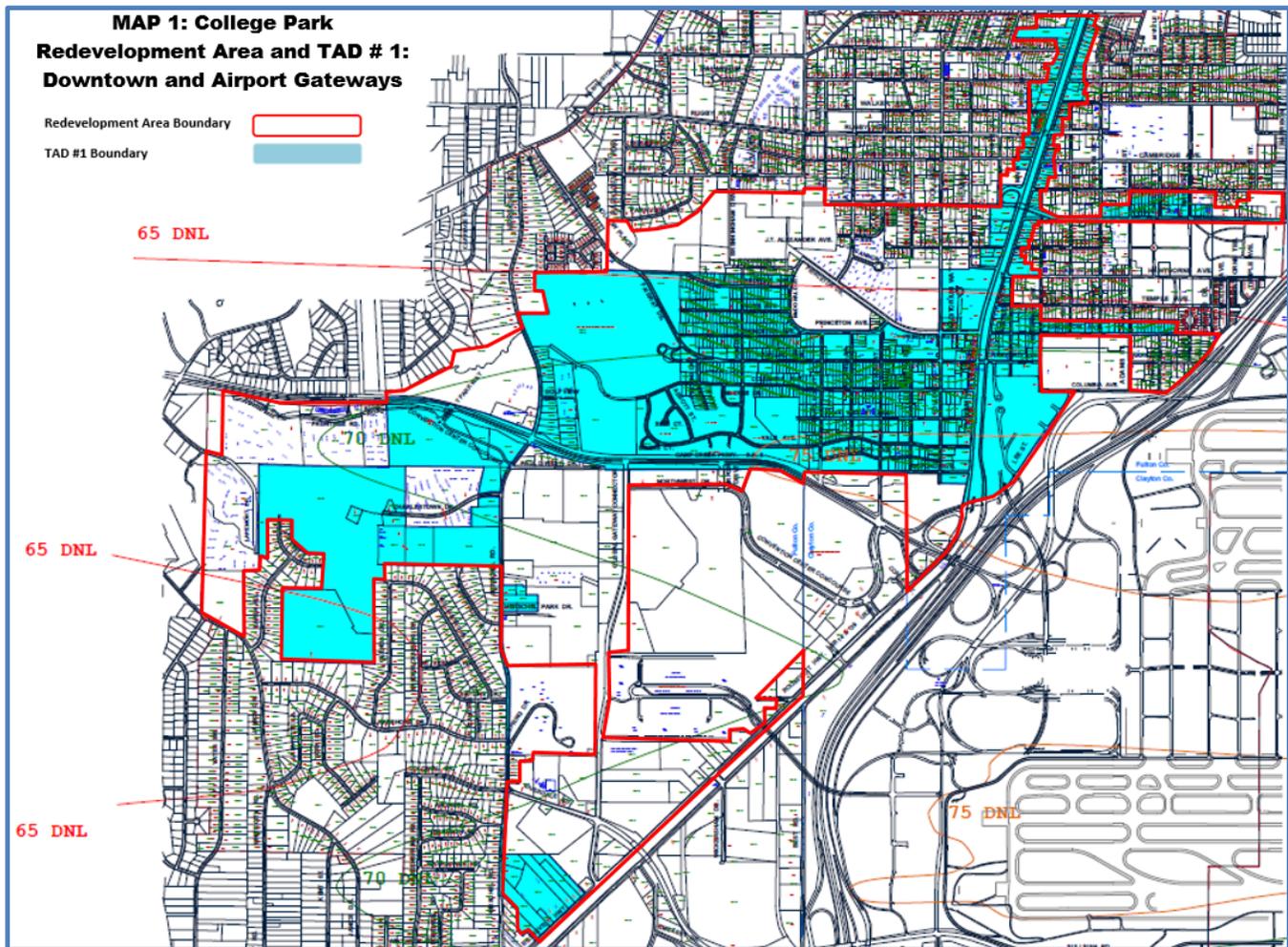
### **COLLEGE PARK TAD #1 BOUNDARY**

The boundaries of the proposed Redevelopment Area and of Tax Allocation District #1 are shown on Map E-1 on the following page. The boundaries of the Redevelopment Area, which are inside the red boundary line, include the 2008 LCI Plan Study Area, plus properties located along three major commercial corridors entering the City – Main Street, Virginia Avenue and Camp Creek Parkway. The Redevelopment Area was extended in those directions in order to (1) capture commercial infill opportunities and (2) include most of the City’s existing apartment complexes. The Redevelopment Area includes the College Park MARTA Station, properties surrounding the FAA complex on Princeton Avenue and development sites located adjacent to the Georgia International Convention Center (GICC) as far south as Riverdale Road and Roosevelt Highway. Because College Park extends into two county jurisdictions and two school districts, the decision was made to confine the Redevelopment Area for TAD #1 to that portion of the City which lies entirely within Fulton County (and Fulton County School District) and includes the vast majority of City and BIDA owned property.

The Redevelopment Area was then analyzed in detail to determine whether all or part of that area should be included within one or more Tax Allocation Districts. The entire Redevelopment Area contains 1,166 tax parcels covering nearly 1,200 acres. The 2014 assessed value exceeded \$51.3 million and represented 9.3% of the total value of that portion of the City’s tax digest which is located within Fulton County. Nearly 720 of the 1,200 acres within the Redevelopment Area are tax exempt.

After considering a number of factors, the consultants who prepared this plan advised City officials to make the boundaries of TAD #1 smaller than the Redevelopment Area as a whole. The proposed Downtown and Airport Gateways TAD contains the parcels shown on Map 1 as shaded in blue. The bulk of the TAD is generally identified within the City as “Downtown” College Park and includes most of the downtown area’s existing commercial buildings and hundreds of parcels and acres that have been purchased for ANR purposes. TAD #1 is primarily located along both sides of Main Street, Virginia Avenue, Camp Creek Parkway and Princeton Avenue extending from the City Limits into Downtown, and also extending from Herschel Road and the College Park Golf Course, eastward to Main Street. Additional parcels are located to the south of Camp Creek Parkway and west of Herschel Road.

TAD #1 excludes portions of the Redevelopment Area that are located near the GICC, several apartment complexes, and several higher-valued commercial parcels located on Virginia Avenue and Main Street. These parcels were excluded because they tended to add substantially to the TAD’s tax digest while having limited prospects for near-term change. The City reserves the option to create additional TAD’s within the Redevelopment Area in the future, as market conditions warrant.



The proposed TAD#1 contains 837 tax parcels covering 642.8 acres. Of that number, 535 parcels and 439 acres are either owned by the City of College Park, its BIDA, the City of Atlanta, Fulton County or by other private tax exempt entities. The remaining 302 privately owned, taxable parcels cover 217.1 acres and contain roughly 600,000 SF of existing buildings. These private properties have a total current market value of roughly \$64.0 million according to Fulton County Assessment Department records. This taxable real estate value averages to \$294,800 per acre and \$106/SF of developed building space. The relative absence of recent new construction within the TAD is further evidenced by the fact that the median age of privately owned buildings is 80 years. These low existing average values also explain the City's desire to attract new, higher-density development to its historic downtown.

Additional characteristics of TAD #1 are summarized in Table E-1:



**Table E-1: College Park Tax Allocation District #1 - Downtown and Airport Gateways - Parcel Information\***

Parcels	837
Acreage**	656.3
2014 Appraised (Full Market) Value (includes tax exempt property)	\$165,788,992
2014 <u>Taxable</u> (Digest) Value	\$25,375,990
City of College Park Tax Digest Value (Fulton County Portion)	\$551,280,684
TAD Taxable Value as a % of City's Taxable Value	4.6%

\*These value estimates are subject to verification by the Fulton County Assessor.

\*\*Acreage totals are from "GIS Area" measurements provided by City GIS staff and exclude active ROW. Acreage total includes roughly 13.5 acres associated with the College Park MARTA Station, which is not identified by the Fulton County Tax Assessor as a specific tax parcel with a parcel ID.

### POTENTIAL REDEVELOPMENT PROJECTS

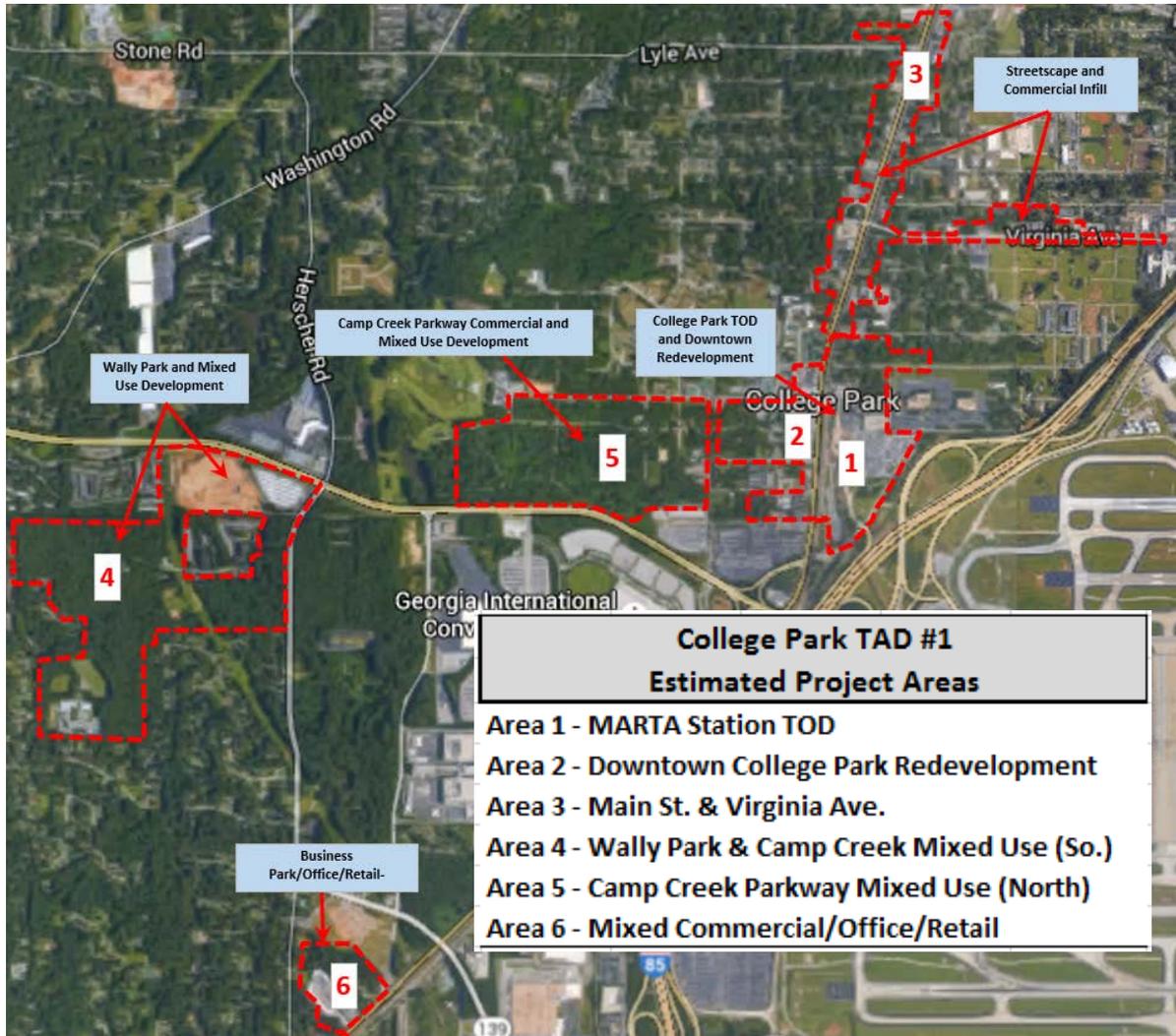
The City has initially identified six potential redevelopment projects or project areas within TAD #1 where initial redevelopment efforts would be focused. These projects cover approximately 373 acres or roughly 58% of the total acreage within the TAD. The identified project areas include the disposition of assembled City/BIDA parcels for private investment, TOD development within and near the MARTA station, private projects on privately owned redevelopment sites and smaller-scale infill projects in existing under-valued areas. These projects collectively represent the vision for the future of Downtown College Park as a mixed-use center and transit node, supported by attractive gateway corridors into downtown and replacement housing near the ANR corridors where feasible. These project areas will provide new commercial development and residential units in the heart of downtown, plus new development opportunities for retail, office, lodging, dining, entertainment and other employment generating uses along the gateway corridors. These project areas are identified on Map E-2.

### TOTAL DEVELOPMENT POTENTIAL

If these project areas are developed as forecast, BAG estimates that they could support a total of approximately 1,190 residential units consisting of TOD units within Downtown, new ownership housing near the Tubman ES, and mixed use residential where feasible elsewhere in the TAD. These sites could also support roughly 1.6 million SF of retail, commercial, lodging space, office or business park development at build out. These project areas currently have a total market value of \$88.5 million but a taxable digest (40%) value of less than \$19.5 million (\$52,200/AC), due to the fact that most of the properties are currently tax exempt. At build-out, these same areas could have a realistic market value of nearly \$330.3 million. Completion of the above projects would increase the City of College Park's tax digest by \$112.6 million over current levels. Added to that total could be additional digest growth in the remaining 296 acres of the TAD as nearby properties appreciate a result of these investments. Providing a modest appreciation factor of 15% for the balance of the TAD raises the total incremental digest growth at build out to approximately \$113.5 million. This represents a 447% increase in the taxable value of the entire TAD #1.

BAG forecasts that these development projects would take approximately 7 to 10 years to construct and become fully taxable by 2025. This information is outlined in Table E-2.

Map E-2: Potential Redevelopment Project Locations



POTENTIAL TAD FUNDING

Should all three taxing jurisdictions commit their M&O millage to the TAD, the above forecast could produce more than \$4.6 million in annual property tax increments (increase over current levels) from taxes on real estate by 2025. (The balance of real estate tax collections would continue to be used for general fund purposes.) This growth in tax increments could support potential bond revenues of \$31.3 million (net after issuance costs and reserves) for investment in redevelopment projects and additional public improvements. (This estimate assumes that approximately 70% of forecasted tax increments could be generated quickly enough to be



pledged for financing purposes.) Should the Fulton County Public Schools refuse consent to the TAD, the amount of net TAD bond proceeds the City could invest in redevelopment projects, is reduced to roughly \$17.8 million.

**Table E-2: College Park TAD #1 – Downtown and Airport Gateways  
Potential Redevelopment Sites**

Acreage (of identified Redevelopment sites)	373.5
Current Full Market Value	\$88.5 Million
Existing Average Taxable Digest <u>per Acre</u>	\$52,200
Potential Redevelopment	
Residential Units (Rental + For Sale Housing)	1,190
Average Full Market Value/Unit	\$129,800
Commercial, Retail, Hotel, Business Park S.F.	1,642,600
Average Full Market Value/SF	\$77.00
Total Full Market Value at Completion (Entire TAD #1)	\$407.5 Million
Total TAD #1 Taxable Digest at Completion	\$138.9 Million
Net New Tax TAD Tax Digest at Completion	<b>\$113.5 Million</b>

Source: Developers, City of College Park and BAG

**POTENTIAL INVESTMENTS OF TAD PROCEEDS**

There are several public improvements, infrastructure projects and development incentives which TAD funds could be used to support. The City’s intent is to use roughly half of the TAD proceeds (\$17.2 million) to offset site development costs for BIDA owned parcels that will be offered for development in the Downtown Area and along the North side of Camp Creek Parkway. An additional \$7.8 million is estimated to be set aside for public infrastructure and streetscape improvements to Main Street, Virginia Avenue and other areas within and near Downtown College Park. The balance of roughly \$6.3 million would be available for smaller projects and improvements to existing downtown buildings on an as-available basis. These investments of TAD proceeds are necessary to facilitate higher density redevelopment within the TAD. Table 3 provides a list of potential uses for TAD proceeds as defined by the City of College Park:

**Table E-3: Potential Uses of Estimated Future Proceeds  
TAD #1 - Downtown and Airport Gateways**

Potential Expenditure	Estimated Allocation	Total Funds	
		Without School District	With School District
1 Downtown Infrastructure & Building Improvements	20%	\$ 3,568,200	\$6,260,000
2 Main Street/Virginia Ave. Streetscape Improvements	15%	\$ 2,676,200	\$4,695,000
3 Project Incentives - Downtown	30%	\$ 5,352,300	\$9,390,000
4 Project Incentives - Camp Creek	25%	\$ 4,460,300	\$7,825,000
5 Other Public Infrastructure	10%	\$ 1,784,100	\$3,130,000
<b>TOTAL Estimated TAD Funding:</b>	<b>100%</b>	<b>\$17,841,100</b>	<b>\$31,300,000</b>



### SCHOOL DISTRICT IMPACTS

Potential impacts to the Fulton County Public Schools from participating in the proposed TAD #1 should be positive in the short term and very positive in the long term. Increased collections of personal property taxes from new commercial development and increased future e-SPLOST revenues should be sufficient to offset a very marginal increase in school district enrollment, even while the TAD is in effect. Once the TAD is dissolved and real property taxes accrue to the School District, the District's tax digest will be greatly increased over what is feasible absent of the TAD. Impacts on Fulton County Public Schools from participating in College Park TAD #1 are as follows:

- The proposed TAD will affect the future appreciation on 0.091% (nine one-hundredths of one percent) of the School's taxable digest. All current property taxes on real estate (roughly \$469,500/year) will continue to go to the school system—only increases above the current amount are pledged to the TAD.
- The redevelopment area will potentially attract 2,400 new residents and 330 school-aged children at build out, achieved after several years of construction. This represents an addition of 0.346% to the total March 2015 enrollment of the Fulton County Schools.
- There is one existing Fulton County School facility located inside the TAD boundary, which has been announced for closure. Creation of the TAD would assist the District in achieving a viable re-use for this 28-acre property after the facility is closed.
- The proposed redevelopment could generate an additional \$2.25 million in net annual e-SPLOST funds from new residents and businesses during years in which the e-SPLOST is in effect, an amount approaching 4.8 times current property taxes on real estate collected within the TAD boundary.
- The School District could also receive \$629,500 per year in incremental revenue from increased business personal property taxes associated with new commercial development.

More detailed findings are provided in the full report.

## INTRODUCTION

This Redevelopment Plan (the Plan) has been prepared for the City of College Park for the purpose of creating Tax Allocation District #1 – Downtown and Airport Gateways. This report presents the justification, rationale, boundaries, fiscal data and proposed projects which could result from the establishment of TAD #1. This Redevelopment Plan was prepared in conformance with the provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) which governs the creation of the Tax Allocation Districts (TADs) in the state. Leadership in the preparation of this plan was provided by the City of College Park.

The general boundaries, goals, development opportunities and proposed public improvements, as well as the broad economic/market forces impacting the Redevelopment Area as a whole, were originally proposed in the College Park Activity Center Livable Centers Initiative Plan (the LCI Plan), prepared by Sizemore Group and completed in March of 2008. A smaller section of the LCI Study Area, focused on Downtown College Park and the adjacent MARTA Station was more recently addressed in the College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study (the TOD Study), which was completed by Atkins Engineering and Real Estate Research Consultants in October of 2011. Other prior studies and economic development initiatives which are relevant to this Redevelopment Plan include the City's 2010 Economic Development Strategic Plan, the College Park Comprehensive Plan: 2011-2031 and the designation of a “Downtown Enterprise Zone” in March of 2011. This prior work has been extensively relied upon to provide the economic justification, rationale and related background data that are necessary to designate this Redevelopment Area and TAD.



*Exhibit 1: Study Area boundaries, College Park Activity Center LCI Plan, p. 2.*

The 2008 LCI Plan identified a dozen goals and objectives. The Plan’s goals generally called for: (1) the expansion of Downtown College Park into areas that had been acquired and vacated as a result of ANR program activity; (2) returning resident population to the City, particularly home owners; (3) revitalizing the Virginia avenue corridor as a gateway to Downtown and a hospitality district for airport users; (4) capitalizing on the city’s proximity to HJIA and the major capital investments which were ongoing at that time; and (5) providing incentives to strengthen existing small businesses, attract new businesses and increase investment in downtown commercial properties. These goals were supported by a concept plan which proposed several catalyst projects, public infrastructure investments and related amenities.

The Concept Plan called for transit oriented development at and surrounding the MARTA Station, the development of new commercial blocks to the west of Main Street, the creation of Gateways into the Downtown/City and the improvement of transportation connections, circulation patterns and amenities for pedestrians. The LCI Plan proposed the creation of five distinct districts and three development nodes to focus future development activity. These districts and development nodes are illustrated in Exhibit 2. The development nodes and proposed districts are all located within the boundaries of the Redevelopment Area and most have been incorporated into the proposed Tax Allocation District #1.

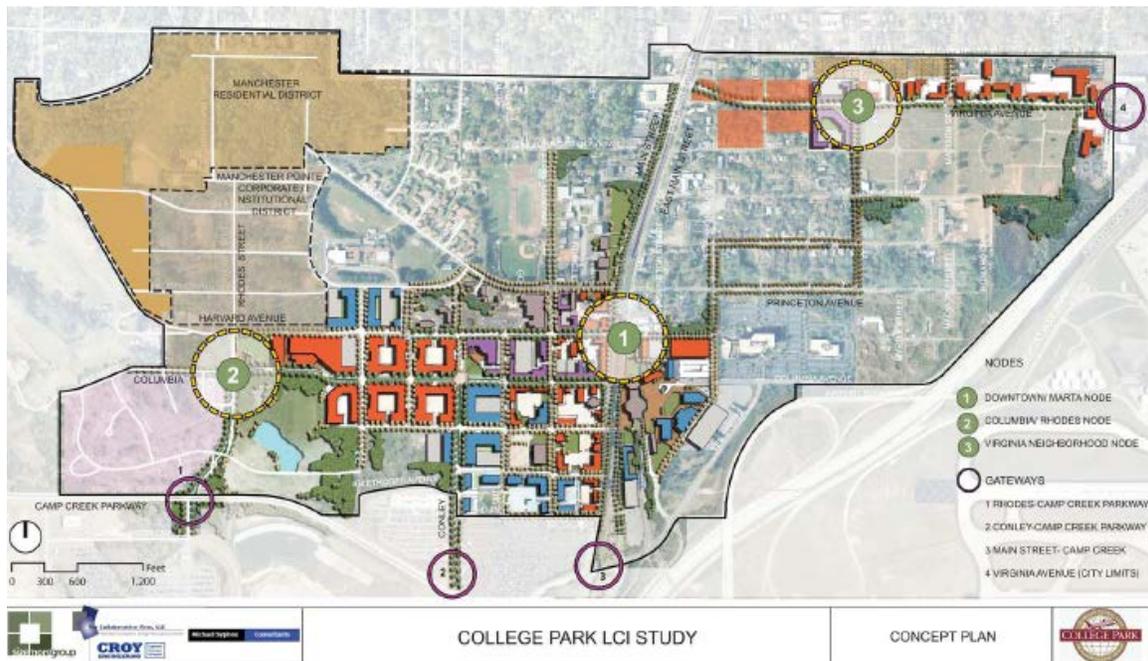


Exhibit 2: LCI Concept Plan Showing Proposed Gateways, Districts and Development Nodes

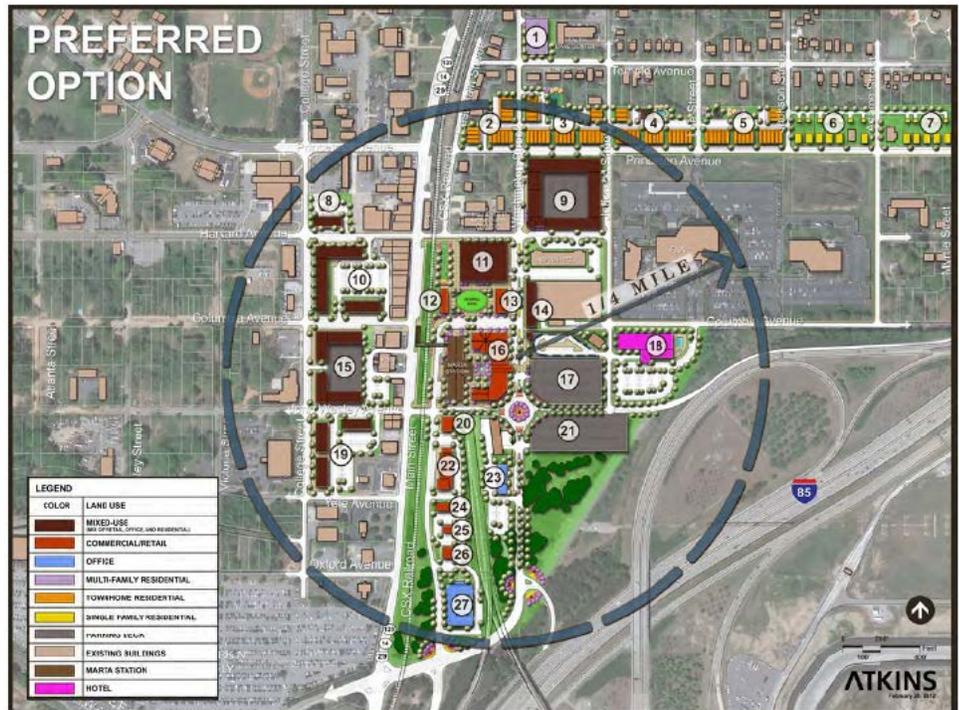
In 2011, the City partnered with MARTA and other regional stakeholders on a more focused study of the College Park MARTA Station and a smaller section of the earlier LCI Study Area that was identified as the “Downtown/MARTA Node.” The purpose of the 2011 study was to build upon the earlier conceptual LCI work and to

## College Park Redevelopment Plan and Tax Allocation District #1 – Downtown and Airport Gateways



incorporate recently adopted TOD guidelines developed by MARTA and “downtown development guidelines” adopted by the City in 2010 and 2011. The scope of work also included a market analysis and a 10-year implementation/ phasing strategy which outlined achievable development totals for the district, within ANR constraints.

The preferred concept plan, which is shown in Exhibit 3, proposed the construction of 11 mixed-use buildings, including 3 with internal parking structures, eight stand-alone retail buildings, another 150-room hotel (in addition to the Hotel Indigo), two office buildings and two stand-alone parking garages to replace MARTA’s surface parking lots. The Plan accommodates a build out of 221,500 SF of new commercial and retail space, 134,700 SF of office, 573 residential units (primarily rental), the hotel and nearly 3,500 structured parking spaces. The total value of this real estate was estimated at nearly \$127.3 million.



*Exhibit 3: College Park TOD Plan and Market feasibility Study, Preferred Concept.*

The Plan maximizes residential development within a ¼ mile radius of the MARTA Station in order both capture value associated with being accessible to transit and to expand the customer base for downtown-based businesses. The Plan also created a strategy to expand the boundaries of the Main Street commercial district a block to the west along College Street. This Plan represented a significant refinement of the 2008 LCI because of MARTA’s participation and willingness to consider TOD on the station property, the addition of a phasing strategy and the inclusion of a market study to inform the proposed development program. The TOD Plan’s weakness was the absence of a funding mechanism to help pay for public improvements and to incentivize developers to introduce higher-density, mixed-use development into a market which has not demonstrated acceptance of such products. TAD #1 has been proposed to provide such a funding mechanism.

The City and its BIDA together currently own more than 380 acres within the entire Redevelopment Area analyzed for this report. Excluding park land and existing public buildings, BIDA and the City have amassed nearly 200 acres that could be marketed to the private sector for redevelopment purposes. Much of this land was formerly occupied by single family homes on small lots or apartment complexes,



which are no longer viable land uses due to airport noise. The City's challenge is to leverage this property inventory and to repurpose assembled sites for new uses, while also encouraging investment in other under-utilized buildings that are privately owned. The City needs additional financial resources to help upgrade infrastructure to support new land uses, reduce development risk in an untested market and remove financial barriers to achieve the high-density, mixed-use development needed to make downtown a true destination.

Although College Park is committed to improving the entire Redevelopment Area identified in this Plan, economic realities dictate that early phase priorities and actions should be concentrated on a more targeted geographic area which offers realistic, nearer-term opportunities for redevelopment. This Plan discusses a larger Redevelopment Area but focuses on certifying a Tax Allocation District which covers only a portion of the Redevelopment Area and leaves open the option to create one or more additional TAD's if warranted in the future. This Plan also identifies a list of redevelopment projects with nearer term potential and defines desired uses of TAD proceeds that would result from implementing those projects. The Redevelopment Plan concludes with a "School District Impact Analysis," which is a statutory requirement of the Redevelopment Powers Law.

## **PROPOSAL AND GROUNDS FOR EXERCISE OF REDEVELOPMENT POWERS**

### **GEOGRAPHIC BOUNDARIES (A)**

The boundaries of the proposed Redevelopment Area and of Tax Allocation District #1 are shown on Map 1 on the following page. The boundaries of the Redevelopment Area, which are inside the red boundary line, include the 2008 LCI Plan Study Area, plus properties located along three major commercial corridors entering the City – Main Street, Virginia Avenue and Camp Creek Parkway. The Redevelopment Area was extended in those directions in order to (1) capture commercial infill opportunities and (2) include most of the City's existing apartment complexes. The Redevelopment Area also includes the College Park MARTA Station, properties surrounding the FAA complex on Princeton Avenue and development sites located adjacent to the Georgia International Convention Center (GICC) as far south as Riverdale Road and Roosevelt Highway. Because College Park extends into two county jurisdictions and two school districts, the decision was made to confine the Redevelopment Area for TAD #1 to that portion of the City which lies entirely within Fulton County (and Fulton County School District) and includes the vast majority of City and BIDA owned property.

The Redevelopment Area was then analyzed in detail to determine whether all or part of that area should be included within one or more Tax Allocation Districts. The entire Redevelopment Area contains 1,166 tax parcels covering nearly 1,200 acres. The 2014 assessed value exceeded \$51.3 million and represented 9.3% of the total value of that portion of the City's tax digest which is located within Fulton County. Designating the entire area as a TAD would eliminate the City's capacity to designate future districts within Fulton County, so Bleakly Advisory Group advised City officials to make the boundaries of TAD #1 smaller than the Redevelopment

## College Park Redevelopment Plan and Tax Allocation District #1 – Downtown and Airport Gateways

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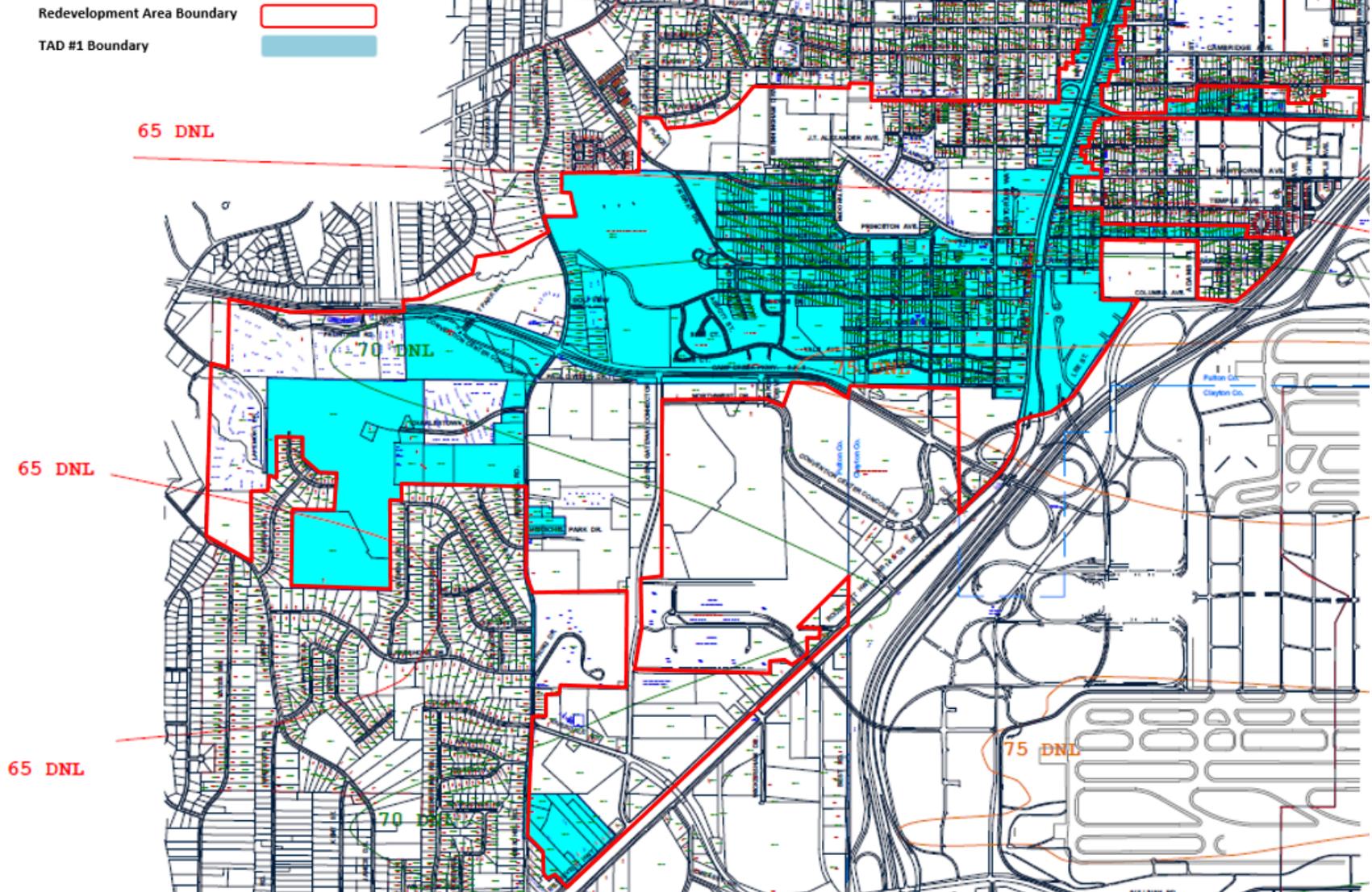


Area as a whole. The proposed Downtown and Airport Gateways TAD contains the parcels shown on Map 1 as shaded in blue. TAD #1 is primarily located along both sides of Main Street, Virginia Avenue, Camp Creek Parkway and Princeton Avenue extending from the City limits into downtown, and extending from Herschel Road and the College Park Golf Course eastward to Main Street. A small number of additional parcels are located to the south of Camp Creek Parkway and west of Herschel Road.

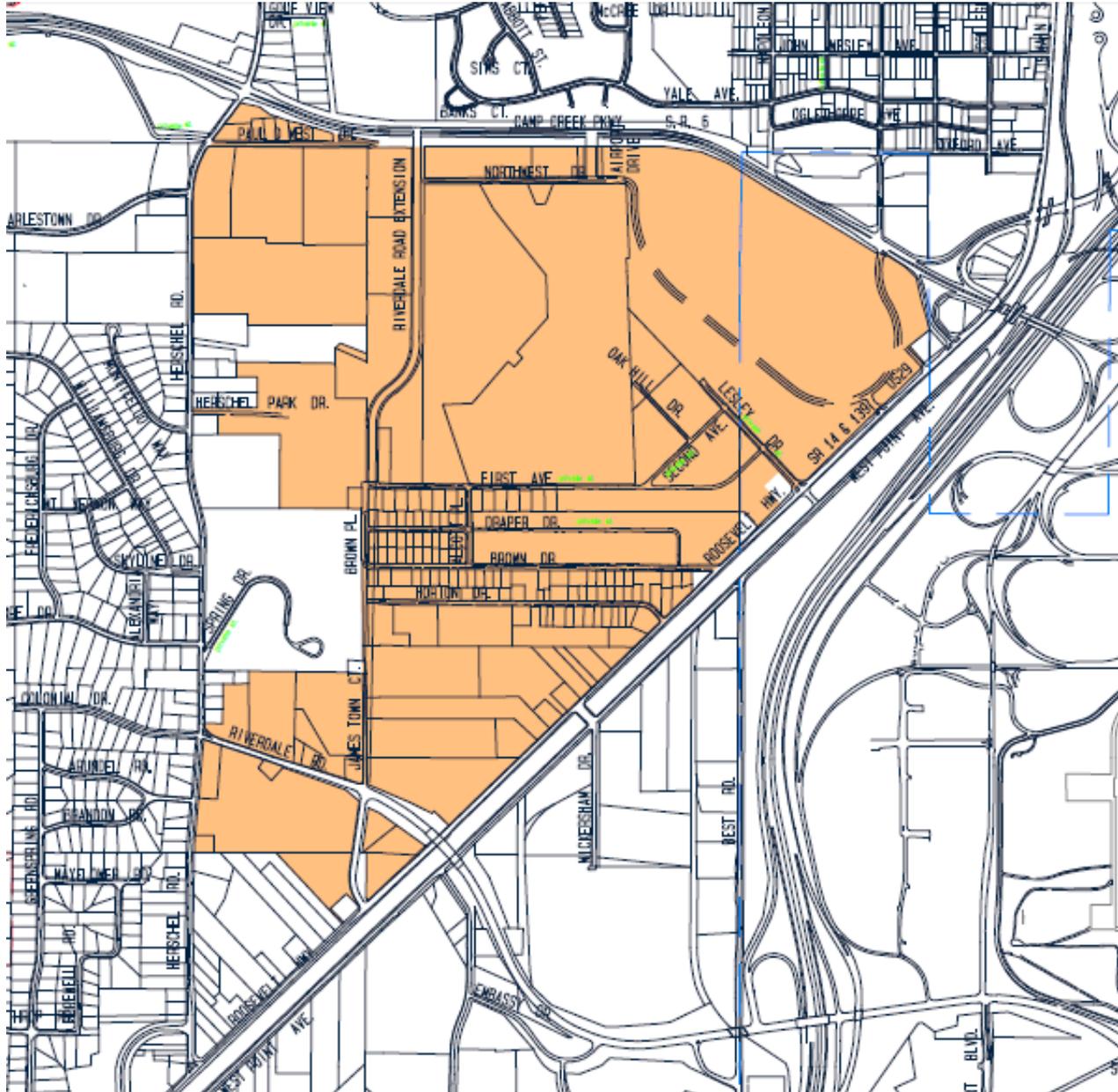
TAD #1 excludes portions of the Redevelopment Area that are located near the GICC, most apartment complexes and several higher-valued commercial parcels located on Virginia Avenue and Main Street. Development sites to the west of the GICC are already included within a special taxing district that was established to finance infrastructure improvements for that area (See Map 2). Because future taxes from that district are already dedicated, their inclusion provides no financial benefit, so that portion of the Redevelopment Area was omitted from TAD #1. Most other parcels were excluded because they tended to add substantially to the TAD's tax digest while having limited prospects for near-term change. Although omitted from TAD #1, the City reserves the option to create additional TAD's within the Redevelopment Area in the future, as market conditions warrant.

Map 1: TAD #1 Boundary Map (L)

**Redevelopment Area and TAD # 1:  
Downtown and Airport Gateways**



Map 2: Georgia International Convention Center  
Area Infrastructure Special Tax District



### HOW RESIDENTS IN COLLEGE PARK AND FULTON COUNTY WILL BENEFIT

Benefits to the City, County and School District from completing projects within TAD #1 include:



- Drawing replacement population, housing and job-generating development back to the City, which has lost more than 6,400 residents since 2000;
- Creating a density of population and mass of commercial development that can enable College Park to function effectively as an important transit node, supported by an economically viable downtown;
- Strengthening the area’s future economic viability by introducing greater diversity and density of housing, commercial space and employment;
- Providing adequate parking to support increased density;
- Increasing resident demand for retail goods and services, creating opportunities for existing and new local businesses;
- Attracting roughly \$330 million in new private capital investment in currently vacant, under-utilized and under-valued property; and
- Generating substantial new annual revenues from property taxes on real estate and commercial personal property, sales taxes and business licenses.

## **OVERVIEW OF TAX ALLOCATION DISTRICTS**

Tax allocation districts are Georgia’s version of tax increment financing. Tax increment financing is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project either (a) directly, as an incentive to attract new private investment into an area or (b) indirectly by paying for public improvements that could not be absorbed as a private development cost. As described by the Council of Development Finance Agencies. ([www.cdfa.net](http://www.cdfa.net)), TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, all 50 states and the District of Columbia use tax increment financing in some form.

In 1985, the Georgia General Assembly authorized formation of Georgia’s form of tax increment financing called Tax Allocation Districts (TADs). The purpose of a Georgia tax allocation district is similar to tax increment financing in any other state. A TAD allows increased property taxes generated by new development within the designated district to be used to finance costs related to the development, such as public infrastructure, land acquisition, relocation, demolition, parking structures, utilities, debt service and planning costs. Other allowed uses of “TAD proceeds” include:

- Sewer expansion and repair
- Storm drainage
- Street construction and expansion
- Water supply improvements
- Park improvements
- Bridge construction and repair
- Curb and sidewalk work
- Grading and earthwork
- Traffic control



Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. Nearly 80 Georgia cities and counties have either created or are considering establishing TADs in their communities. There were also several existing TAD's in Fulton County as of the end 2014. A TAD offers local governments the opportunity to promote worthwhile redevelopment projects that would otherwise not be financially viable, or are located in areas which would otherwise be unattractive to private investment.

Prior to the last Recession in 2008 and 2009, other Georgia tax allocation districts such as Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), demonstrated the economic benefits which TADs can generate. These benefits include:

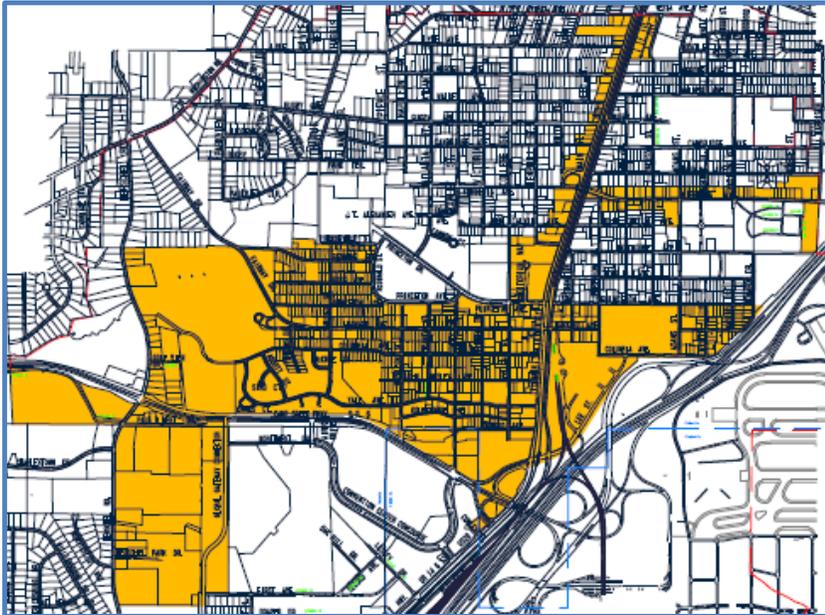
- **A stronger economic base**— TAD incentives can attract private development that would not otherwise have occurred absent of the District designation.
- **The halo effect**—Several Georgia TADs have generated significant new investment in areas surrounding the TAD as well as within the tax allocation districts, further expanding positive economic impacts to the host taxing jurisdictions.
- **No impact on current tax revenues**—Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expands the local tax base**—By stimulating economic activity, TAD's expand the local tax digest, create additional demand for retail sales and as a result, local sales taxes and SPLOST revenues.
- **Is self-financing**—TADs are self-financing, since they are funded by the increased tax revenues from new development within the district.
- **High leverage**—Typically TAD funds represent between 5-15% of project costs, leveraging 7-20 times their value in private investment.

In summary, a tax allocation district is a financing mechanism that can be used to pay for public infrastructure or reduce private development costs, to make an underutilized area attractive to private investment and development, at no additional cost to local taxpayers. Establishing a TAD does not create a tax increase for either the community or property owners within the District. Nor does a TAD reduce tax revenues to the community, below levels which existed at the time the District was certified. In many cases, TADs can increase general fund revenues from new business personal property taxes, added county sales taxes, hotel/motel taxes, business license fees and other revenues which are not pledged for redevelopment purposes and would not otherwise occur.

#### **BENEFITS OF TAD #1 TO COLLEGE PARK**

College Park was among several Metro-Atlanta cities which were planning to undertake downtown revitalization initiatives near the peak of the last real estate cycle, only to see those efforts stall due to employment losses during the Great Recession, the credit crisis which followed, the resulting decline in housing demand

and falling regional real estate values. Although the recession delayed the City's efforts to implement the 2008 LCI Plan, College Park did not abandon its efforts to enhance its downtown. The City adopted downtown design guidelines, created an Enterprise Zone, gained control over potential development sites, worked with MARTA to program TOD on its College Park Station and established a special taxing district to generate job-creating development surrounding the GICC.



*Exhibit 4: "Downtown College Park Enterprise Zone" created by City Ordinance on March 7, 2011.*

As real estate values have stabilized and the region is now in a real estate recovery, creation of TAD #1 is designed to provide added financial incentives to realize the City's vision for its historic downtown, as expressed in the 2008 LCI and 2011 TOD Plans. If successful, TAD #1 will help to make disposition sites more marketable for private development, help to defray site development costs, remove the obsolete/abandoned streets and infrastructure where appropriate and provide funds for support

public investments in streetscapes and other amenities. These financial resources will help to make the types of higher-density, mixed-use redevelopment called for in City's LCI and TOD plans financially feasible. Therefore, this TAD is a highly appropriate and consistent use of tax increment financing authorized in Georgia's Redevelopment Powers Law.

## PROPOSAL

Through the creation of College Park TAD #1 – Downtown and Airport Gateways, College Park is supporting new opportunities for revitalization by implementing the LCI and TOD Plans.

## GROUND FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended again, with the following definition of a "redevelopment area".



'Redevelopment area' means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a 'blighted or distressed area, a 'deteriorating area,' or an 'area with inadequate infrastructure' as follows:

**(A) A 'blighted or distressed area' is an area that is experiencing one of more conditions of blight as evidenced by:**

- (i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;
- (ii) Is substantially underutilized by containing open lots or parcels of land;
- (iii) Contains a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;
- (iv) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;
- (v) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or
- (vi) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;

**(B) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:**

- (i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;
- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;
- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;
- (iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;
- (v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;
- (vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and

**(C) An 'area with inadequate infrastructure' means an area characterized by:**

- (i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or
- (ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

-Georgia Redevelopment Powers Law



## WHY THE COLLEGE PARK STUDY AREA QUALIFIES AS A REDEVELOPMENT AREA

The City of College Park has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law, as now or hereafter amended by virtue of a successful City voter referendum. The following section addresses how the proposed Redevelopment Area qualifies as meeting the conditions described in O.C.G.A. Section 36-44-3 subsections A, B and C presented above.<sup>1</sup> It should be noted that the presence of substandard buildings is not necessarily present throughout the Redevelopment Area, due in large part to actions already taken to demolish and remove a large number of buildings within areas of the City which are above 65 DNL. TAD#1 is also envisioned as a catalyst to start the first phase of new economic activity that will eventually spread to other portions of the Redevelopment Area, and where the following conditions are more prevalent:

- A (ii, v) – As a result of ANR activity over the past three decades, College Park has clearly experienced “adverse effects of airport or transportation noise” that is “impairing the redevelopment area.” The evidence of this impairment is the presence of numerous “open lots or parcels of land”, which make the area “substantially underutilized.” A total of 665 tax parcels totaling more than 592 acres are currently tax exempt. The predominant land use within the entire redevelopment area in terms of acreage is “vacant land”. Nearly 178 vacant acres are owned by the College Park BIDA and an additional 232 acres of privately owned taxable property is also classified as “vacant.” The value of existing development per acre or per SF of building area is also comparatively low. Even though the Redevelopment Area includes the bulk of the City’s commercial building stock, the value of taxable property averages less than \$216,200 per acre (including land), and contributes less than \$1,100 per acre in City property taxes on real estate. Therefore, current conditions within most of the redevelopment area are less desirable than its potential as defined by the vision expressed in completed plans.
- A (iv) – Although poverty and resident unemployment data was not collected for the redevelopment area, the 2015 median household income within the area is estimated to be only \$29,973, which is significantly lower than the median household income city-wide (\$31,712), in Fulton County (\$56,612) or throughout Metro-Atlanta (\$55,755). More than 29% of the redevelopment area’s 1,935 households are estimated to currently earn incomes below \$15,000 per year, nearly double the percentage of Fulton County (15%) and more than double the Metro-Atlanta households (12%) within this same income bracket. It can be reasonably assumed that far more than 10% of redevelopment area households earn incomes below the poverty level and resident unemployment is likely to be well above the state average.
- B (i, iii) – Much of the remaining housing supply in the redevelopment area consists of multi-family apartments and 86% of all existing housing is estimated to have been built prior to 1980. More than 76% of existing housing in the redevelopment area is renter-occupied and 56% of all units exist in multi-family buildings containing 5 or more units. These multi-family

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<sup>1</sup> The discussion in this section addresses the entire 1,200 acre Redevelopment Area, which is significantly larger than TAD #1.



buildings are located in areas outside the 65 DNL contours and most are a significant distance removed from Downtown College Park. More than 104 acres within the Redevelopment Area are developed with existing apartments, but the average market value these properties averages less than \$236,800 per developed acre and barely exceeds the average value of all taxable property. Because of the dislocation of large numbers of homeowners due to ANR acquisitions, the LCI Plan noted the need to construct more owner-occupied housing and new apartments located within walking distance to transit. The plan also advocated a greater variety of “life cycle” housing options to attract people in different stages of life, and higher density housing to support commercial demand. TAD #1 provides the most viable locations to meet City objectives for new housing construction in the short term.

- C (iii) – The proposed redevelopment area is crossed by a grid pattern of roadways that once served single family neighborhoods developed on small lots. With many of those neighborhoods now completely demolished, the abandoned roads and their underlying water and sewer infrastructure is both inadequate and obsolete for non-residential or mixed-use development. Rather than an asset, these existing roads and infrastructure are an added site development cost to demolish, remove and replace. Another transportation infrastructure deficiency within TAD #1 is insufficient parking to service TOD in the heart of downtown. The construction of one or more parking structures may be necessary to make redevelopment of several downtown parcels feasible. The construction of parking structures may be cost prohibitive without the funding mechanism of the TAD.

In summary, College Park envisions its downtown to be a significantly larger, higher-density, mixed-use transit node which combines residential, retail, office and public uses. Improvement of the major gateways to downtown, particularly Camp Creek Parkway and Virginia Avenue, complement this vision. Creation of TAD #1 represents an essential building block to support the ongoing revitalization of this historic business district, consistent with the community’s vision. If successful, the growth catalyst represented by a revitalized and growing downtown is expected to make other portions of the Redevelopment Area more viable economically and create opportunities to form additional TADs and make comparable improvements to those areas. Absent of TAD #1, College Park lacks alternative financial resources to finance structured parking, build infrastructure and improve public amenities, which are essential to drawing private investment to the City’s core.

When the Activity Center LCI Plan was prepared in 2008 and followed by the TOD Study in 2011, several trends and demographic characteristics existed at that time, which provided evidence to conclude that that the area outlined in this report fully qualifies as a Redevelopment Area under criteria established by the Redevelopment Powers Law. These conditions have not significantly improved since that time and remain valid today. The following section addresses demographic conditions within the area.

## MARKET AND DEMOGRAPHIC CONDITIONS

According to City GIS data, the entire Redevelopment Area consumes roughly 47% of the City’s land area that is located within Fulton County, but contributes only 9.6%



of the City's Fulton County tax digest. From information contained in Fulton County assessment records, BAG collected data for 107 developed commercial tax parcels with 741,800 SF of building space, in locations where near-term redevelopment projects are most likely to occur.<sup>2</sup> These properties are located primarily in Downtown College Park, along Main Street and Virginia Avenue. The median age (or year built) of these properties was 1950 and the average full market building value (excluding land) averaged below \$29.30 per SF. The average developed commercial value (land plus buildings) calculated to only \$59/SF of building space and the average land value calculated to \$401,000/acre. This average value of existing commercial development is only a fraction of the area's potential value and well below values typical of commercially successful downtown business districts.

BAG also collected data for 36 existing, privately owned residential properties in these same locations. According to County assessment records, existing homes average approximately 1,700 SF in size and are valued at \$113,750 or \$66/building SF. The median age or year built of single family housing was 1930. The above data further confirm earlier observations that the redevelopment area has experienced very little new construction in recent decades and that existing properties are relatively low valued.

### Demographic Characteristics

Identified demographic issues within the redevelopment area are related to demolition of large numbers of single family homes, the older age of remaining rental housing, the lack of housing diversity to serve a broader mix of households across all life cycles and the relative absence of housing located within walking distance to transit. These conditions have produced the related consequence of inadequate population density to support trade and service businesses. The development of replacement housing is necessary to help create additional consumer demand, address commercial vacancy and achieve the City's goals for a commercially successful downtown. Because large portions of the Redevelopment Area are unsuitable for residential development due to airport noise, expanding the local population requires the redevelopment of remaining suitable sites to a higher density and mixed-use.

Relevant characteristics of the Redevelopment Area are summarized in the following paragraphs.

- **The Redevelopment Area and City of College Park have experienced dramatic population losses since 2000, in stark contrast to a growing County and Metro-Area.<sup>3</sup>** From 2000 to 2010, the population of the City of College Park actually declined by nearly 5,500 residents (-28%), while Fulton County's population expanded by more than 190,100 (23%) and the Metro-Atlanta region added

<sup>2</sup> Fulton County assessment records for municipal, county and school district properties generally do not provide building square footage.

<sup>3</sup> Data reported in this section was obtained from the Nielson Company (Pop-Facts Demographic Snapshot 2015 Report).



more than 1.0 million new residents. The population of the Redevelopment Area declined by an even greater percentage (-32.5%) over the decade, losing more than 2,300 residents. This loss was closely related high apartment vacancy rates during the Great Recession and the absence of new residential construction during the decade. In 2015 the Redevelopment Area population remains relatively small at 4,939 residents and has been relatively stable since 2010. Despite encompassing the economic and historic center of College Park, the Redevelopment Area contains only a third of the City’s population in 2015, far below the community’s objectives as articulated in the 2008 LCI Plan. The area’s population is not projected to resume growth in the future without significant City intervention.

**Table 1: Population and Household Trends**

Population	Redevelopment Area	City of College Park	Fulton County	Metro Atlanta
2000 Census	7,197	19,437	815,971	4,263,447
2010 Census	4,860	13,942	920,581	5,286,728
2015 Estimate	4,939	14,654	1,006,083	5,629,693
2020 Projection	5,033	15,009	1,077,210	5,962,664
CAGR Growth 2000-2015	-2.5%	-1.9%	1.4%	1.9%
CAGR (Fcst) 2015-2020	0.4%	0.5%	1.4%	1.2%

Households	Redevelopment Area	City of College Park	Fulton County	Metro Atlanta
2000 Census	2,766	7,579	321,218	1,559,711
2010 Census	1,886	5,637	376,377	1,943,885
2015 Estimate	1,935	6,008	415,447	2,077,048
2020 Projection	1,980	6,211	448,493	2,205,230
CAGR Growth 2000-2015	-2.4%	-1.5%	1.7%	1.9%
CAGR (Fcst) 2015-2020	0.5%	0.7%	1.5%	1.2%
2015 Est. Average Household Size	2.55	2.44	2.34	2.67

- Households - The redevelopment area has lost more than 800 households since 2000.** From 2000 to 2010, the number of households residing in the redevelopment area declined by nearly a third, from 2,766 to 1,886. During the same period the number of households in Fulton County increased by more than 55,000 (23.3%) and the number of households in the Atlanta region grew by nearly 25%. While some household growth has resumed within the area since 2010 due to declining vacancy in the rental market, most household losses since 2000 are likely to be “permanent” unless new housing construction occurs somewhere within the Redevelopment Area.

**Table 2: Household Income Distribution**

Household Income	Redevelopment Area	City of College Park	Fulton County	Metro Atlanta
<b>2015 Est. Median Household Income</b>	\$29,973	\$31,712	\$56,612	\$55,755
% of MSA Median Income	62%	65%	116%	114%
<b>Households by Income</b>				
HH with income >\$15,000	563 29%	1,618 27%	63,617 15%	250,674 12%
HH with income \$15K - \$35K	518 27%	1,627 27%	77,956 19%	417,224 20%
HH with income \$35K - \$50K	309 16%	988 16%	48,241 12%	282,845 14%
HH with income \$50K - \$100K	392 20%	1,292 22%	109,239 26%	630,183 30%
HH with income >\$100K	152 8%	483 8%	116,394 28%	496,122 24%



- Household Incomes – Income levels among households living in the Redevelopment Area are substantially below those of the County and surrounding Region. Within the Redevelopment Area, the median household income is estimated at only \$29,973 in 2015, roughly 6% lower than the median household income in the City of College Park (\$31,712) and nearly 90% lower than Fulton County as a whole (\$56,612). At the same time, nearly 30% of redevelopment area households earn annual incomes of below \$15,000 and only 8% earned incomes of more than \$100,000 per year, the near opposite income distribution that is present in Fulton County. This lower income distribution appears to be attributable to the small percentage of homeowners living in the area and the fact that the household population is significantly younger than the surrounding region. Many of these households are also living below the poverty level.

**Table 3: Selected Household Characteristics**

Household Characteristics	Redevelopment Area		City of College Park		Fulton County		Metro Atlanta	
<b>2015 Est. Households by Household Size</b>	<b>1,935</b>	<b>100%</b>	<b>6,008</b>	<b>100%</b>	<b>415,447</b>	<b>100%</b>	<b>2,077,048</b>	<b>100%</b>
1-person	656	34%	2,159	36%	151,442	36%	537,864	26%
2-person	481	25%	1,574	26%	119,790	29%	617,962	30%
3-person	327	17%	980	16%	60,321	15%	359,749	17%
4-person	231	12%	646	11%	47,164	11%	304,923	15%
5-person	126	7%	333	6%	21,738	5%	149,919	7%
6-person	63	3%	182	3%	8,981	2%	64,050	3%
7-or-more-person	51	3%	134	2%	6,011	1%	42,581	2%
2015 Est. Average Household Size	2.55		2.44		2.34		2.67	
<b>2015 Est. Family HH Type by Presence of Own Child.</b>	<b>1,165</b>	<b>100%</b>	<b>3,453</b>	<b>100%</b>	<b>228,877</b>	<b>100%</b>	<b>1,411,901</b>	<b>100%</b>
Married-Couple Family, own children	184	16%	585	17%	69,693	30%	478,983	34%
Married-Couple Family, no own children	229	20%	743	22%	77,202	34%	516,339	37%
Male Householder, own children	57	5%	181	5%	7,349	3%	46,701	3%
Male Householder, no own children	75	6%	245	7%	9,936	4%	53,903	4%
Female Householder, own children	403	35%	1,050	30%	37,123	16%	182,380	13%
Female Householder, no own children	218	19%	649	19%	27,574	12%	133,595	9%
<b>2015 Est. Households by Presence of People Under 18</b>	<b>1,935</b>	<b>100%</b>	<b>6,008</b>	<b>100%</b>	<b>415,447</b>	<b>100%</b>	<b>2,077,048</b>	<b>100%</b>
Households with 1 or More People under Age 18:	755	39%	2,141	36%	127,145	31%	791,626	38%
Married-Couple Family	209	11%	660	11%	73,051	18%	510,580	25%
Other Family, Male Householder	74	4%	234	4%	8,890	2%	57,162	3%
Other Family, Female Householder	468	24%	1,225	20%	44,253	11%	217,278	10%
Nonfamily, Male Householder	3	0%	17	0%	593	0%	4,643	0%
Nonfamily, Female Householder	-	0%	5	0%	358	0%	1,963	0%
<b>Households with No People under Age 18:</b>	<b>1,180</b>	<b>61%</b>	<b>3,867</b>	<b>64%</b>	<b>288,302</b>	<b>69%</b>	<b>1,285,422</b>	<b>62%</b>
Married-Couple Family	203	10%	666	11%	73,856	18%	484,735	23%
Other Family, Male Householder	57	3%	190	3%	8,367	2%	43,398	2%
Other Family, Female Householder	154	8%	476	8%	20,445	5%	98,754	5%
Nonfamily, Male Householder	391	20%	1,282	21%	88,916	21%	305,728	15%
Nonfamily, Female Householder	375	19%	1,253	21%	96,718	23%	352,807	17%

- Households Characteristics - Redevelopment Area households tend to be larger, younger, with more children under 18 than the City and County.** Despite the fact that more than 75% of area households are renters, these households are marginally larger on average (2.55 persons per household) than the City (2.44) and Fulton County (2.34). The redevelopment area has a smaller percentage of households without children, a larger percentage of households headed by females with children.



- Housing Tenure – The Redevelopment Area has a dramatically lower rate of home ownership than the City, County and Region.** Only 24% of all existing housing in the Redevelopment Area (some 470 units) is currently estimated to be owner-occupied in 2015, compared to nearly 1,900 renter-occupied units. The percentage of homeowners is less than the City-wide distribution (31%) and less than half of Fulton County, where more than 53% of all housing is owner-occupied. In addition, more than 56% of the Redevelopment Area’s existing housing inventory (more than 1,300 units) is found in “large multi-family buildings” containing 5 or more units.
- Housing Value – Owner occupied housing in the Redevelopment Area is older and much lower valued than the County and Region.** Within the redevelopment area, the median age of owner-occupied housing in 2015 is estimated at 44 years, with only 21% of all units constructed since 1980. By comparison, the median age of all homes in Fulton County is only 26 years and 63% of the total inventory is less than 35 years old. The age distribution of homes within the redevelopment area also translates to lower average home values, with a median value of \$151,200 and 34% of the inventory valued below \$100,000. This median value is more than \$100,000 below that of Fulton County (\$257,157), where only 16% of owner housing is valued below \$100,000.

**Table 4: Selected Housing Characteristics**

Housing Characteristics	Redevelopment Area		City of College Park		Fulton County		Metro Atlanta	
<b>Tenure</b>								
% Owners	24%		31%		53%		66%	
% Renters	76%		69%		47%		34%	
Total Housing Units	2,344	100%	7,573	100%	476,836		2,311,520	
Renter-Occupied Units	1,874		5,722		254,867		944,187	
Owner-Occupied Units	470		1,851		221,969		1,367,333	
Owner Units Valued < \$100K	161	34%	740	40%	36,592	16%	262,610	19%
Owner Units Val \$100K-\$200K	175	37%	643	35%	53,349	24%	505,380	37%
Owner Units Val \$200K-\$500K	118	25%	388	21%	85,932	39%	487,350	36%
Owner Units Val > \$500K	17	4%	80	4%	46,096	21%	111,993	8%
<b>Age of Housing</b>								
Units Built since 2000	268	11%	1,159	15%	155,964	33%	753,153	33%
Units Built 1980-2000	230	10%	981	13%	141,511	30%	874,629	38%
Units built pre-1980	2,023	86%	6,193	82%	244,123	51%	1,076,915	47%
Median age of housing unit (Years)	44		43		26		23	
<b>Type of Housing</b>								
1 Unit Detached (SF)	612	26%	2,512	33%	228,343	48%	1,536,248	66%
1 Unit Attached (TH)	31	1%	150	2%	31,008	7%	118,169	5%
Small Multi-Family (2-4 Units/Bldg.)	378	16%	942	12%	26,291	6%	95,154	4%
Lg Multi-Family (5+ Units/Bldg.)	1,322	56%	3,960	52%	188,381	40%	490,569	21%

- Development Density and Tax Revenues – The Redevelopment Area is substantially under-performing in terms of its economic value and contribution of property tax revenues to the City, County and School District.** Even though it encompasses the historic center of College Park and the major commercial gateways into the City and HJIA, the taxable digest within the entire Redevelopment Area averages approximately \$42,700 per acre. That portion of the Redevelopment Area which is to be included within the proposed TAD #1 has an even lower average taxable digest of less than \$39,000 per acre. The TAD as a whole is estimated to generate less than \$1.09 million per year in combined



City, County and School District property taxes on real estate, generating average tax revenues of only \$1,695 per acre, including less than \$500 per acre in City property taxes. This area is clearly under-performing its economic/fiscal potential as defined in the Redevelopment Powers Law.

**SUMMARY OF MARKET CONDITIONS RELATING TO THE QUALIFICATION AS A REDEVELOPMENT AREA**

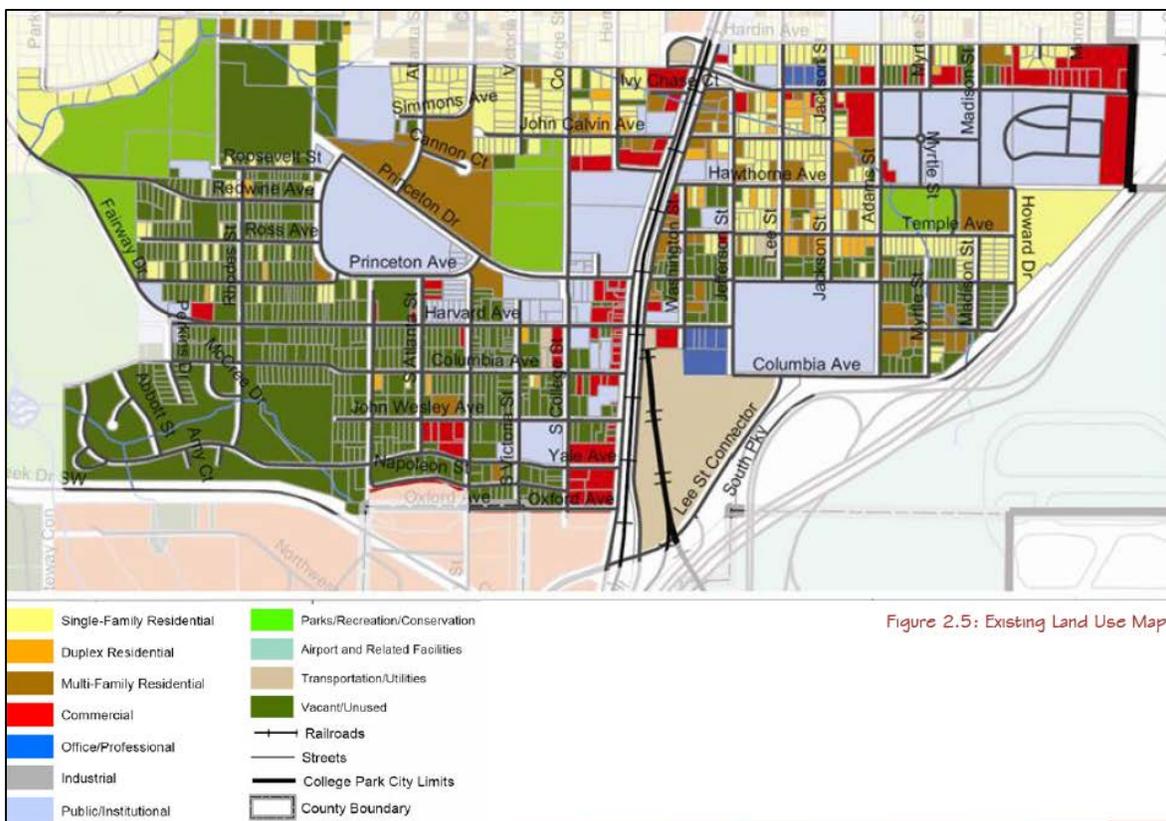
In summary, designation of the Redevelopment Area is justified based on the following conditions:

- The Redevelopment Area has a comparatively small housing inventory and an estimated household population of less than 5,000, consisting primarily of renters and lower-income households. Commercial uses suffer from the lack of close-in population to support demand. Major population and housing losses caused by ANR activity since the mid-1970s are not likely to be reversed by relying on market forces alone.
- The Redevelopment Area lacks a diversity of housing types and price ranges, particularly owner-occupied housing and newer market rate apartments with amenities. Replacement of the housing inventory that was demolished over the past decade is necessary to attract households across a wider spectrum of ages and life cycles. The absence of existing housing that is accessible to transit also represents a lost economic opportunity for Downtown College Park.
- Remaining street networks and infrastructure in demolished former residential neighborhoods is both inadequate and a liability to transitioning these areas into commercial and employment centers. Lack of streetscapes, parking and public amenities is detrimental to supporting new, higher-density development in Downtown College Park.
- Existing taxable digest averages only \$42,700 per acre over an area which consumes nearly half of the City's total land mass that is located within Fulton County. The Redevelopment Area is substantially under-valued and under-performing compared to what would be considered typical of an economically "healthy" downtown, supported by major commercial corridors like Virginia Avenue and Camp Creek Parkway. The area's economic and fiscal contribution to the community clearly falls far short of the City's vision for the area, which has been formed over nearly a decade of planning.

The boundaries of the proposed TAD #1, which cover less acreage than the Redevelopment Area as a whole, are sufficient to accommodate near-term development opportunities in Downtown College Park, along Camp Creek Parkway and south and west of the GICC. The TAD boundaries will also enable the City to extend streetscape improvements to Main Street and Virginia Avenue as revenues allow. Successful implementation of projects identified within TAD #1, which impact less than a third of the entire Redevelopment Area, is expected to have a positive impact on nearby development nodes. Future opportunities to correct the deficiencies which impact the remainder of Redevelopment Area, will be addressed by implementing other projects and perhaps creating one or more future TADs as needed.

**PLAN VISION AND GOAL**

To replace the population losses and resulting negative economic impacts on local businesses due to ANR activity, the City’s vision for the 2008 LCI Study Area called for the creation of higher density development nodes and the introduction of mixed land uses which can be feasibly developed within and around ANR constraints. The LCI plan proposed a series of traffic, transit and pedestrian amenity improvements, new mixed-use developments, investments in public areas and open space, catalyst projects, zoning/regulatory changes and related strategies to create those nodes. The later 2011 TOD Study focused specifically on the “Downtown/MARTA Node” that was identified in the LCI Plan. That second study involved more extensive market research and proposed a phased implementation strategy, including development options for MARTA’s station area holdings.



*Exhibit 5: Existing Land Use - College Park Activity Center LCI Study Area.*

The City’s 2011-2031 Comprehensive Plan, along with the Economic Development Strategic Plan which was developed in conjunction with that document, identified additional economic development objectives that involved areas located outside of the 2008 LCI Study Area. The Comprehensive Plan addressed economic opportunities surrounding the Georgia International Convention Center (GICC) and the need to expand and improve commercial development along the City’s major entry corridors. Those reports also noted the housing imbalance left following ANR acquisitions and the need to diversify the City’s large stock of aging rental housing.

The City's Comprehensive Plan articulates an ambitious vision statement:

*"In 2031 College Park will be Georgia's Global Gateway – home to the World's Busiest Airport. We will be diverse by design, while preserving our unique heritage and offering a dynamic place to live, work, play and visit."*

The following relevant portions of the City's vision statement are supported by this Redevelopment Plan:



**Vision for the Future:**

- Premier global gateway to College Park and the Atlanta Metro area.
- Multimodal transportation options and access
- A broad collection of destinations for events in convention and meeting halls, arts facilities galleries and theaters and entertainment facilities
- Office and hotel developments that establish College Park as a place to work and to stay
- Commercial establishments, support services and entertainment activities for local residents and for visitors regionally, nationally and internationally



**Vision for the Future:**

- Vibrant commercial corridors that provide a comprehensive array of goods and services to local residents as well as a larger regional market in Fulton and Clayton counties.
- Re-investment in existing structures, particularly those that are historic or have character defining architecture.
- Developments that are accessible to transit riders, pedestrians and cyclists as well as for auto traffic.

- New development and renovations to existing development that frame the public right-of-way with attractive structures and landscaping near the edge of the street.
- Interior parking areas that provide safe and attractive pedestrian circulation within the parking area connecting to structures and to the street.
- Quality development along these corridors will lead to and will connect focal points of the city such as the transit center and historic downtown, the hospitality and convention center area and mixed use area on Old National Highway.
- Development will be contextually sensitive to surrounding residential uses through appropriate buffering mechanisms, quality architecture and convenient connections.

**Mixed Use Town  
Center (MTC)**



**Vision for the Future:**

- Vibrant mixed use corridors oriented on a grid-like or modified grid structure that provide a comprehensive array of goods and services to local residents as well as a larger regional market in Fulton and Clayton counties.
- Open spaces and civic or institution uses are generally located at the terminus of corridors within the development providing gathering space and services to the local population and visitors to the area.
- Development that is accessible to transit riders, pedestrians and cyclists as well as for auto traffic.
- Public rights-of-way framed by attractive structures and landscaping near the edge of the street.
- Some on-street parking is provided, but the bulk of the parking is provided on the interior of blocks or behind primary uses in parking lots or parking structures.
- A compact, highly walkable mixed use area that is well connected to the regional road network and to transit that provide access to work locations, community facilities and to other transportation networks.
- Thoughtful design architecturally and spatially that provides housing options for varied incomes around open spaces and amenities.
- Stable, safe, well-maintained neighborhoods that maintain their value over time.
- Incorporation of commercial uses that serve the local residents area and that strengthen the market in adjacent commercial areas.
- High quality building materials, design features and open space that reiterate or affirm the message of the global city, create a sense of place and provide a venue for gatherings and events, both formal and informal.



The leadership and citizens of College Park have embraced the 2008 LCI Study and the 2011 Comprehensive Plan. The City has invested substantial time and effort to create a shared vision, has committed significant planning and other resources to create that vision, and made initial progress toward implementing the Plan. The City of College Park has over the past several years:

- Adopted Downtown Design Guidelines;
- Worked on new Downtown Overlay Zoning changes to enable mixed use as recommended;
- Commissioned the 2011 TOD Study cooperatively with MARTA to create a development strategy for the station site;
- Assembled multiple parcels for eventual disposition to the private sector and began preparations to market those sites to qualified developers;
- Permitted a new multi-family apartment complex near the MARTA Station and Hotel Indigo; and
- Permitted the largest commercial development project (Wally Park) on Camp Creek Parkway in several years; and
- Continued to attract high quality hotel development near the GICC.

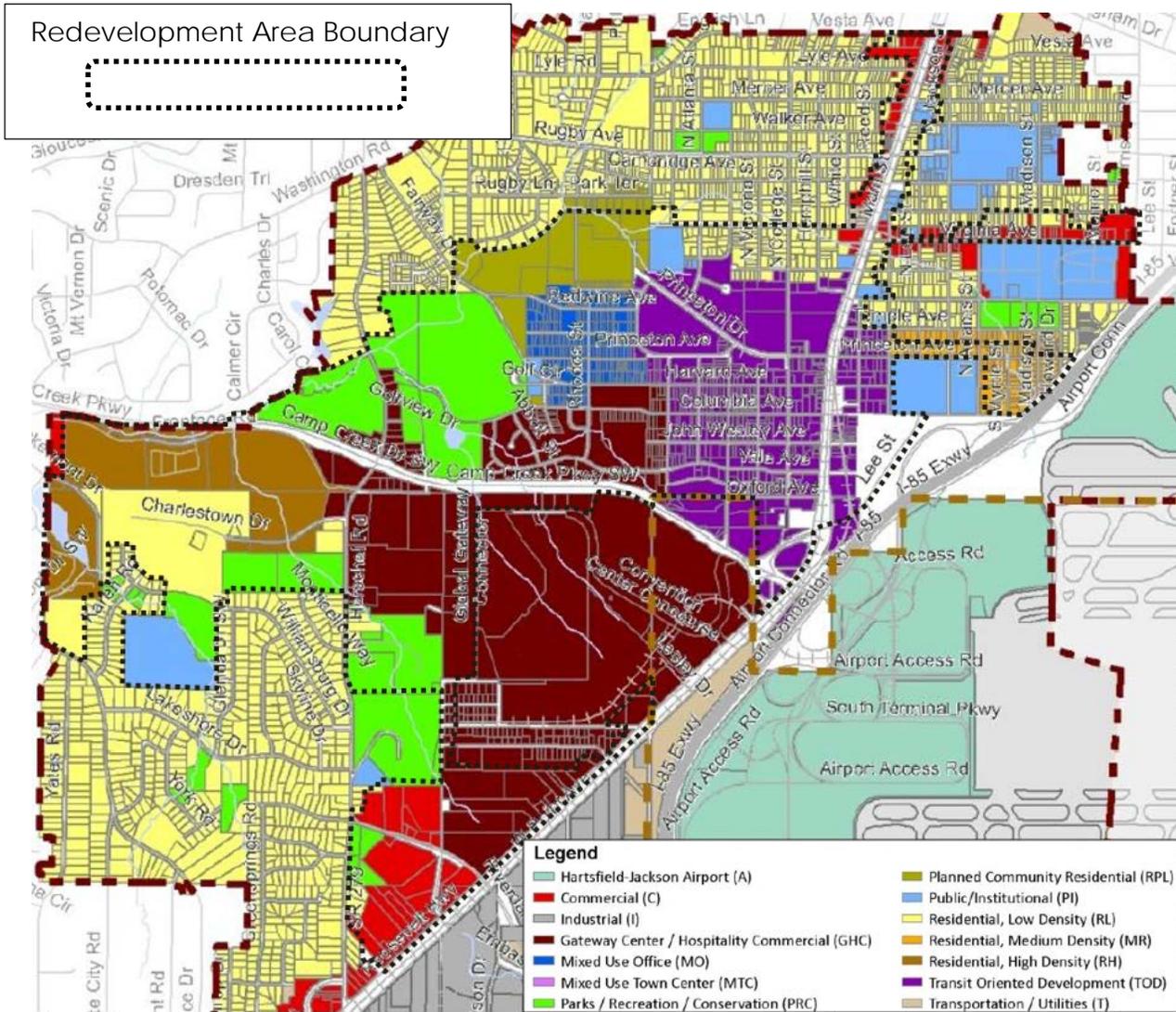
By adopting this Redevelopment Plan and creating a TAD, the City is now seeking to capitalize on completed plans and public investments. The City intends to leverage TAD financing to attract a density and value of private development which is greater than what normal market forces could produce. In so doing, the Redevelopment Plan and TAD will benefit the residents of College Park, business owners and Fulton County as a whole.

### **PROPOSED LAND USES AFTER REDEVELOPMENT (C)**

The vision statement is illustrated in the “Future Development Map” which identifies “Character Areas” for various sections of the City. The portion of that map which covers the Redevelopment Area is presented in Map 3. The map shows that the Redevelopment Area is envisioned to be: (a) Gateway Center/Hospitality Commercial (GHC), Mixed Use Town Center (MTC), Low, Medium or High Density Residential (RL, MH or RH), Planned Community Residential (RPL), Mixed Use Office (MO), Commercial (C), Public/Institutional (PI) or Parks/Recreation/Conservation (PRC). TAD #1 is proposed to be used as a financial tool to help achieve the type of future development envisioned for the Gateway Center, Downtown Mixed Use and Commercial Character Areas. If early catalyst projects in key locations can be successfully implemented, the resulting economic benefits should improve prospects for other parts of the Redevelopment Area which are more difficult to change in the short term, and can be addressed by creating additional TADs in the future. Projects proposed for TAD #1 in this plan are entirely consistent with land uses shown in the Future Development Map.



Map 3: City of College Park Future Development Map (Partial Section)

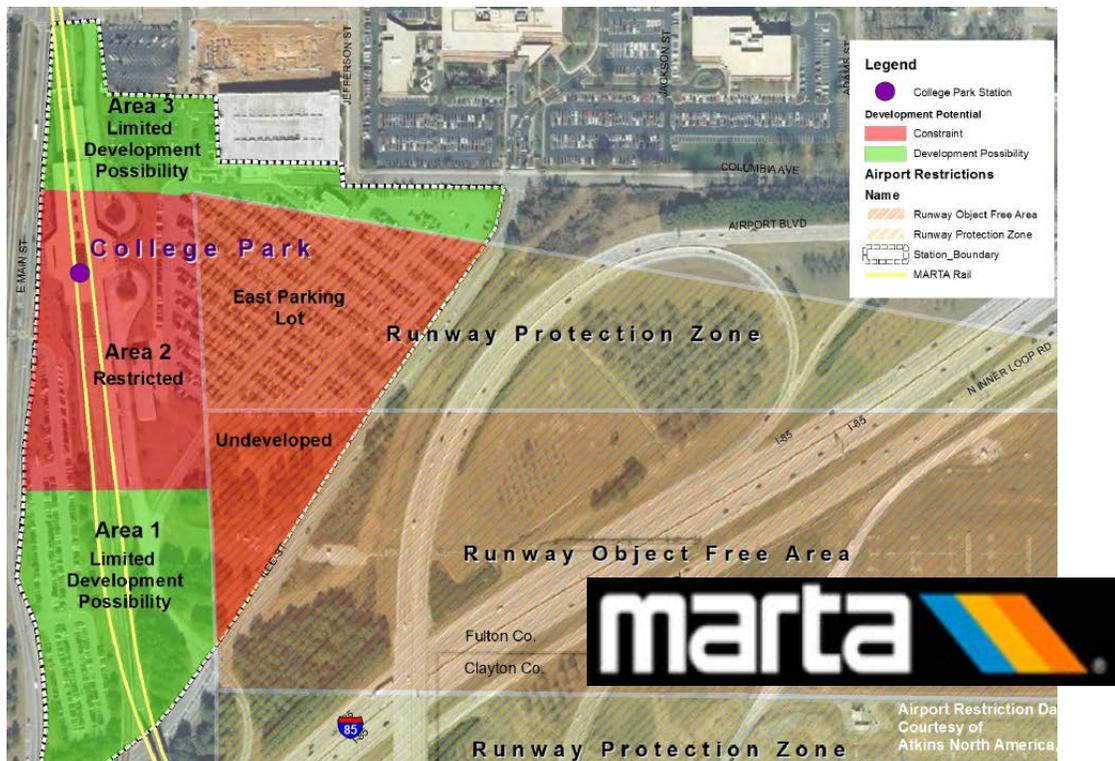


Source: Kimley-Horn and Associates, Inc., the Collaborative Firm, Fulton Co. and ARC GIS Data, 2011.

## PROPOSED REDEVELOPMENT PROJECTS (D)

Working with City staff, BAG has identified a total of six redevelopment projects within the proposed TAD #1 which are in various stages of consideration, planning or execution and could be started or completed within the next 5 to 10 years. The following project summaries are based on either current plans or best estimates of future development potential based on the actions of property owners and other interested parties. In some cases redevelopment sites are already controlled by the City and/or BIDA, so the disposition of those parcels for redevelopment is somewhat under the City’s control and end uses could be enhanced with additional financial resources secured through the TAD. These project locations are shown on Map 3 and described in more detail in this section.

**Project Area 1 – MARTA Station TOD:** This area totals roughly 13.5 acre College Park MARTA Station plus additional nearby parcels located on the east side of Main Street. This area includes 38 tax parcels covering 39 acres (including MARTA property), and has a total taxable digest of roughly \$3.6 million. Most of that digest is associated with the Hotel Indigo, which accounts for \$3.2 million of the total. In addition to marketing the limited development potential on the MARTA Station itself, the City recently approved development of a \$35 million mixed-use project on a 3.5 acre site located to the north of the Station near the Hotel Indigo, which is expected to include apartments and office space. Achieving this level of density requires the construction of a parking deck and the developer has obtained BIDA assistance to construct the deck. Future property taxes from that project are projected to be utilized for deck



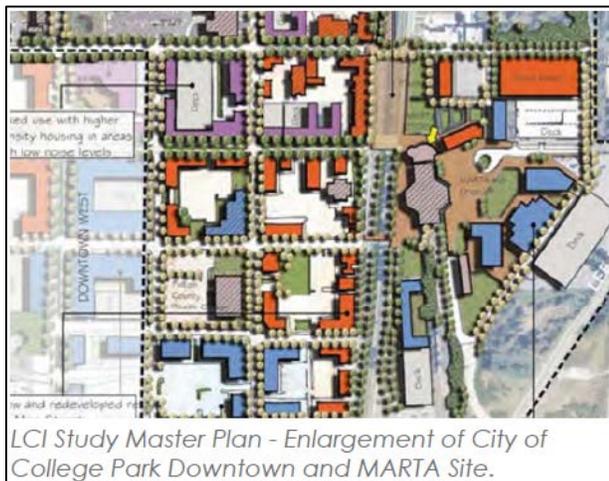
**Project Area 1:** MARTA Station Development Opportunities.



**Project Area 1:** Proposed Mixed-Use Development at the intersection of Washington St. and Harvard Avenue.

financing for the first five years, after which tax proceeds will be available to the TAD. The majority of remaining parcels in Area 1 are owned by BIDA and have been proposed for infill development of single family homes. Because much of the land assembly is currently tax exempt, additional tax digest will be created by both the new construction and the transition of properties from tax exempt to private ownership.

**Project Area 2 – Downtown College Park:** This area covers 40.1 acres, including the City's existing business district located along the west side of Main Street and additional blocks to the west. This area includes 151 tax parcels with a total taxable digest of nearly \$5.13 million. The area contains approximately 168,000 SF of privately owned commercial buildings, plus a substantial number of additional vacant sites owned by BIDA. Market research conducted for the 2011 TOD Study estimates that combined with Area 1, Downtown could support additional housing,



LCI Study Master Plan - Enlargement of City of College Park Downtown and MARTA Site.

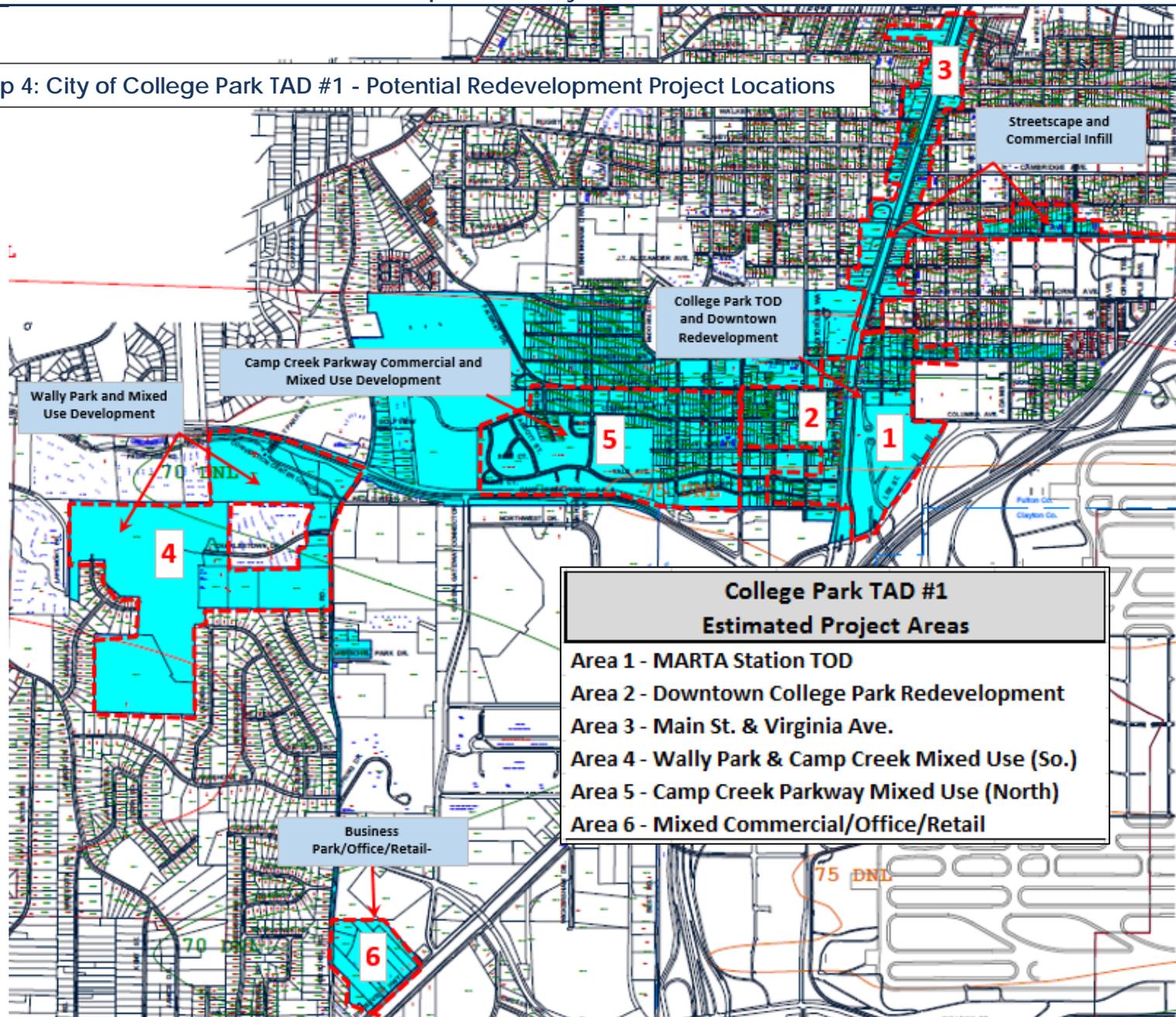
retail, office and hotel space. The market study estimated the market value of this new development at nearly \$127.3 million, while the combined current FMV of Areas 1 and 2 is only \$33.7 million.

LEGEND	
COLOR	LAND USE
	MIXED-USE (OFFICE, RETAIL, OFFICE, AND RESIDENTIAL)
	COMMERCIAL/RETAIL
	OFFICE
	MULTI-FAMILY RESIDENTIAL
	TOWNHOME RESIDENTIAL
	SINGLE FAMILY RESIDENTIAL
	PARKING DECK
	EXISTING BUILDINGS
	MARTA STATION



**Project Area 2:** Proposed TOD Development located on the west side of Main St. Inset shows additional downtown expansion further to the west of College St.

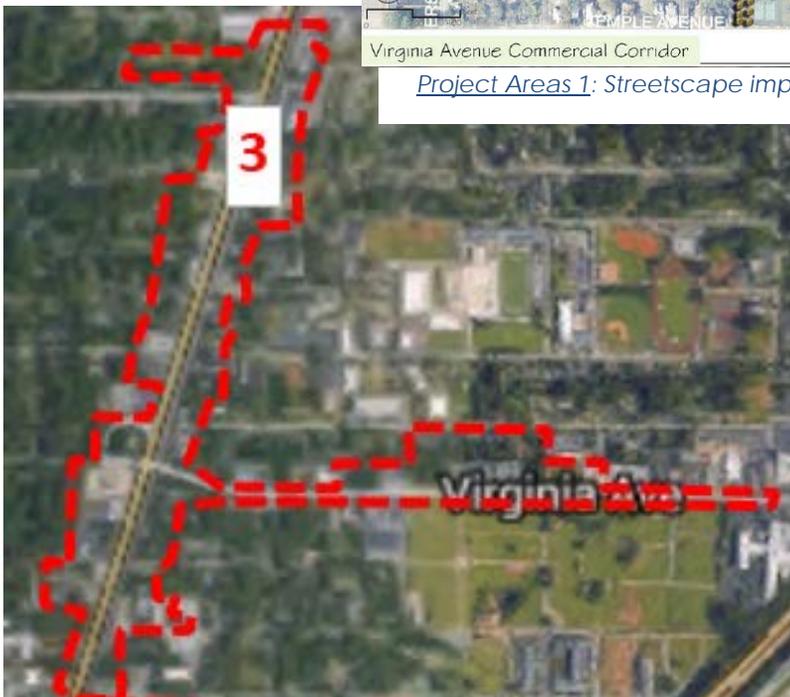
Map 4: City of College Park TAD #1 - Potential Redevelopment Project Locations



**College Park TAD #1  
Estimated Project Areas**

- Area 1 - MARTA Station TOD
- Area 2 - Downtown College Park Redevelopment
- Area 3 - Main St. & Virginia Ave.
- Area 4 - Wally Park & Camp Creek Mixed Use (So.)
- Area 5 - Camp Creek Parkway Mixed Use (North)
- Area 6 - Mixed Commercial/Office/Retail

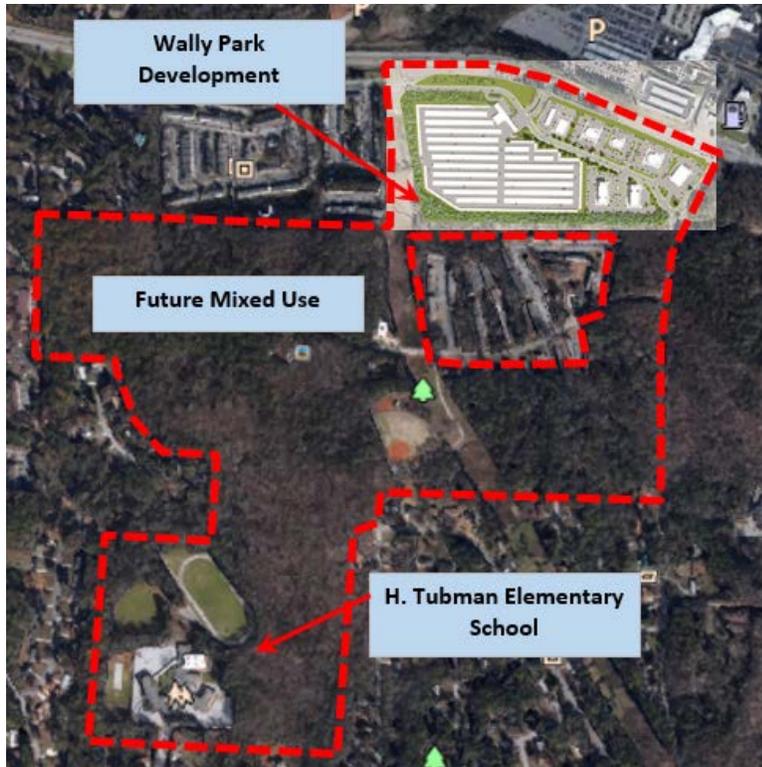
**Project Area 3 – Main Street and Virginia Avenue Infill:** This area consists of 93 parcels located along both sides of Main Street and the north side of Virginia Avenue, extending from “downtown” to the City limits in each direction. The 2008 LCI Plan envisioned the installation of new streetscaping along both corridors over the length of the Study Area, in order to encourage commercial infill along the corridors. Properties proposed for inclusion in TAD #1 cover 35.7 acres and include 330,700 SF of existing buildings, with a taxable digest of \$7.12 million. Despite the existing density, this area is relatively under-valued at less than \$75.00 per SF of existing buildings. Consistent with the LCI Plan’s objective to improve commercial gateways and encourage a broader range of life-cycle housing to its downtown, the City believes that Area 3 could be attractive to additional



*Project Areas 1: Streetscape improvements and infill development.*

commercial, lodging and entertainment uses. Although Area 3 is included in the TAD primarily to receive rather than generate TAD proceeds, BAG estimates that the Area’s taxable digest could roughly double over the next decade (to \$14.3 million). This growth would result from the combination of marginal value gains created by the streetscape improvements and resulting infill development on under-developed commercial sites.

**Project Area 4 – Camp Creek Parkway Mixed Use (South Side):** This area contains 15 parcels totaling 151.8 acres located on the south side of Camp Creek Parkway, west of Herschel Road, including the site of the Harriet Tubman Elementary School, which is scheduled for closure by the Fulton County School District. The majority of this acreage is currently vacant or in public or recreational use, and the taxable digest totals less than \$1.8 million or an average of roughly \$11,700 per acre. The



*Project Area 2: Wally Park and Mixed Use*

northeast corner of Area 4 is occupied by an airport parking facility known as “Wally Park” which has announced plans to significantly expand its facilities and construct new retail, office and hotel development on the site. This project alone has the potential to increase the area’s tax digest by more than \$17.5 million over current levels. The City’s desired future land use for the bulk of the area is a mix of low, medium and high density residential, plus commercial uses along Camp Creek Parkway. Depending on the potential future disposition and reuse of the Tubman Elementary School, BAG forecasts that this area could physically support

up to 1.65 million SF of residential and commercial space with a future market value of \$114.8 million.

**Project Area 5 – Camp Creek Parkway Commercial (North):** The City and BIDA currently control virtually all of the land north of Camp Creek Parkway and south of Redwine and Princeton Avenues, between the City’s golf course and Victoria Street. Including abandoned streets and rights of way and depending on the City’s willingness to relocate its public works operation, BIDA has the ability to assemble and offer 90 to 125 contiguous acres (or more) for commercial or mixed-use development. BAG has identified a minimum area of 190 parcels totaling 89.1 acres (plus abandoned internal rights of way) with a current taxable digest of only \$171,680, which could be almost

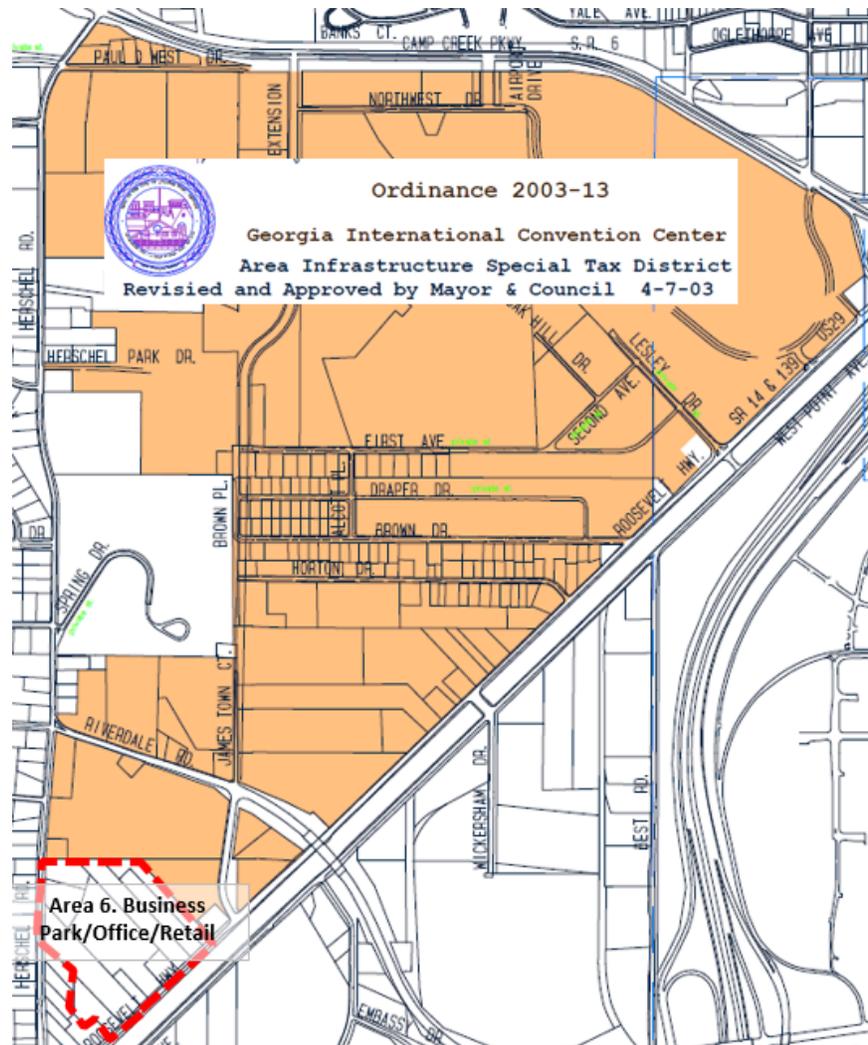


*Project Area 5: Camp Creek Parkway North concept from 2008 LCI Plan (89.1 acre disposition site is shown inside the dashed line).*

immediately be marketed for redevelopment. With BIDA's ability to both lower land acquisition costs and provide TAD or its own incentives, this site could physically accommodate a large retail center on the scale of the near 800,000 SF Camp Creek Marketplace located a few miles to the west in East Point, a comparably sized business park or a larger mixed use development. BAG has initially estimated the area's potential future market value at \$72.1 million using the most conservative density and value per SF. The accompanying exhibit shows the concept for this area which was recommended in the 2008 LCI Plan.

**Project Area 6 –  
Business Park, Office or**

**Retail:** Nearly all of the parcels to the south of Camp Creek Parkway between Herschel Road and Roosevelt Highway are located within the GICC Special Taxing District that was created to attract high-quality development around the GICC and CONRAC facilities. The boundaries of TAD #1 were extended down the Herschel Road ROW to include the 17.4 acres near the intersection of Herschel Road and Roosevelt Highway which lie outside the GICC Tax District. These parcels currently contain roughly 73,000 SF of existing buildings and have a combined taxable digest of \$1.69



million or \$97,000 per acre. Over the longer term, the inclusion of these parcels within TAD #1 may benefit from redevelopment of the abutting property within the GICC. BAG estimates that the area could support 151,000 SF of buildings and achieve a taxable digest of \$4.5 million at completion.

**Remainder of the TAD** – the balance of the proposed TAD #1 not addressed above includes 283 acres with an estimated market value of just under \$77.3 million and a taxable digest of only \$5.88 million. Most of the TAD parcels which are not part of the above project areas are located to the north of Harvard Avenue and east of



the FAA facility, or are in active City or recreational use, such as the golf course. The average taxable digest value within this remaining area averages less than \$21,000 per acre and the redevelopment plan makes no assumptions or calculations concerning specific future investments for those sites. However, it can be reasonably assumed that infill development and future incremental value growth is likely to occur on a portion of this acreage if the proposed investments identified for redevelopment sites 1 through 6 are implemented as proposed. For forecasting purposes BAG has programmed a modest 15% allowance for growth in taxable value in the balance of the TAD.

#### TOTAL POTENTIAL REDEVELOPMENT

The table on the following page estimates the total impact of implementing all of the redevelopment projects summarized above over an approximate 7 to 10 year period. At build out, the combination of forecasted new construction, rising land value and the increased average value of improvements per square foot are estimated to raise the total market value (FMV) of TAD#1 from \$165.8 million currently to \$407.5 million at completion. The resulting \$241.8 million (146%) increase in FMV includes both taxable and tax exempt parcels

The resulting increase in the TAD's total taxable digest (40%) value is influenced by forecasted new development and the transition of existing parcels from tax exempt to taxable status. The projected redevelopment and transition of sites owned by the City and BIDA to private use are important contributors to this estimated change. BAG estimates that the TAD's overall taxable digest would increase from less than \$25.4 million in 2015 to nearly \$138.9 million at build-out, a 447% increase.

Based on current values and millage rates, taxes levied on existing properties within the proposed TAD #1 raise an estimated \$1,088,681 in total general fund real estate taxes to the City, County and School District, combined. Total levied taxes on real estate averaged only \$1,659 per acre averaged over the entire TAD, including only \$320,200 and less than \$500/acre to the City of College Park. If the forecasted build out and resulting valuations estimated in the above-described projects existed today, these same areas would have generated nearly \$5.96 million in combined City, County and School District general fund real estate taxes, averaging roughly \$9,100 per acre. This estimate excludes additional taxes on business personal property, which could conservatively add another 35% to 45% to estimated ad valorem revenues from new commercial development within the TAD.

In summary, the above projects when fully completed increase the amount of existing taxable building space within the 6 Project Areas from an estimated 1.0 million SF currently to 4.2 million SF at completion. This total represents a net addition of approximately 1,100 to 1,200 new dwelling units and 1.5 to 1.8 million SF of new commercial, retail, office and lodging space. These projects could increase the TAD's taxable digest by 447% over current levels and increase property tax collections on real estate by a net of nearly \$4.9 million per year. This growth would result from the combination of new construction, rehabilitation of existing buildings and the transition of property from tax exempt to taxable status.

College Park Redevelopment Plan and  
Tax Allocation District #1 - Downtown and Airport Gateways



**Table 5: College Park TAD #1 - Redevelopment Project Areas  
Calculations of Existing and Future Development and Tax Digest**

Summary	Project Area 1	Project Area 2	Project Area 3	Project Area 4	Project Area 5	Project Area 6	Project Area TOTALS	Balance of TAD	TAD TOTALS	
<b>EXISTING CONDITIONS</b>										
Tax Parcels	38	151	93	15	190	5	492	345	837	
Acres	39.3	40.1	35.7	151.8	89.1	17.4	373.5	282.8	656.3	
Building SF	114,595	167,866	330,682	321,148	-	73,011	1,007,302		57%	
FMV Land	\$2,518,500	\$18,307,900	\$10,896,290	\$6,944,100	\$7,088,500	\$2,721,000	\$48,476,290			
FMV Buildings	\$7,861,900	\$5,087,700	\$13,512,950	\$11,417,200	\$0	\$2,102,300	\$39,982,050			
<b>TOTAL FMV</b>	<b>\$10,384,000</b>	<b>\$23,348,000</b>	<b>\$24,488,440</b>	<b>\$18,397,700</b>	<b>\$7,088,500</b>	<b>\$4,823,300</b>	<b>\$88,529,940</b>	<b>\$77,259,052</b>	<b>\$165,788,992</b>	
FMV Land/AC	\$ 64,164	\$ 456,397	\$ 304,937	\$ 45,735	\$ 79,512	\$ 156,539	\$ 129,802			
FMV /Building SF	\$ 68.61	\$ 30.31	\$ 40.86	\$ 35.55	\$ -	\$ 28.79	\$ 39.69			
Taxable Digest	\$ 3,617,640	\$ 5,128,410	\$ 7,120,180	\$ 1,769,880	\$ 171,680	\$ 1,690,440	\$19,498,230	\$ 5,877,760	\$ 25,375,990	
Taxable Digest/AC:	\$ 92,167	\$ 127,846	\$ 199,261	\$ 11,657	\$ 1,926	\$ 97,251	\$ 52,209	\$ 20,784	\$ 38,667	
FAR	0.10	0.10	0.21	0.05	0.00	0.10	0.06			
<b>FUTURE CONDITIONS</b>										
Building SF	448,687	611,578	544,785	1,653,476	776,672	151,434	4,186,632			
FMV Land	\$ 3,022,200	\$ 20,138,690	\$ 11,985,919	\$ 15,624,225	\$ 17,716,916	\$ 2,993,100	\$ 71,481,050			
FMV Buildings	\$ 42,625,277	\$ 30,578,898	\$ 23,698,144	\$ 99,208,568	\$ 54,367,010	\$ 8,328,881	\$ 258,806,778			
<b>TOTAL FMV</b>	<b>\$ 45,647,477</b>	<b>\$ 50,717,588</b>	<b>\$ 35,684,063</b>	<b>\$ 114,832,793</b>	<b>\$ 72,083,925</b>	<b>\$ 11,321,981</b>	<b>\$ 330,287,828</b>	<b>\$ 77,259,052</b>	<b>\$ 407,546,880</b>	
FMV Land/AC	\$ 76,997	\$ 502,037	\$ 335,430	\$ 102,903	\$ 198,732	\$ 172,193	\$ 191,400			
FMV /Building SF	\$ 95.00	\$ 50.00	\$ 43.50	\$ 60.00	\$ 70.00	\$ 55.00	\$ 61.82			
Taxable Digest	\$ 18,258,991	\$ 20,287,035	\$ 14,273,625	\$ 45,933,117	\$ 28,833,570	\$ 4,528,792	\$ 132,115,131	\$ 6,759,424	\$ 138,874,555	
Taxable Digest/AC:	\$ 465,184	\$ 505,735	\$ 399,452	\$ 302,521	\$ 323,429	\$ 260,541	\$ 353,756	\$ 23,901	\$ 211,613	
Future FAR	0.26	0.35	0.35	0.25	0.20	0.20	0.26			
<b>Incremental Digest Growth</b>	<b>\$ 14,641,351</b>	<b>\$ 15,158,625</b>	<b>\$ 7,153,445</b>	<b>\$ 44,163,237</b>	<b>\$ 28,661,890</b>	<b>\$ 2,838,352</b>	<b>\$ 112,616,901</b>	<b>\$ 881,664</b>	<b>\$ 113,498,565</b>	
Percent Change	405%	296%	100%	2495%	16695%	168%	578%	15%	447%	
<b>GENERAL FUND PROPERTY TAXES (REAL ESTATE ONLY)</b>										
Existing Conditions:										
City of College Park	12.62	\$ 45,651	\$ 64,715	\$ 89,850	\$ 22,334	\$ 2,166	\$ 21,332	\$ 246,048	\$ 74,171	\$ 320,220
Fulton County Incorporated	11.78	\$ 42,619	\$ 60,418	\$ 83,883	\$ 20,851	\$ 2,023	\$ 19,915	\$ 229,709	\$ 69,246	\$ 298,955
Fulton County School District	18.50	\$ 66,934	\$ 94,886	\$ 131,738	\$ 32,746	\$ 3,176	\$ 31,277	\$ 360,756	\$ 108,750	\$ 469,507
<b>TOTALS:</b>	<b>42.90</b>	<b>\$ 155,204</b>	<b>\$ 220,019</b>	<b>\$ 305,470</b>	<b>\$ 75,931</b>	<b>\$ 7,365</b>	<b>\$ 72,523</b>	<b>\$ 836,513</b>	<b>\$ 252,168</b>	<b>\$ 1,088,681</b>
Forecast Conditions:										
City of College Park	12.62	\$ 230,410	\$ 256,002	\$ 180,119	\$ 579,630	\$ 363,851	\$ 57,149	\$ 1,667,161	\$ 85,297	\$ 1,752,458
Fulton County Incorporated	11.78	\$ 215,109	\$ 239,002	\$ 168,158	\$ 541,138	\$ 339,688	\$ 53,354	\$ 1,556,448	\$ 79,633	\$ 1,636,081
Fulton County School District	18.50	\$ 337,828	\$ 375,351	\$ 264,091	\$ 849,855	\$ 533,479	\$ 83,792	\$ 2,444,394	\$ 125,063	\$ 2,569,457
<b>TOTALS:</b>	<b>42.90</b>	<b>\$ 783,347</b>	<b>\$ 870,354</b>	<b>\$ 612,367</b>	<b>\$ 1,970,623</b>	<b>\$ 1,237,018</b>	<b>\$ 194,294</b>	<b>\$ 5,668,003</b>	<b>\$ 289,993</b>	<b>\$ 5,957,996</b>
<b>Incremental Real Estate Taxes</b>	<b>\$ 628,143</b>	<b>\$ 650,335</b>	<b>\$ 306,897</b>	<b>\$ 1,894,691</b>	<b>\$ 1,229,652</b>	<b>\$ 121,771</b>	<b>\$ 4,831,490</b>	<b>\$ 37,825</b>	<b>\$ 4,869,315</b>	

Sources: City of College Park, Fulton County Assessment Records and Bleakly Advisory Grup, Inc.



## CONTRACTUAL RELATIONSHIPS (E)

Pursuant to O.C.G.A. §34-44-3(a), the College Park City Council will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Council, acting directly or through a designee such as the Business and Industrial Development Authority (BIDA), may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities, including Fulton County and other stakeholders, as well as with BIDA and various City of College Park departments involved in implementing this redevelopment plan.
2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.
3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.
4. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.
5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by the City.
6. The City will enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis and other related services.
7. The City will perform other duties as necessary to implement the redevelopment plan.

## RELOCATION PLANS (F)

As is currently foreseen, no relocation of tenants or residents from private homes is anticipated within the Redevelopment Area or TAD #1. In the future should the relocation of existing homes or businesses be required, such relocation expenses may be provided for under all applicable federal, state and local guidelines if public funds are used for property acquisition. Such funding sources of require relocation benefits to be offered to tenants and users for relocation.



## ZONING & LAND USE COMPATIBILITY (G)

The Redevelopment Area and College Park TAD #1 include the historic commercial and residential center of the City, plus first-generation highway commercial development located primarily along Camp Creek Parkway, Main Street and Virginia Avenue. The area is covered by multiple commercial, business park, and residential zoning classifications, which allow all land uses that are proposed in this Redevelopment Plan. Relevant zones include:

- Downtown Business District (DB)
- Central Business District (CB)
- Transit Station Commercial (TSC)
- Professional Office (OP)
- Business Park (BP)
- Commercial (C1) – including subcategories ranging from community business and planned shopping centers.

Residential (only) use districts exist primarily in the southwest section of the proposed TAD #1 and range from low density (R1) to high density (MF) classifications.

In addition, College Park has adopted different Overlay Districts, which are designed to facilitate the permitting the types of higher-density or mixed-use redevelopment projects discussed in this plan. These include “Hospitality”, “Conditional” Use and “Assembly District” Overlays. The City is also working on modifications to its (DB) and (CB) classifications to remove impediments to investment and encourage redevelopment that is consistent with the City’s vision for Downtown College Park.

Map 5 identifies the City’s applicable zoning and overlay districts. This Map, as well as the Future Development Map (3) presented previously, identify allowed current and proposed future land uses within the Redevelopment Area and TAD. The fact that most of the proposed redevelopment sites are either already under the City’s ownership and/or are consistent with existing zoning indicates that this Redevelopment Plan is compatible with zoning and land use.

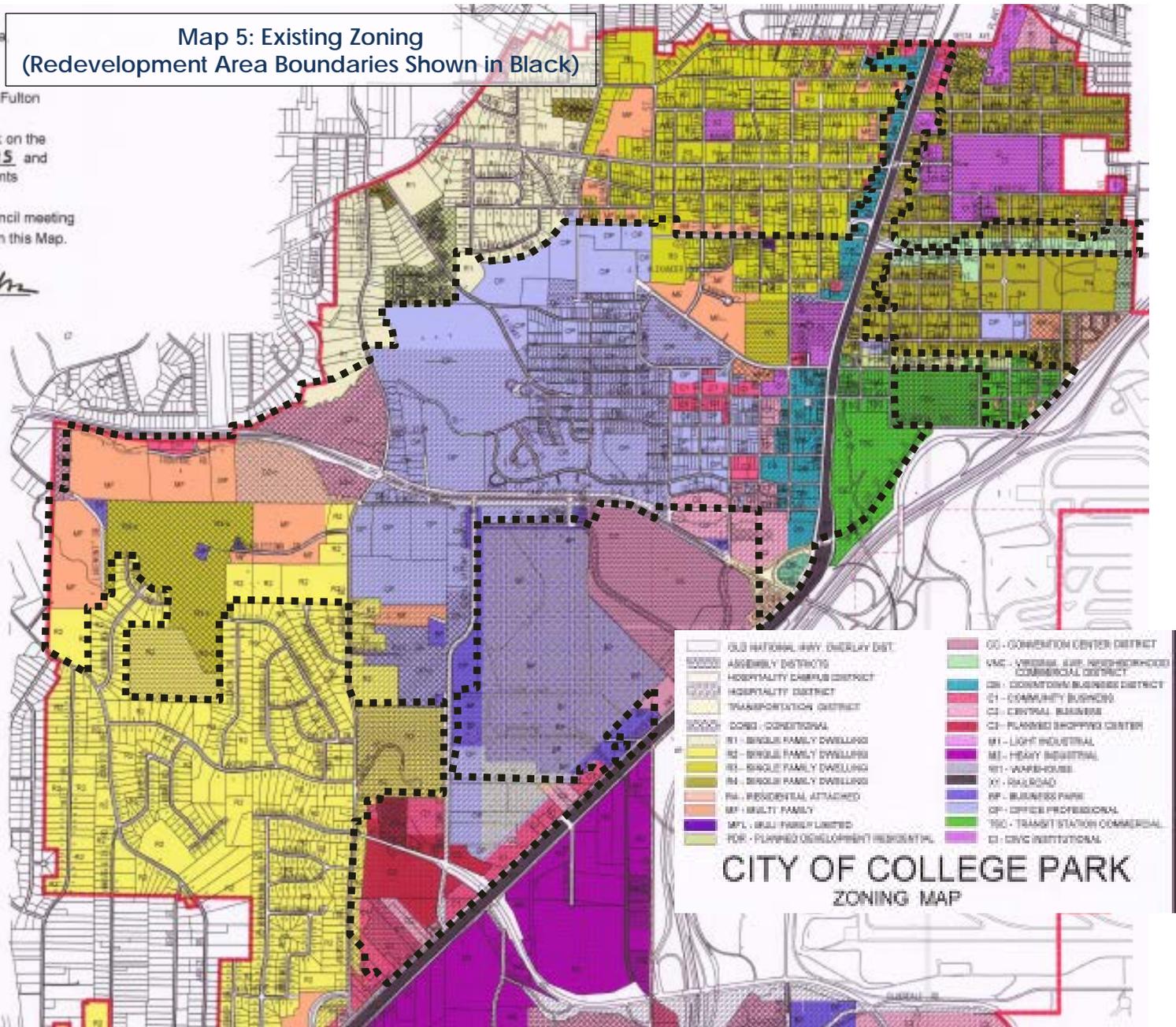
College Park Redevelopment Plan and  
Tax Allocation District #1 - Downtown and Airport Gateways



I, Melissa Brooks, City Clerk of the City of College Park, Georgia do hereby certify that this is the Official Zoning Map of the City of College Park, Clayton County and Fulton County, Georgia, adopted by the Mayor and Council of College Park on the 17 day of April, 2015 and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

*Melissa Brooks*  
Melissa Brooks, City Clerk

Map 5: Existing Zoning  
(Redevelopment Area Boundaries Shown in Black)

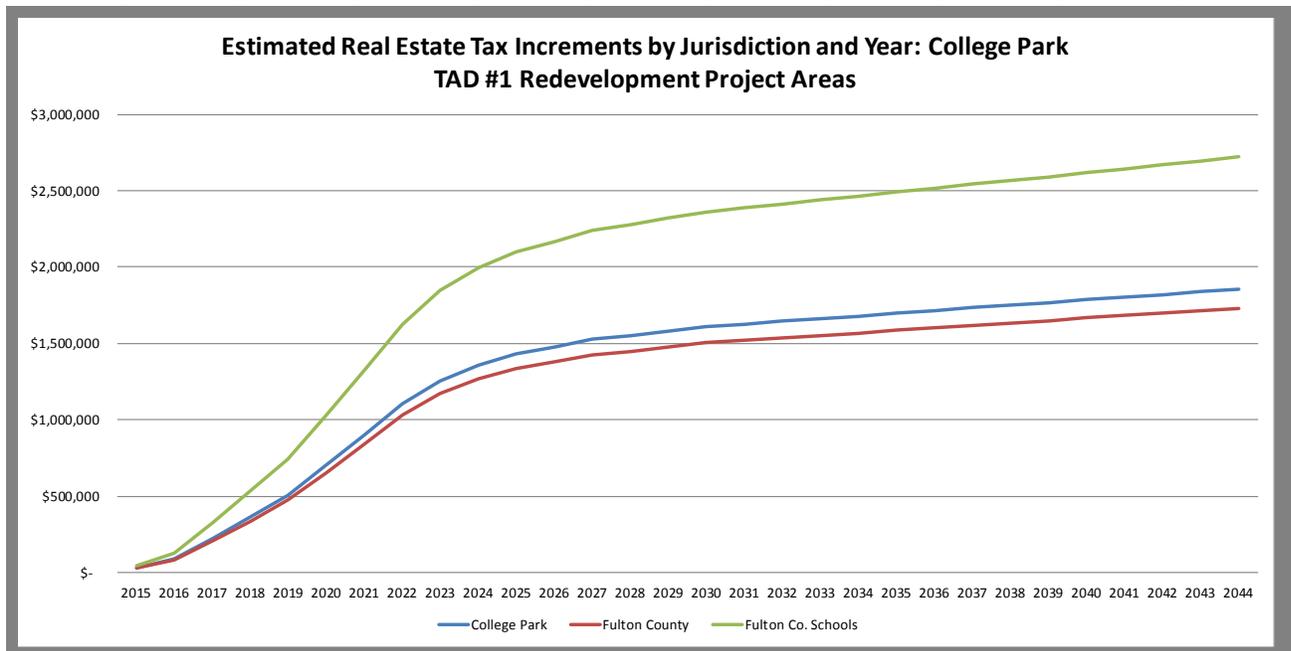




## METHOD OF FINANCING / PROPOSED PUBLIC INVESTMENTS (H)

### TAD POTENTIAL OF DOWNTOWN COLLEGE PARK PROJECTS

The following section estimates potential bond revenues from redevelopment projects in TAD #1, assuming that both Fulton County and the Fulton School District pledge their respective M&O millage to the TAD redevelopment effort.<sup>4</sup> Assuming an approximate 5-10 year phasing schedule and providing a reasonable allowance for “background growth” in the TAD as a whole as implemented projects benefit nearby areas, BAG estimates that the TAD could generate nearly \$169.1million in total real property taxes over the 30-year life of the TAD, assuming that millage rates do not change over the forecast period. Of this amount, it is estimated that \$136.4 million would be tax allocation increments accruing to the TAD Special fund and the balance of \$32.7 million would continue to flow to the respective taxing jurisdictions’ general funds. Tax increments grow slowly initially and approach \$3.1 million annually when some projects are forecast to reach build out in 2022. Estimated annual tax increments generated over the 30-year life of the TAD are illustrated in the following graph.



From the \$136.4 million in projected tax allocation increments, it is possible that the City could be asked to rebate a portion of County or School TAD increments back to those jurisdictions as payments in lieu of taxes (PILOT payments), effectively

<sup>4</sup> Counties and school districts in other parts of Georgia have requested and cities have agreed to rebate portions of their respective millage rates as a payment in lieu of taxes, reducing the effective millage rate pledged to the TAD. The following section assumes that College Park will NOT be asked to rebate County or School District Tax Increments as a payment in lieu of taxes, but financial models possess the capability to incorporate such assumptions.



lowering the net millage rate contributed by those jurisdictions to the TAD. We have made no specific assumptions but have left a balance in the second bond issue to provide surplus increments for this purpose. To the extent that a rebates are requested from initial TAD proceeds rather than later year proceeds after redevelopment has occurred, the amount of financing which could be leveraged by the TAD is reduced accordingly.

BAG estimated the amount of proceeds this revenue stream could leverage using the following financing assumptions:

- The first bond is assumed to be issued in early 2017, in order to provide funding which may be needed to support redevelopment of the area north of Camp Creek Parkway, (Project Area 5) and provide additional funding for downtown improvements. This bond is assumed to have a 25 year term, a 1.20 debt coverage ratio and a 4.75% interest rate. Calculations assume that the first two years of interest payments and a one year debt service reserve would be capitalized into the bond. Given that some investments will already be occurring within the TAD by that time (i.e. Wally Park), the fact that the City/BIDA control all of the real estate and assuming that a nationally prominent, credit worthy developer can be secured for the project, attaining a 4.75% interest rate should be achievable in a 2017 time frame. We have also assumed a 3.5% issuance cost to cover any loan fees and potential reimbursements the City may wish to recover.
- Bond #2 is assumed to be issued in 2019 or 2020. This issue is estimated to have a 25 year term, a 1.2 debt coverage ratio and a 5.5% interest rate. We have provided an allowance for slightly less favorable financing terms for the second bond given that increments will be pledged from the construction of multiple smaller projects to be underway at the time of issuance and the bulk of TAD proceeds will be used for public investments. The market may perceive financing risks to be slightly higher than the first issue. Calculations also assume that the first two years would carry interest-only payments. A one year debt service reserve would also be capitalized into the bond. We have also assumed a 3.0% issuance cost for the second bond.
- As noted above, these estimates assume that the County and School District will both consent to participate in the TAD. No allowances are made for possible changes in millage rates over the term of the bonds. We have also incorporated a cushion for PILOT reimbursements as discussed above. If one or both of these taxing jurisdictions do not consent, resulting TAD proceeds would be reduced accordingly.

Utilizing alternative terms, interest rates and debt coverage ratios would also produce differing estimates of bonding potential. The following estimates are intended to be representative and conservative. Any number of realistic alternative scenarios could also be modeled and could easily produce results which vary by a factor of 25% or more depending on future market conditions or whether the City provided a credit enhancement to secure a lower interest rate.

# College Park Redevelopment Plan and Tax Allocation District #1 - Downtown and Airport Gateways



**Table 6: College Park TAD #1 - Redevelopment Project Areas  
Calculations of Existing and Future Development and Tax Digest**

TAD AREA	2015 Taxable Digest	Total Build Out Digest Value	Start Year	End Year	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	
Project Area 1	\$ 3,617,640	\$ 18,258,991	2020	2024	\$ 3,617,640	\$ 3,617,640	\$ 3,617,640	\$ 3,617,640	\$ 3,617,640	\$ 7,277,978	\$ 10,938,315	\$ 14,598,653	\$ 18,258,991	\$ 18,258,991	\$ 18,258,991	\$ 18,258,991	\$ 18,258,991	\$ 18,258,991	\$ 18,258,991	
Project Area 2	\$ 5,128,410	\$ 20,287,035	2017	2026	\$ 5,128,410	\$ 5,128,410	\$ 6,812,702	\$ 8,496,993	\$ 10,181,285	\$ 11,865,577	\$ 13,549,869	\$ 15,234,160	\$ 16,918,452	\$ 18,602,744	\$ 20,287,035	\$ 20,287,035	\$ 20,287,035	\$ 20,287,035	\$ 20,287,035	
Project Area 3	\$ 7,120,180	\$ 14,273,625	2022	2030	\$ 7,120,180	\$ 7,120,180	\$ 7,120,180	\$ 7,120,180	\$ 7,120,180	\$ 7,120,180	\$ 7,120,180	\$ 7,915,007	\$ 8,709,835	\$ 9,504,662	\$ 10,299,489	\$ 11,094,316	\$ 11,889,144	\$ 12,683,971	\$ 13,478,798	
Project Area 4	\$ 1,769,880	\$ 45,933,117	2015	2025	\$ 4,418,349	\$ 8,834,672	\$ 13,250,996	\$ 17,667,320	\$ 22,083,644	\$ 26,499,967	\$ 30,916,291	\$ 35,332,615	\$ 39,748,938	\$ 44,165,262	\$ 45,933,117	\$ 45,933,117	\$ 45,933,117	\$ 45,933,117	\$ 45,933,117	
Project Area 5	\$ 171,680	\$ 28,833,570	2017	2023	\$ 171,680	\$ 171,680	\$ 4,948,662	\$ 9,725,643	\$ 14,502,625	\$ 19,279,607	\$ 24,056,588	\$ 28,833,570	\$ 28,833,570	\$ 28,833,570	\$ 28,833,570	\$ 28,833,570	\$ 28,833,570	\$ 28,833,570	\$ 28,833,570	
Project Area 6	\$ 1,690,440	\$ 4,528,792	2026	2028	\$ 1,690,440	\$ 1,690,440	\$ 1,690,440	\$ 1,690,440	\$ 1,690,440	\$ 1,690,440	\$ 1,690,440	\$ 1,690,440	\$ 1,690,440	\$ 1,690,440	\$ 1,690,440	\$ 3,109,616	\$ 4,528,792	\$ 4,528,792	\$ 4,528,792	
Balance of TAD	\$ 5,877,760	\$ 6,759,424	2020	2030	\$ 5,877,760	\$ 5,877,760	\$ 5,877,760	\$ 5,877,760	\$ 5,877,760	\$ 5,965,926	\$ 6,054,093	\$ 6,142,259	\$ 6,230,426	\$ 6,318,592	\$ 6,406,758	\$ 6,494,925	\$ 6,583,091	\$ 6,671,258	\$ 6,759,424	
Background & Balance of TAD	\$ -	\$ -	1.0%	2020	\$ -	\$ -	\$ -	\$ -	\$ 650,736	\$ 1,447,732	\$ 2,390,990	\$ 3,488,457	\$ 4,692,364	\$ 5,966,106	\$ 7,283,200	\$ 8,623,316	\$ 9,986,454	\$ 11,358,421	\$ 12,739,218	
<b>TAXABLE DIGEST:</b>	<b>\$ 25,375,990</b>	<b>\$ 138,874,555</b>			<b>\$ 28,024,459</b>	<b>\$ 32,440,782</b>	<b>\$ 43,318,380</b>	<b>\$ 54,195,977</b>	<b>\$ 65,724,309</b>	<b>\$ 81,147,407</b>	<b>\$ 96,716,767</b>	<b>\$ 113,235,162</b>	<b>\$ 125,083,015</b>	<b>\$ 133,340,367</b>	<b>\$ 138,992,601</b>	<b>\$ 142,634,887</b>	<b>\$ 146,300,194</b>	<b>\$ 148,555,155</b>	<b>\$ 150,818,946</b>	
<b>Total Tax Revenue Calculations</b>						\$ 32,660,422														
City Millage	\$ 12.62	29%			\$ 353,641	\$ 409,370	\$ 546,635	\$ 683,899	\$ 829,375	\$ 1,023,999	\$ 1,220,469	\$ 1,428,915	\$ 1,578,423	\$ 1,682,622	\$ 1,753,948	\$ 1,799,910	\$ 1,846,162	\$ 1,874,618	\$ 1,903,184	
County Millage	\$ 11.78	27%			\$ 330,156	\$ 382,185	\$ 510,334	\$ 638,483	\$ 774,298	\$ 955,998	\$ 1,139,420	\$ 1,334,023	\$ 1,473,603	\$ 1,570,883	\$ 1,637,472	\$ 1,680,382	\$ 1,723,563	\$ 1,750,128	\$ 1,776,798	
School Millage	\$ 18.50	43%			\$ 518,509	\$ 600,219	\$ 801,477	\$ 1,002,734	\$ 1,216,031	\$ 1,501,389	\$ 1,789,454	\$ 2,095,077	\$ 2,314,286	\$ 2,467,063	\$ 2,571,641	\$ 2,639,031	\$ 2,706,846	\$ 2,748,567	\$ 2,790,452	
	\$ 42.90	100%			\$ 169,093,277	\$ 1,202,305	\$ 1,391,774	\$ 1,858,445	\$ 2,325,116	\$ 2,819,704	\$ 3,481,386	\$ 4,149,343	\$ 4,858,015	\$ 5,366,312	\$ 5,720,568	\$ 5,963,061	\$ 6,119,322	\$ 6,276,571	\$ 6,373,313	\$ 6,470,434
Certified Taxable Base	\$ 25,375,990																			
<b>Annual Gross Tax Increments: All Taxing Jurisdictions</b>					\$ 136,432,855	\$ 113,625	\$ 303,094	\$ 769,764	\$ 1,236,435	\$ 1,731,024	\$ 2,392,705	\$ 3,060,662	\$ 3,769,334	\$ 4,277,631	\$ 4,631,888	\$ 4,874,380	\$ 5,030,641	\$ 5,187,890	\$ 5,284,633	\$ 5,381,754
Less Any Rebates to County	\$ 0.00	0%			\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Less Any Rebates to School District	\$ 0.00	0%			\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Balance After Rebates (Total Rebate)	\$ -				\$ 136,432,855	\$ 113,625	\$ 303,094	\$ 769,764	\$ 1,236,435	\$ 1,731,024	\$ 2,392,705	\$ 3,060,662	\$ 3,769,334	\$ 4,277,631	\$ 4,631,888	\$ 4,874,380	\$ 5,030,641	\$ 5,187,890	\$ 5,284,633	\$ 5,381,754
<b>Annual Gross Tax Increments: City and County Taxes Only</b>					\$ 77,594,557	\$ 64,622.64	\$ 172,380.93	\$ 437,794.30	\$ 703,207.67	\$ 984,499.00	\$ 1,360,822.59	\$ 1,740,714.95	\$ 2,143,763.80	\$ 2,432,851.42	\$ 2,634,330.80	\$ 2,772,245.32	\$ 2,861,117.09	\$ 2,950,550.58	\$ 3,005,571.63	\$ 3,060,808.13
Less Any Rebates to County	\$ 0.00				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Balance After Rebates (Total Rebate)	\$ (77,594,557)				\$ -	\$ 64,623	\$ 172,381	\$ 437,794	\$ 703,208	\$ 984,499	\$ 1,360,823	\$ 1,740,715	\$ 2,143,764	\$ 2,432,851	\$ 2,634,331	\$ 2,772,245	\$ 2,861,117	\$ 2,950,551	\$ 3,005,572	\$ 3,060,808
<b>Bond Issue #1: All Taxing Jurisdictions</b>																				
From Bond Proceeds						\$ (672,600)	\$ (672,600)													
From Tax Increments								\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	\$ (1,025,180)	
Annual TAD Special Fund Balance					\$ 113,625	\$ 303,094	\$ 769,764	\$ 211,255	\$ 705,844	\$ 1,367,526	\$ 2,035,482	\$ 2,744,155	\$ 3,252,451	\$ 3,606,708	\$ 3,849,200	\$ 4,005,462	\$ 4,162,711	\$ 4,259,453	\$ 4,356,574	
Cumulative TAD Special Fund Balance					\$ 113,625	\$ 416,718	\$ 1,186,483	\$ 1,397,738	\$ 2,103,582	\$ 3,471,108	\$ 5,506,590	\$ 8,250,745	\$ 11,503,196	\$ 15,109,904	\$ 18,959,104	\$ 22,964,566	\$ 27,127,276	\$ 31,386,729	\$ 35,743,303	
<b>Bond Issue #2: All Taxing Jurisdictions</b>																				
From Bond Proceeds									\$ (1,770,450)	\$ (1,770,450)										
From Tax Increments											\$ (2,500,186)	\$ (2,500,186)	\$ (2,500,186)	\$ (2,500,186)	\$ (2,500,186)	\$ (2,500,186)	\$ (2,500,186)	\$ (2,500,186)	\$ (2,500,186)	
Annual TAD Special Fund Balance					\$ 113,625	\$ 303,094	\$ 769,764	\$ 211,255	\$ 705,844	\$ 1,367,526	\$ (464,704)	\$ 243,969	\$ 752,265	\$ 1,106,522	\$ 1,349,014	\$ 1,505,276	\$ 1,662,525	\$ 1,759,267	\$ 1,856,388	
Cumulative Fund Balance					\$ 113,625	\$ 416,718	\$ 1,186,483	\$ 1,397,738	\$ 2,103,582	\$ 3,471,108	\$ 3,006,404	\$ 3,250,373	\$ 4,002,638	\$ 5,109,160	\$ 6,458,174	\$ 7,963,450	\$ 9,625,975	\$ 11,385,241	\$ 13,241,630	
PRN Balance: Bond #1					\$ 14,160,000	\$ 14,160,000	\$ 13,807,420	\$ 13,438,093	\$ 13,051,223	\$ 12,645,976	\$ 12,221,481	\$ 11,776,821	\$ 11,311,041	\$ 10,823,135	\$ 10,312,055	\$ 9,776,698	\$ 9,215,911	\$ 8,628,487		
PRN Balance: Bond #2									\$ 32,190,000	\$ 32,190,000	\$ 31,460,264	\$ 30,690,393	\$ 29,878,178	\$ 29,021,292	\$ 28,117,277	\$ 27,163,542	\$ 26,157,350	\$ 25,095,819		
Total PRN Balance					\$ -	\$ 14,160,000	\$ 14,160,000	\$ 13,807,420	\$ 13,438,093	\$ 45,241,223	\$ 44,835,976	\$ 43,681,745	\$ 42,467,214	\$ 41,189,219	\$ 39,844,428	\$ 38,429,332	\$ 36,940,239	\$ 35,373,261	\$ 33,724,306	

Source: Bleakly Advisory Group, Inc.



The potential size of each bond issue is summarized in the following table. Real estate tax increments from two bond issues could potentially leverage \$46.35 million in total financing proceeds based on the financing terms used. Of that amount \$31.3 million could be delivered to actual bricks and mortar expenditures and the balance would be needed to cover issuance costs and reserves. Alternatively, using a simple “pay as you go” approach to utilize TAD funds yields slightly roughly \$22 million over the first 10 years. Issuing TAD bonds or other form of debt instruments would therefore enable the City to front-load more public improvements than would be possible without issuing debt. Using a portion of TAD proceeds as a partial funding source to secure grants or other lower-cost public financing could also leverage more funding for construction than is attainable by issuing conventional debt financing.

**Table 7: Estimated Bonding Capacity: Proposed College Park TAD #1  
(Assumes County and School District Participation)**

Real Estate Increment Only	Bond 1	Bond 2	TOTALS
Projected Bond Issue Dates	2017	2020	
Total Bond Amounts Issued	\$ 14,160,000	\$ 32,190,000	\$ 46,350,000
Capitalized Interest & Reserves	\$ 2,380,000	\$ 11,250,000	\$ 13,630,000
Bond Issuance Costs	\$ 478,800	\$ 937,500	\$ 1,416,300
<b>Net Proceeds Available for Projects</b>	<b>\$ 11,301,200</b>	<b>\$ 20,002,500</b>	<b>\$ 31,303,700</b>
Total Debt Service Payments	\$ (24,924,332)	\$ (61,045,177)	\$ (85,969,509)
Estimated Taxable TAD Digest to			
Support Bond Issues (\$M)	\$54.2	\$96.7	

**Notes:**

- [1] Bond issues assume both County and School District consent.
- [2] Capitalized interest is used to make first two years of debt service payments for each bond issue. Unspent reserves are used to make the last debt service payment or are returned to the taxing jurisdictions.

Total debt service payments (including capitalized interest and reserves) over the term of the bonds total roughly \$86 million. If real estate values were to appreciate modestly over the last half of the forecast and millage rates remain unchanged, BAG estimates that the TAD could generate a cumulative total of \$136.4 million in net incremental real estate taxes over the estimated 30-year life of the TAD. After deducting debt service payments which are funded from bond proceeds, the TAD shows a “surplus” of \$56.4 million over the period. These “excess” property tax increments could be used to either (a) fund additional redevelopment costs, (b) rebate a portion of special fund revenues back to the respective taxing jurisdictions after sufficient reserves have been accumulated, or (c) pay off the TAD bonds early. Our initial calculations indicate that bonds could be paid off by 2036 (21 years) if all surplus proceeds were accumulated and applied against the outstanding principal balance.



**PROPOSED PUBLIC INVESTMENTS**

The Redevelopment Powers Law gives Georgia’s communities wide latitude in the use of tax allocation district funds to support redevelopment. As enumerated in Section 36-44-3, the following are all eligible uses for TAD funds in a redevelopment area:

- Construction of building(s) for business, commercial, industrial, governmental, educational, charitable or social use
- Renovation, rehabilitation, reconstruction repair or demolition of any existing building
- Creation of public housing
- Creation of public works or public facilities
- Preservation of historic structures
- Creation or improvement of public spaces
- Creation or improvement of mass transit facilities
- Development, or improvement of telecommunications infrastructure
- Creation or improvement of pedestrian access and safety
- Property acquisition, site preparation, demolition, environmental remediation
- Infrastructure and utility relocation, rehabilitation or installation

The City of College Park is proposing to use roughly 45% of future TAD proceeds to finance the cost of public improvements and amenities which are necessary to create a market for higher density residential and mixed use development. These types of investments may include streetscape improvements, parking structures, site preparation costs for BIDA owned parcels, water & sewer infrastructure, civic spaces, trails, pedestrian amenities and other improvements that were described in the LCI and TOD studies referenced earlier in this report. BAG has also allocated a percentage of future TAD proceeds to help defray private sector development costs for such items as demolition, site development costs and similar uses.

**Table 8: Potential Uses of Future TAD Proceeds - Proposed College Park TAD #1  
(For illustrative purposes funding is shown with and without School District consent)**

Potential Expenditure	Estimated Allocation	Total Funds	
		Without School District	With School District
1 Downtown Infrastructure & Building Improvements	20%	\$ 3,568,200	\$6,260,000
2 Main Street/Virginia Ave. Streetscape Improvements	15%	\$ 2,676,200	\$4,695,000
3 Project Incentives - Downtown	30%	\$ 5,352,300	\$9,390,000
4 Project Incentives - Camp Creek	25%	\$ 4,460,300	\$7,825,000
5 Other Public Infrastructure	10%	\$ 1,784,100	\$3,130,000
<b>TOTAL Estimated TAD Funding:</b>	<b>100%</b>	<b>\$17,841,100</b>	<b>\$31,300,000</b>

The above table provides an estimated distribution of bonded TAD proceeds among these potential uses. Actual uses would be determined as planning proceeds and the City negotiates specific agreements for individual projects. For



comparison purposes the table is presented with and without School District consent. As discussed in detail earlier in this redevelopment plan, the market value of new planned private redevelopment will be approximately \$330.3 million when completed, which, when combined with TAD infrastructure costs, could result in more than \$350 million in new investment in the City of College Park and Fulton County. The private redevelopment costs will be funded from a variety of public and private sources including developer and investor equity, construction and permanent loans from financial institutions. The anticipated private investment of \$170.5 million would represent a ratio of roughly \$10.00 in private investment for each dollar of TAD funds committed.

## ASSESSED VALUATION FOR TAD (I)

TAD #1 identified in the this Redevelopment Plan includes 837 tax parcels with a 2014 full fair market value of \$165,788,992, an assessed (40%) value of \$66,091,350 and a taxable digest value of \$25,375,990. Of the 837 parcels in TAD #1, 535 (64%) were exempt from taxation as of 2014. The existing land-use characteristics of parcels contained in TAD #1 are summarized in Table 9.

**Table 9: Summary Parcel Data - Proposed College Park TAD #1**

Land Use	Number of Parcels	Total Acres	Total FMV	Assessed (40% Value)	Taxable Digest
Privately Owned Vacant Land	116	123.9	\$6,325,752	\$2,511,920	\$2,511,920
Residential	57	20.4	\$5,598,700	\$2,239,480	\$2,239,480
Commercial	109	82.7	\$55,628,110	\$22,045,380	\$18,034,580
Apartments	21	15.6	\$6,475,030	\$2,590,010	\$2,590,010
City of Atlanta	153	39.9	\$11,248,100	\$4,499,240	\$0
City of College Park	42	171.6	\$41,640,900	\$16,656,360	\$0
College Park BIDA, Housing Authority	293	75.7	\$16,629,600	\$6,651,840	\$0
Fulton County - Fulton County Schools	7	29.8	\$4,173,600	\$1,669,440	\$0
MARTA/MEAG & Other Public Entities	8	58.8	\$587,500	\$235,000	\$0
Churches & Other Private Tax Exempt	31	37.9	\$17,481,700	\$6,992,680	\$0
<b>TOTALS:</b>	<b>837</b>	<b>656.3</b>	<b>\$165,788,992</b>	<b>\$66,091,350</b>	<b>\$25,375,990</b>
<b>Total City of College Park Tax Digest (Fulton County Portion - 2014)</b>					<b>\$551,280,684</b>
<b>TAD % of City's Fulton County Digest</b>					<b>4.60%</b>

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City will request that the Georgia Commissioner of Revenue certify the tax base of TAD #1 as of December 31, 2015, as the base year for the district. Values presented in Table 9 are therefore likely to change before the District is actually certified.

The tax base will increase in the future by the disposition and transition of City/DDA-owned parcels from tax exempt to taxable status, as well as resulting private investment that is incentivized by public improvements within the TAD. These public improvements and development incentives would be financed from the issuance of tax allocation bonds or comparable debt instruments. In addition, redevelopment of key sites is expected to stimulate other investments within Downtown College Park and lead to a substantial increase in property values as





## CREATION & TERMINATION DATES FOR TAD (K)

The Tax Allocation District #1: Downtown and Airport Gateways will be created effective December 31, 2015. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full. This repayment could take up to 30 years.

## TAX ALLOCATION INCREMENT BASE (M)

On or before December 31, 2015, the College Park City Council, acting as the redevelopment agent, will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the proposed tax allocation district. The proposed TAD will represent 4.6% of the Fulton County portion of College Park's 2014 tax digest, well below the 10% maximum value threshold for all TADs in a given taxing jurisdiction as referenced by the Redevelopment Powers Law. This means that should the City Council choose to do so, it could add another \$25 to \$30 million in tax digest to one or more future TADs in Fulton County, plus one or more TADs comprising up to 10% of the City's digest that is located within Clayton County.

The base valuation of the proposed TAD #1 is estimated as follows:

Parcels	837
Acreage**	656.3
2014 Appraised (Full Market) Value	\$165,788,992
2014 <u>Taxable</u> (Digest) Value	\$25,375,990
City of College Park Tax Digest Value (Net M & O – Fulton County Portion)	\$551,280,684
TAD Taxable Value as a % of City's Taxable Value	4.6%

\*These value estimates are subject to verification and correction by the Fulton County Assessor.

\*\* Acreage totals are from "GIS Area" measurements provided by City GIS staff and exclude active ROW. Acreage total includes roughly 13.5 acres associated with the College Park MARTA Station, which is not identified by the Fulton County Tax Assessor as a specific tax parcel with a parcel ID.

## Property Taxes Collected Within Tax District to Serve as Base Amount

Total Taxable Digest (\$25,375,990) x Useable Millage (.042902)\* = \$1,088,681

(\*This revenue estimate assumes consent by the County and Fulton County School District.)



## PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS (N)

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the following authorized millage rates:

**Table 11: M&O Millage Rates\***

City of College Park	12.619 mills
Fulton Co. M&O	11.781 mills
Fulton County Public School District	18.502 mills

\*Levies for bonded indebtedness are not included in the calculation of the millage rates for TAD purposes.

Source: Fulton County/Georgia Department of Revenue, latest available estimates.

## TAX ALLOCATION BOND ISSUES (O, P, Q)

### AMOUNT OF BOND ISSUE

Upon adoption of this Redevelopment Plan, the City of College Park proposes to issue tax allocation bonds or other financing instruments, in one or more issues. Estimated supportable levels of future financing could range from approximately \$30 to \$50 million depending upon whether all taxing jurisdictions consent to participate, terms available at the time of issuance and the types of financing methods used. These terms would result in a net of roughly \$15 to \$35 million being available for direct investment in projects. This report presents a representative scenario whereby the TAD generates \$31.3 million net for investment in redevelopment projects.

### TERM OF THE BOND ISSUE OR ISSUES

The City of College Park proposes to issue tax allocation bonds or alternative forms of financing for a term no longer than 30 years. Under current market conditions, the City expects that actual financing terms will range from 20 to 25 years.

### RATE OF BOND ISSUE

The City of College Park intends to issue fixed-rate tax exempt bonds or comparable financing as available. Actual interest rates and payment terms will be determined at the time of issuance based upon general market conditions, anticipated development within the redevelopment area, assessed taxable property values, and federal tax law considerations. The City reserves the option to either operate the district on a pay-as-you-go basis or consider other potential financing options including other commercial financing to support future projects, as appropriate.



### POSITIVE TAX ALLOCATION INCREMENTS

The positive tax allocation increments for the period covered by the term of the bonds is estimated to range from \$3.0 million to \$4.6 million annually after the build out is complete within 7 to 10 years. The actual amount will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base within the district as a whole. It is also dependent upon whether intergovernmental agreements can be reached with the County and School District and whether those jurisdictions will consent to contribute all or only part of their millage to the TAD.

### PROPERTY TO BE PLEDGED FOR PAYMENT OF THE BONDS

Should the respective taxing jurisdictions consent to participate, bonds will be secured by the positive tax allocation increment from eligible ad valorem taxes on real estate, as levied by the City of College Park, Fulton County and the Fulton County Public Schools. The City does not anticipate pledging tax allocation increments from either local sales taxes or taxes on commercial personal property.



## SCHOOL SYSTEM IMPACT ANALYSIS (R)

Georgia’s Redevelopment Powers Law, governs the operation of tax allocation districts (TAD’s) in the State. The Law was amended during the 2009 legislative session to include a new provision under section 36-44-3(9)(R) for preparation of a “School System Impact Analysis”. This section presents the school impacts of City of Tax Allocation District #1 – Downtown and Airport Gateways in order to address the requirements of this new portion of the Redevelopment Powers Law.

### THE CURRENT VALUE OF THE PROPOSED TAD VERSES THE FULTON SCHOOLS TAX DIGEST

The current tax digest for the proposed TAD #1 is \$66.1 million of which, only \$25.375 million is currently taxable. According to the Georgia Department of Revenue, the latest published (2014) assessed value of the Fulton School’s net taxable M&O digest exceeded \$27.8 **billion**. The current taxable digest within the proposed TAD thus barely exceeds nine one-hundredths of one percent (0.091%) of the School District’s total taxable digest. The amount of ad valorem school taxes on real estate collected from the properties in the proposed TAD, as determined by the tax assessor on December 31, 2015, will continue to flow to the Fulton County School District throughout the operation of the TAD. (This revenue is currently estimated at roughly \$469,500). The value of business personal property associated with the development of new retail, office and hospitality space within the TAD will also continue to flow to the School District General Fund.

**Table 12: Proposed College Park TAD #1  
TAD Digest as a Percent of Taxing Jurisdictions\***

<b>Taxing Jurisdiction</b>	<b>Net Taxable M&amp;O Digest</b>
TAD #1	\$25,375,990
City of College Park (Fulton County Portion)	\$551,280,684
Fulton County	\$42,774,099,058
Fulton Public Schools	\$27,801,482,892
<b>College Park TAD #1 Taxable Digest as a % of</b>	
City of College Park (Fulton County Portion)	4.603%
Fulton County	0.059%
Fulton Public Schools	0.091%

\* This Table reports published 2014 Digest values for comparison purposes.

SOURCE: Georgia Department of Revenue, Local Government Services Division

Assuming the Board of Education consents to participate in the TAD, any additional property taxes on real estate collected above the certified base amount would be



used to attract redevelopment to this portion of the County. BAG estimates that if all TAD projects are successfully implemented according to the schedule and average values indicated in the redevelopment plan, taxpayers within the TAD would pay a total of \$72.9 million in aggregate School District property taxes on real estate (at the current school millage rate) beginning in 2016 and aggregated over the entire 30 year life of the TAD. Of that total, BAG estimates that roughly \$14.1 million would continue to accrue to the School District's general fund and \$58.8 million would be contributed as School District tax increments to the TAD Special Fund. Most of these increments would be due toward the back end of the TAD and potentially never be contributed if bond financing is paid off early and the TAD is dissolved before the end of 30 years. Less than \$1.8 million of School District tax increments would be contributed over the first five years of the TAD.

As has been previously noted, only the real estate portion of the School Tax Digest within TAD #1 would be pledged to the TAD. Personal property taxes on commercial and industrial property would continue to flow to the School District General Fund. In 2014, 40.1% of College Park's total commercial tax digest was comprised of personal property rather than real estate, meaning that for every \$1.00 of existing commercial real estate digest in the City, an additional \$0.67 in commercial personal property value is also created. It can therefore reasonably assumed that for every dollar of contributed school district TAD increment created by future commercial or industrial redevelopment within TAD #1, the School District would receive \$0.67 in additional personal property digest flowing immediately to the School District General Fund, in addition to total revenues associated with the certified base value of the TAD.

### PROPOSED REDEVELOPMENT IN COLLEGE PARK TAD #1

As detailed earlier in this plan, there are six potential locations for redevelopment projects located on 283 acres of the 656-acre College Park TAD#1. The Redevelopment Plan calls for a higher-density mix of uses which will expand the existing Downtown business district and be attractive for living, working, shopping and entertaining, plus extending commercial development to the west along Camp Creek Parkway. Based on the proposed plan, the new development could increase the total digest (40%) value of taxable property within the TAD by nearly \$113.5 million over current levels. The projects could include:

- Roughly 1,100 to 1,200 new residential units including new apartments within Downtown College Park and possibly Virginia Avenue and ownership housing near the site of the Tubman Elementary School;
- Approximately 1.6 million square feet of commercial space including retail, office, hospitality and possible light industrial or flex space in planned retail centers, business parks or mixed use developments.



**ESTIMATED NUMBER OF FUTURE PUBLIC SCHOOL STUDENTS LOCATED WITHIN THE TAD**

Based on the proposed projects, the following table presents an estimate of the number of new residents and school children that could be anticipated to live in the proposed TAD as a result of successful development at the end of an approximate 10-year construction period. These increases would be phased over time and would be unlikely to produce any significant change in School District enrollment within the first five years following certification of TAD #1.

**Table 13: Estimated Residents and School Aged Children Associated with Proposed Residential Component of TAD #1 at Completion**

Housing Type	Units	Avg. Value	Resident Multiplier	Estimated Residents	School Aged Children Multiplier	Estimated School Aged Children
<b>For Sale Housing</b>	<u>357</u>					
<i>Town homes*</i>	<u>196</u>					
2 bedroom	143	\$195,000	1.7	243	0.05	7
3 bedroom	54	\$210,000	1.84	99	0.08	4
<i>Single-Family Detached *</i>	<u>161</u>					
3 bedroom	89	\$225,000	2.61	233	0.42	37
4 bedroom	71	\$250,000	3.1	221	0.74	53
<b>Rental Housing</b>	<u>833</u>					
1 bedroom	208	\$85,000	1.49	310	0.08	17
2 bedroom	583	\$100,000	2.03	1184	0.3	175
3 bedroom	42	\$110,000	3.34	139	0.87	36
<b>Total Units</b>	<b>1,190</b>					
<b>Total Residents/Total Pupils</b>				<b>2,429</b>		<b>330</b>
<b>Total Residents/Pupils/unit</b>				<b>2.04</b>		<b>0.28</b>

Source: Fannie Mae Foundation Residential Demographic Multipliers for Georgia/BAG

\*Assumes two-thirds of new for-sale housing consists of townhomes and one-third is single family detached. The distribution of units by number of bedrooms is estimated by BAG.

As shown in the above table, there would be an estimated 2,400 new residents and 330 school aged children from the combined potential development of 1,190 residential units when completed and fully occupied ten or more years into the future. Fulton County Schools had a total FTE enrollment of 95,260 in March of 2015 according to the Georgia Department of Education web site. Therefore, potential residential development in the proposed TAD would have slightly more than a three tenths of one percent (0.346%) impact on total School District enrollment when completed, assuming district wide enrollment remains at current levels. The population and enrollment change at the end of the development period essentially replaces the population and housing which was lost in the Redevelopment Area over the past decade.

**THE LOCATION OF SCHOOL FACILITIES WITHIN THE REDEVELOPMENT AREA**

There is one existing Fulton County Public School Facility located within the boundaries of the proposed College Park TAD #1. Harriet Tubman Elementary is reported to be slated for closure and was included within the TAD to facilitate the



site’s reuse if it is ever made available for disposition by the Fulton County School District. On additional Fulton County school (College Park Elementary School), a charter school (Main St. Charter Academy) and a private school (Woodward Academy) are located with or near the Redevelopment Area.

**AN ESTIMATE OF EDUCATIONAL SPECIAL PURPOSE LOCAL OPTION (ESPLOST) SALES TAXES AND INCREMENTAL BUSINESS PERSONAL PROPERTY TAXES PROJECTED FROM TAD DEVELOPMENT**

In terms of the potential redevelopment projects described in the Redevelopment Plan, a portion of those projects would create new retail, commercial or hotel space that would generate potential e-SPLOST revenues in future years. A portion of the households residing in the TAD would also be new to the County and would be expected to generate additional e-SPLOST through their taxable household purchases made within the County. This part of Fulton County has also historically been underserved by retailers and County residents have tended to travel to nearby Clayton or other neighboring counties to make retail purchases. This leakage and resulting loss of e-SPLOST dollars to the Fulton County School District was greatly reduced by the development of Camp Creek Marketplace and could be further consolidated by complementary retail development in College Park.

Finally, new commercial, retail, hotel, s and office space would increase the School District’s business personal property tax digest, which would not be pledged to the TAD. Typically, the value of business personal property can range from 30% to in excess of 100% of the real estate value of commercial or industrial land uses. BAG has used a ratio of 41%, consistent with the City average, to estimate incremental personal property digest that would result from redevelopment of new commercial development within the TAD. Resulting calculations are summarized in Table 14.

<b>E-SPLOST: HOUSEHOLD SPENDING</b>	<b>Units</b>	<b>Average HH Income</b>	<b>Aggregate HH Income</b>	<b>Local Retail Sales @60%</b>	<b>E-SPLOST</b>
SF Detached	161	\$85,000	\$13,658,072	\$8,194,843	\$81,948
Townhomes	196	\$65,000	\$12,765,388	\$7,659,233	\$76,592
Apartments	833	\$45,000	\$37,492,747	\$22,495,648	\$224,956
<b>E-SPLOST: RETAIL DEVELOPMENT</b>	<b>SF</b>	<b>Sales/SF</b>	<b>Total Sales</b>		<b>ESPLOST</b>
Commercial/Retail Space	1,643,000	\$250	\$410,750,000		\$4,107,500
<b>Total Annual ESPLOST Revenues*</b>					<b>\$2,245,499</b>
<b>Business Personal Property Increment</b>					
Estimated Incremental Commercial RE Digest					\$ 50,810,081
Personal Property Value @ \$ 0.67 per \$1.00 of added RE Digest					\$34,020,456
<b>Annual Personal Property Taxes @ Millage Rate of</b>					<b>18.50 \$629,446</b>

\*Adjusted for 50% double counting of TAD resident retail purchases.

Source: Bleakly Advisory Group, Inc.



At build-out, College Park TAD#1 could be expected to generate a net gain of approximately \$2.25 million annually in e-SPLOST revenues to the Fulton County Schools during years in which an e-SPLOST is in effect. This amount is nearly 4.8 times the \$469,500 per year in annual School District property tax revenues (on real estate) currently generated by properties within the TAD (which the District will also continue to receive). In addition, BAG estimates that the District would gain roughly \$629,500 in increased tax revenues from business personal property, associated with proposed hotels, retail centers and office development components.

The combination of increased personal property taxes and real estate taxes on the base value of the TAD will generate roughly \$1.1 million in annual property tax revenues to the School District by year 10, representing local revenues of roughly \$3,300 per expected additional student. Adding expected increases in e-SPLOST raises annual School District revenues to more than \$3.34 million from the TAD at build out. Combined increases in e-SPLOST and taxes on commercial personal property exceed contributed school tax increments in year 10 by a factor of 167 percent. Absent of the TAD and its ability to accelerate implementation of the City's redevelopment effort within Downtown, it is likely to take decades for the Fulton County School District to achieve comparable revenue growth from property and sales taxes generated within this area of College Park.

## CONCLUSION REGARDING SCHOOL DISTRICT IMPACTS

As demonstrated in the preceding analysis, the fiscal and economic impacts to Fulton County Public Schools from participating in College Park TAD #1 are:

- The proposed TAD will affect the future appreciation on 0.091% (nine one-hundredths of one percent) of the School's taxable digest. All current property taxes on real estate (roughly \$469,500/year) will continue to go to the school system—only increases above the current amount are pledged to the TAD.
- The redevelopment area will potentially attract 2,400 new residents and 300 school-aged children at build out, achieved after several years of construction. This represents an addition of 0.346% to the total March 2015 enrollment of the Fulton County Schools.
- There is one existing Fulton County School facility located inside the TAD boundary, which has been announced for closure. Creation of the TAD will assist the District in achieving a viable re-use for this property if/when it is sold.
- The proposed redevelopment could generate an additional \$2.25 million in net annual e-SPLOST funds from new residents and businesses during years in which the e-SPLOST is in effect, an amount approaching 4.8 times current property taxes on real estate collected within the TAD boundary.
- The School District could also receive \$629,500 per year in incremental revenue from increased business personal property taxes associated with new



commercial and hotel development within the proposed TAD, new revenue which is unlikely to be produced absent of School District consent to the TAD.

Thus we conclude that the potential revenue gains to the Fulton County Schools from participating in the proposed TAD will be significantly positive due to the future growth in its tax digest and e-SPLOST revenues over existing levels not only over the long term, but also during the period while the TAD is still in effect, with minimal impact on the demand for school services.

**SUMMARY CONCLUSION: POTENTIAL BENEFITS OF CREATING TAD #1 - DOWNTOWN AND AIRPORT GATEWAYS**

As shown in the following table, the creation of the amended TAD #1 - Downtown and Airport Gateways could increase generate \$330.3 million in new development which would increase the current \$25.37 million taxable digest value of the TAD by an additional \$113.5 million, an increase of 447%. More than \$1.6 million SF of new/rehabilitated commercial development within the TAD could potentially house 2,500 local jobs when fully occupied.

**Table 15: Summary of College Park TAD #1 Benefits to the Fulton County Public Schools**

Estimated Value of new private capital investment	\$330.3 million
Cost of public infrastructure to be financed by the TAD (Net)	\$ 14.2 million
Estimated Incremental Tax Digest after full build out	\$ 113.5 million
Estimated Permanent New Jobs Created*	2,500

\*Consultant prepared estimates.

This projected investment would result in approximately \$4.6 million in new, incremental annual property tax receipts from real estate by the 10<sup>th</sup> year of implementation and support net TAD funding for up to \$31.3 million in needed infrastructure IF the City chose to issue TAD Bonds and all taxing jurisdictions consent to participate. This estimate also builds in a cushion if the City is asked to rebate a portion of County and School District tax increments in order to gain their consent. The use of TAD proceeds as local match to supplement other forms of project financing obtained by the City, or on a-pay-as-you-go basis, could be expected to leverage differing levels of project funding.



## APPENDICES

APPENDIX A. LIST OF TAX PARCEL ID NUMBERS (PROPERTIES WITHIN THE TAD)

APPENDIX B. COLLEGE PARK MAYOR AND CITY COUNCIL

APPENDIX C. FULTON COUNTY BOARD OF COMMISSIONERS

APPENDIX D. FULTON COUNTY BOARD OF EDUCATION



**APPENDIX A. LIST OF TAX PARCEL ID NUMBERS (PROPERTIES WITHIN THE TAD)**

TAX-ID	GIS_AREA (SF)	STREET_#	NAME	TYPE	OWNER	USE	FMV	TAXABLE DIGEST
14 01600004053	76,751.2	1776	HARVARD	AVE	PHG COLLEGE PARK LLC	Commercial	\$ 8,031,400	\$ 3,212,560
13 0036 LL127	267,288.2	2459	ROOSEVELT	HWY	AIRPORT EXECUTIVE PARK II LLC ET AL	Commercial	\$ 3,100,000	\$ 1,240,000
14 0193 LL128	175,957.4	3889	HERSCHEL	RD	ATLANTA AIRPORT PARKING I LLC ATLANTA	Commercial	\$ 2,577,900	\$ 1,031,160
14 01610012044	168,763.2	0	CONLEY	AVE	MONKEY BUSINESS I LLC & MONKEY BUSINES	Commercial	\$ 2,250,000	\$ 900,000
14 01930002036	261,357.0	3800	HERSCHEL	RD	PARSONS R W INC	Apartments	\$ 1,440,000	\$ 576,000
13 0036 LL012	176,396.3	0	ROOSEVELT	HWY	IAMAW GRAND LODGE	Vacant	\$ 1,080,000	\$ 432,000
14 0193 LL127	113,668.5	0	LAND LOCKED		ATLANTA AIRPORT PARKING I LLC ATLANTA	Commercial	\$ 1,012,500	\$ 405,000
14 01590011064	27,487.2	1583	VIRGINIA	AVE	HAND BYRON W	Commercial	\$ 1,000,000	\$ 400,000
14 01610010073	36,596.6	3857	MAIN	ST	FAIR PARK INC	Commercial	\$ 764,200	\$ 305,680
14 01610006076	9,959.8	1882	PRINCETON	AVE	COLLEGE PARK REAL ESTATE LLC	Commercial	\$ 750,000	\$ 300,000
14 01620019027	22,115.5	3537	MAIN	ST	HAMZA PROPERTIES LLC	Commercial	\$ 663,000	\$ 265,200
14 01590010052	26,938.8	1633	VIRGINIA	AVE	AMBERS FOOD & GAS INC	Commercial	\$ 659,400	\$ 263,760
14 01590001053	31,569.8	3345	MAIN	ST	THOMAS KENNEDY SAMPSON & PATTERSON	Commercial	\$ 640,800	\$ 256,320
14 01620019039	36,590.1	3581	MAIN	ST	NO LIMITS COMMUNITY DEVELOPMEN JOYCE S	Commercial	\$ 612,100	\$ 244,840
14 01610006033	3,446.8	3725	MAIN	ST	PENDERGRAST BUILDING COLLEGE PARK LLC	Commercial	\$ 550,900	\$ 220,360
14 01610006080	5,087.3	3749	MAIN	ST	EZEKWUECHE CHRIS M	Commercial	\$ 528,100	\$ 211,240
13 00360001044	63,931.2	0	ROOSEVELT	HWY	RODGERS BETTY JO	Commercial	\$ 524,000	\$ 209,600
14 01590001050	29,446.7	3303	MAIN	ST	R K ENTERPRISES INC	Commercial	\$ 513,100	\$ 205,240
14 01620019033	71,056.9	3529	MAIN	ST	KOMISAROW ENTERPRISES L P	Commercial	\$ 508,100	\$ 203,240
14 01590001048	21,955.6	3333	MAIN	ST	CHANG JULY YU LIN	Commercial	\$ 577,100	\$ 196,210
14 01610006058	7,003.1	3761	MAIN	ST	DICKEY CHRISTOPHER ET AL	Commercial	\$ 477,500	\$ 191,000
14 01610010050	5,458.4	3841	MAIN	ST	FEEDSTORE LLC THE	Commercial	\$ 472,800	\$ 189,120
14 01610010057	3,295.5	3827	MAIN	ST	FADE AZIZ	Commercial	\$ 467,600	\$ 187,040
14 01610014009	19,191.8	3872	COLLEGE	ST	A O K INVESTMENTS INC	Commercial	\$ 449,900	\$ 179,960
14 01590005001	5,848.4	3379	MAIN	ST	KESAV INC	Commercial	\$ 447,900	\$ 179,160
14 01590002005	31,496.5	3316	EAST MAIN	ST	LEE GENE D	Apartments	\$ 446,900	\$ 178,760
14 01580009051	21,654.0	3257	MAIN	ST	O J S ENTERPRISES INC	Commercial	\$ 441,400	\$ 176,560

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13 00060001083	55,511.1	3907	MAIN	ST	BROWN GRACE MC GAHEE	Commercial	\$ 436,700	\$ 174,680
14 01590008003	32,937.7	3447	MAIN	ST	CAPTAIN D S INC C/O BRAZOS TAX GROUP I	Commercial	\$ 432,900	\$ 173,160
14 01590006009	17,094.0	1729	RUGBY	AVE	RUGBY SUMMIT LLC	Apartments	\$ 415,000	\$ 166,000
14 01610014008	33,516.0	3891	MAIN	ST	THIRTY EIGHT NINETY ONE MAIN S	Vacant	\$ 410,900	\$ 164,360
14 01580010034	22,855.1	3288	EAST MAIN	ST	LEE GENE D	Commercial	\$ 410,400	\$ 164,160
14 01610010069	11,530.7	3783	MAIN	ST	DIPRIMA HOLDINGS LLLP	Commercial	\$ 406,300	\$ 162,520
14 01610007001	11,525.5	3703	MAIN	ST	WELLS HOWARD J	Apartments	\$ 401,800	\$ 160,720
14 01610006042	18,797.4	1904	HARVARD	AVE	NINETEEN ZERO FOUR HARVARD AVENUE TRUS	Commercial	\$ 400,000	\$ 160,000
14 01580009053	14,083.5	3293	MAIN	ST	TUCKAR JASWANT S & NEENA RANI	Commercial	\$ 394,800	\$ 157,920
14 01590011056	36,999.7	1561	VIRGINIA	AVE	AZAR JOHN M ET AL	Commercial	\$ 392,000	\$ 156,800
13 0003 LL056	3,097,542.4	0	CHARLESTOWN	DR	DKL CPRL ET AL	Vacant	\$ 386,100	\$ 154,440
14 01610009034	26,366.6	3847	CONLEY	ST	MOODY MARTHA MC KINNEY	Commercial	\$ 384,700	\$ 153,880
14 01610014013	23,221.1	3894	COLLEGE	ST	ENTERPRISE LEASING CO OF GA	Commercial	\$ 371,600	\$ 148,640
14 01590012013	8,461.1	0	VIRGINIA	AVE	RIVERS JOHN T	Commercial	\$ 369,000	\$ 147,600
14 01610014012	15,421.9	3884	COLLEGE	ST	BLUEBIRD PARTNERS LLC	Commercial	\$ 429,800	\$ 146,130
14 01590011027	9,279.4	1602	HARDIN	AVE	YAMIN ABOLHASSAN & LOURDES	Residential	\$ 333,100	\$ 133,240
14 01590002001	11,355.3	3304	EAST MAIN	ST	LEE GENE D	Apartments	\$ 317,600	\$ 127,040
14 01610003004	28,428.5	3652	EAST MAIN	ST	TGJ PROPERTIES LLC	Apartments	\$ 317,100	\$ 126,840
14 01610006088	24,367.1	0	COLUMBIA	AVE	JONES WINSTON C & DONALD N	Commercial	\$ 317,000	\$ 126,800
14 01610006091	2,395.5	3739	MAIN	ST	BARROW RICHARD C	Commercial	\$ 313,700	\$ 125,480
14 01590009035	12,316.1	3504	EAST MAIN	ST	J & J VENTURES	Commercial	\$ 306,700	\$ 122,680
14 01610010055	1,092.1	3823	MAIN	ST	FADE AZIZ	Commercial	\$ 305,700	\$ 122,280
14 01590005027	14,489.4	3433	MAIN	ST	ELK CONSULTING MANAGEMENT LLC	Commercial	\$ 304,200	\$ 121,680
14 01610006090	4,116.6	3737	HARVARD	ST	DORN PAUL L JR	Commercial	\$ 300,000	\$ 120,000
14 01590013020	20,309.1	3556	EAST MAIN	ST	PARK ARTHUR J	Apartments	\$ 299,000	\$ 119,600
14 01610006093	3,626.5	3711	MAIN	ST	CLUB PROPERTIES LLC	Commercial	\$ 295,700	\$ 118,280
14 01580009041	140,398.7	3271	MAIN	ST	WILSON BOBBY L & MARGARETT	Commercial	\$ 483,600	\$ 115,880
14 01610006026	8,384.9	1862	PRINCETON	AVE	DANIEL M RAIFORD TRUST THE	Commercial	\$ 288,800	\$ 115,520
14 01610014011	47,300.4	3877	MAIN	ST	LEE GENE D	Vacant	\$ 288,100	\$ 115,240
14 01610006094	15,394.5	3711	MAIN	ST	CLUB E PROPERTIES LLC	Commercial	\$ 280,000	\$ 112,000

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14 01610006068	12,499.2	3769	COLLEGE	ST	INKLEBARGER LISA D TR	Commercial	\$ 276,300	\$ 110,520
14 01610005082	17,993.5	2018	PRINCETON	AVE	PAE SUNG SOON	Commercial	\$ 275,000	\$ 110,000
14 01590005026	14,994.2	3427	MAIN	ST	REHAB MANAGEMENT LLC	Commercial	\$ 274,200	\$ 109,680
14 01610017001	48,688.3	1997	JOHN WESLEY	AVE	TATE ROBERT E & SANDRA C	Apartments	\$ 273,300	\$ 109,320
14 01590013021	17,296.6	3548	EAST MAIN	ST	LEE GENE D	Apartments	\$ 271,200	\$ 108,480
14 01610010056	1,118.3	1862	JOHN WESLEY	AVE	FADE AZIZ	Commercial	\$ 270,700	\$ 108,280
14 01590010042	25,698.4	1659	VIRGINIA	AVE	VIRGINIA AVENUE LLC	Apartments	\$ 270,000	\$ 108,000
14 01610006027	6,022.0	3693	MAIN	ST	SHOU & SHOU INC	Commercial	\$ 268,300	\$ 107,320
14 01590013022	18,477.4	3540	EAST MAIN	ST	LEE GENE D	Apartments	\$ 266,000	\$ 106,400
14 01610009032	28,568.8	3845	CONLEY	ST	MOODY MARTHA MC KINNEY	Commercial	\$ 308,700	\$ 104,960
14 01600001050	8,507.2	1784	TEMPLE	AVE	CHEEKS BRENDA S	Residential	\$ 261,800	\$ 104,720
14 01590013054	21,534.7	1762	VIRGINIA	AVE	TGJ PROPERTIES LLC	Apartments	\$ 261,530	\$ 104,610
14 01620021008	36,786.4	3533	MAIN	ST	YRIBUS LLC	Apartments	\$ 260,000	\$ 104,000
14 01610006060	4,891.6	3775	MAIN	ST	BAZEMORE JAMES D III	Commercial	\$ 300,000	\$ 102,000
14 01600004010	18,864.4	3710	WASHINGTON	ST	SKOUTERIS NIKOLAOS A & GEORGIOS	Apartments	\$ 254,000	\$ 101,600
14 01610006095	5,413.1	3707	MAIN	ST	FINCHER MARY LEE SMITH	Commercial	\$ 250,000	\$ 100,000
14 01610009033	16,085.2	0	JOHN WESLEY	AVE	MOODY MARTHA MC KINNEY	Commercial	\$ 247,900	\$ 99,160
14 01580010029	23,022.3	3270	EAST MAIN	ST	GENES PLUMBING SERVICE INC	Commercial	\$ 247,500	\$ 99,000
14 01610004057	18,523.6	3691	NAPOLEON	ST	POWELL LAMAR & MARY	Residential	\$ 246,000	\$ 98,400
14 01590001031	19,970.1	3365	MAIN	ST	THOMAS KENNEDY SAMPSON & PATTERSON	Commercial	\$ 245,900	\$ 98,360
14 01620019026	15,351.8	3569	MAIN	ST	CLEVELAND FLORA M	Commercial	\$ 236,900	\$ 94,760
14 01590005009	13,860.3	1771	RUGBY	AVE	ONE SEVEN ONE SEVEN RUGBY AVEN	Apartments	\$ 235,700	\$ 94,280
14 01610010020	17,950.9	1876	COLUMBIA	AVE	LONGINO JACK P	Commercial	\$ 235,100	\$ 94,040
14 01580010030	20,858.1	3284	EAST MAIN	ST	GENES PLUMBING SERVICE INC	Commercial	\$ 234,900	\$ 93,960
14 01580010032	15,780.1	3254	EAST MAIN	ST	NORTON W E SR	Commercial	\$ 272,700	\$ 92,720
14 01610003016	9,482.7	3632	EAST MAIN	ST	JARRETT DAVID M	Apartments	230,000	\$ 92,000
14 01590005025	12,619.3	3421	MAIN	ST	EDWARDS JOHN R III & ASHLEY P	Commercial	\$ 227,500	\$ 91,000
14 01590005038	6,445.3	3403	MAIN	ST	BREAKPAD HOLDINGS LLC	Commercial	\$ 220,600	\$ 88,240
14 01620019025	23,717.3	1834	JOHN CALVIN	AVE	AMG APARTMENTS LLC	Apartments	\$ 220,000	\$ 88,000
14 01580009013	11,858.0	3285	MAIN	ST	MOORE LAW LLC	Commercial	\$ 219,500	\$ 87,800

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14 01610013010	8,986.8	0	COLLEGE	ST	PARK N FLY INC	Vacant	\$ 218,900	\$ 87,560
14 01610006035	3,543.2	1861	HARVARD	AVE	1859 HARVARD LLC	Commercial	\$ 214,500	\$ 85,800
14 01590011024	9,417.2	1618	HARDIN	AVE	BEZEK ANDREW J JR & JOAN L	Residential	\$ 212,800	\$ 85,120
14 01610006024	19,885.9	1876	PRINCETON	AVE	COLLEGE PARK REAL ESTATE LLC	Commercial	\$ 250,000	\$ 85,000
13 0004 LL059	566,495.8	0	HERSCHEL	RD	DKL CPRL ET AL	Vacant	\$ 212,400	\$ 84,960
14 01590001051	12,348.0	1747	MERCER	AVE	R K ENTERPRISES INC	Commercial	\$ 203,900	\$ 81,560
14 01600001035	9,049.5	1762	TEMPLE	AVE	GAZAWAY S PAUL	Residential	\$ 203,000	\$ 81,200
14 01610010074	41,541.1	0	YALE	AVE	CARMAC PROPERTIES LLC	Vacant	\$ 231,600	\$ 78,740
14 01610013022	19,785.6	0	COLLEGE	ST	PARK N FLY INC	Vacant	\$ 192,100	\$ 76,840
13 0036 LL009	23,155.4	2465	ROOSEVELT	HWY	OLALUDE VICTOR & ABENIYL ADEBOLA	Commercial	\$ 191,000	\$ 76,400
14 01590011057	31,958.0	0	MADISON	ST	SHAH ARUN	Vacant	\$ 190,400	\$ 76,160
14 01590005042	2,085.4	0	MAIN	ST	STANSELL SIDEY L	COMMERCIAL	\$ 186,800	\$ 74,720
14 01610010023	1,502.9	3807	MAIN	ST	LOUDERMILK ROHRIG LLC	Commercial	\$ 178,300	\$ 71,320
14 01610006034	4,810.3	3727	MAIN	ST	AGNES SLACK COLLEGE PARK LLC	Commercial	\$ 178,000	\$ 71,200
14 01610006038	13,237.5	1930	HARVARD	AVE	ROBERTS MICHAEL	Residential	\$ 175,800	\$ 70,320
14 01610006083	4,513.7	1860	HARVARD	AVE	DORN PAUL L JR	Commercial	\$ 175,000	\$ 70,000
14 01590005004	3,015.0	3389	MAIN	ST	3389 MAIN LLC	Commercial	\$ 172,500	\$ 69,000
14 01590005024	14,617.0	3413	MAIN	ST	COLLEGE PARK WOMANS CLUB INC	Commercial	\$ 171,400	\$ 68,560
14 01610003003	9,525.9	3638	EAST MAIN	ST	WYATT TRACEY	Residential	\$ 171,400	\$ 68,560
14 01610003005	7,114.1	1802	TEMPLE	AVE	WYATT TRACEY	Residential	\$ 171,400	\$ 68,560
14 01610016007	3,518.7	3681	AUDITORIUM	WAY	SHARMA CHANDI P & SAMPAT	Residential	\$ 170,000	\$ 68,000
14 01610005044	9,436.0	0	HARVARD	AVE	PRICE ROGERS E	Commercial	\$ 165,700	\$ 66,280
14 01590011029	8,990.7	1594	HARDIN	AVE	GARNER RICHARD O & COLEMAN CRAIG L	Residential	\$ 165,400	\$ 66,160
14 01590005003	3,019.1	3387	MAIN	ST	DECATUR PROPERTIES IV INC	Commercial	\$ 165,300	\$ 66,120
14 01600001048	9,852.8	1792	TEMPLE	AVE	HARRISON T LAMAR	Residential	\$ 165,000	\$ 66,000
14 01580010031	8,398.0	3260	EAST MAIN	ST	CROWE BILL & BETTY C/O CROWE BILL & BE	Commercial	\$ 164,600	\$ 65,840
14 01590011047	9,720.0	0	VIRGINIA	AVE	AVONDALE VIRGINIA ADAMS LLC	Vacant	\$ 163,500	\$ 65,400
14 01610006053	3,052.5	3743	MAIN	ST	DORN PAUL L JR	Commercial	\$ 160,600	\$ 64,240
14 01610006049	9,514.7	1880	HARVARD	AVE	ZINN LESLIE	Commercial	\$ 155,000	\$ 62,000
14 01590011034	14,079.9	1564	HARDIN	AVE	TELLO KAREN & SELO	Residential	\$ 153,600	\$ 61,440

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14 01590006034	9,678.1	3412	EAST MAIN	ST	HOMEVIEW CAPITAL LLC	Residential	\$ 150,000	\$ 60,000
14 01580010028	10,980.8	3280	EAST MAIN	ST	LEE GENE D	Commercial	\$ 149,900	\$ 59,960
14 01590005041	1,875.5	3391	MAIN	ST	EDWARDS GARRICK L	Commercial	\$ 149,700	\$ 59,880
14 01590012024	16,923.4	0	VIRGINIA	AVE	RIVERS JOHN T	Vacant	\$ 144,600	\$ 57,840
14 0161 LL028	42,011.1	0	COLUMBIA	AVE	BEAVERS JAMES W	Vacant	\$ 143,300	\$ 57,320
14 01930002012	25,268.8	0	HERSCHEL	RD	INTERNATIONAL LEADERSHIP ISTITUTE INC	Vacant	\$ 140,500	\$ 56,200
14 01610006092	2,339.6	3713	MAIN	ST	CHOE SOK H & UN SUN	Commercial	\$ 139,500	\$ 55,800
14 01610006096	3,543.5	3719	MAIN	ST	AGNES SLACK L P OF GEORGIA	Commercial	\$ 138,100	\$ 55,240
14 01590005002	2,203.6	3383	MAIN	ST	BUSTER HOLDINGS LLC	Commercial	\$ 137,100	\$ 54,840
14 01590006033	10,905.7	3420	EAST MAIN	ST	SCHRADER RICHARD L & KATHRYN M	Residential	\$ 137,100	\$ 54,840
14 01590011048	9,250.0	0	VIRGINIA	AVE	AVONDALE VIRGINIA ADAMS LLC	Vacant	\$ 133,688	\$ 53,480
14 01590011049	9,250.0	0	VIRGINIA	AVE	AVONDALE VIRGINIA ADAMS LLC	Vacant	\$ 133,688	\$ 53,480
14 01590011050	9,250.0	0	VIRGINIA	AVE	AVONDALE VIRGINIA ADAMS LLC	Vacant	\$ 133,688	\$ 53,480
14 01590011051	9,433.7	0	VIRGINIA	AVE	AVONDALE VIRGINIA ADAMS LLC	Vacant	\$ 133,688	\$ 53,480
14 01590005022	9,542.3	1768	WALKER	AVE	CAIN M LYNN & SULLIVAN CHRISTY A	Residential	\$ 130,800	\$ 52,320
14 01590011026	9,293.1	1608	HARDIN	AVE	BARAG JERROLD	Residential	\$ 130,100	\$ 52,040
14 01580010020	9,720.8	3266	EAST MAIN	ST	BUSH & MILLER	Commercial	\$ 130,000	\$ 52,000
14 01590011053	7,700.8	3510	MYRTLE	ST	MYRTLE PROPERTIES LLC	Residential	\$ 129,100	\$ 51,640
14 01610009014	9,534.4	0	COLUMBIA	OP	STONE CORNELIUS	Vacant	\$ 129,100	\$ 51,640
14 01590006011	10,441.8	3378	EAST MAIN	ST	HARRIS KEITH B	Residential	\$ 126,200	\$ 50,480
14 01590011035	14,251.0	1556	HARDIN	AVE	UNDERWOOD LUKE G & JACKSON AMY CATHERI	Residential	\$ 126,000	\$ 50,400
14 01610013011	17,023.9	0	CONLEY	ST	PARK N FLY INC	Vacant	\$ 125,900	\$ 50,360
14 01590011032	5,100.9	1574	HARDIN	AVE	BARNES GRANT MARIA	Residential	\$ 125,400	\$ 50,160
14 01610006032	2,180.9	3721	MAIN	ST	KILGORE CHARLES E & DIANE M	Commercial	\$ 125,000	\$ 50,000
14 01590011063	4,519.4	3504	MYRTLE	ST	HARGROVE J'MELLE	Vacant	\$ 122,200	\$ 48,880
14 01590011030	8,916.0	1588	HARDIN	AVE	SIDENER PAUL	Residential	\$ 120,300	\$ 48,120
14 01590011025	9,306.8	1614	HARDIN	AVE	DONALDSON CHAD E & TINA R	Residential	\$ 120,000	\$ 48,000
14 01610006079	1,988.0	3753	MAIN	ST	DORN ACE HARDWARE CO	Commercial	\$ 118,500	\$ 47,400
14 01610013029	10,748.4	0	COLLEGE	ST	PARK N FLY INC	Vacant	\$ 116,700	\$ 46,680
14 01610006069	6,500.1	3761	COLLEGE	ST	INKLEBARGER LISA D TR	Commercial	\$ 113,400	\$ 45,360

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14 01590005021	8,035.2	1776	WALKER	AVE	VAZQUEZ CARLOS M III & EVA A	Residential	\$ 111,300	\$ 44,520
14 01590006013	8,695.5	3364	EAST MAIN	ST	GARCIA FERNANDO F	Residential	\$ 110,000	\$ 44,000
14 01610004035	9,493.1	0	HARVARD	AVE	PHILLIP COPE TRUSTEE OF WEST H TRUST	Vacant	\$ 109,400	\$ 43,760
14 01590006032	7,671.0	3426	EAST MAIN	ST	TOLES LATONYA	Residential	\$ 106,000	\$ 42,400
14 01590006012	8,333.4	3370	EAST MAIN	ST	WINFREY JUDITH	Residential	\$ 104,400	\$ 41,760
14 01610013003	15,729.2	1966	YALE	AVE	A O K INVESTMENTS INC	Apartments	\$ 102,300	\$ 40,920
13 0004 LL047	110,717.6	0	CHARLESTOWN	DR	DKL CPRL ET AL	Vacant	\$ 101,000	\$ 40,400
14 01610010045	12,314.7	0	JOHN WESLEY	AVE	FEEDSTORE LLC THE	Commercial	\$ 100,600	\$ 40,240
14 01610010024	3,946.4	3817	MAIN	ST	LOUDERMILK ROHRIG LLC	Commercial	\$ 100,000	\$ 40,000
14 01610010070	5,696.5	1868	COLUMBIA	AVE	DIPRIMA HOLDINGS LLLP	Commercial	\$ 99,400	\$ 39,760
14 01590001054	24,989.6	1760	MERCER	AVE	HARPER W T	Residential	\$ 93,900	\$ 37,560
14 01590011028	9,736.1	1598	HARDIN	AVE	BARTLES WILLIAM	Residential	\$ 93,200	\$ 37,280
14 01590011033	9,669.6	1570	HARDIN	AVE	MERCER MATTHEW C & SUSAN B	Residential	\$ 92,800	\$ 37,120
13 0003 LL049	18,705.4	2725	CHARLESTOWN	DR	HUNTER KINDER SCHOOLS INC	Commercial	\$ 90,000	\$ 36,000
13 0003 LL055	51,708.9	2724	CHARLESTOWN	DR	HUNTER KINDER SCHOOLS INC	Commercial	\$ 90,000	\$ 36,000
14 01610006074	2,732.1	3699	MAIN	ST	FINCHER LEE S	Commercial	\$ 90,000	\$ 36,000
14 01590011031	8,959.5	1584	HARDIN	AVE	FAVORS RALPH	Residential	\$ 86,500	\$ 34,600
14 01610006057	5,361.9	3755	MAIN	ST	3755 MAIN ST LLC	Commercial	\$ 85,000	\$ 34,000
14 01590011040	8,881.1	1549	VIRGINIA	AVE	NGUYEN THANH DUC DINH	Commercial	\$ 84,910	\$ 33,960
14 01610010049	5,184.5	0	MAIN	ST	FEEDSTORE LLC THE	Commercial	\$ 84,200	\$ 33,680
14 01590006055	15,219.9	3434	EAST MAIN	ST	BYNER KIMBERLEY	Apartments	\$ 78,000	\$ 31,200
14 01930002026	35,836.5	0	HERSCHEL	RD	WILKINS JOHN E & DOROTHEA W	Vacant	\$ 75,000	\$ 30,000
14 01590001022	14,728.2	1769	WALKER	AVE	NEWHOUSE BENJAMIN & JANETTE	Residential	\$ 72,500	\$ 29,000
14 0193 LL032	20,294.4	3732	HERSCHEL	RD	ELLIS ROBERT M	Residential	\$ 72,000	\$ 28,800
14 01590013058	11,591.4	3570	EAST MAIN	ST	ALLEYNE ERIC	Apartments	\$ 70,600	\$ 28,240
14 01610010025	1,000.6	3819	MAIN	ST	COLEMAN ZENA R	Commercial	\$ 70,000	\$ 28,000
14 01580009052	7,849.0	3297	MAIN	ST	TUCKAR JASWANT S & NEENA RANI	Commercial	\$ 66,200	\$ 26,480
14 01930002027	30,550.9	0	HERSCHEL	RD	HILL FLORENCE B ET AL	Vacant	\$ 75,000	\$ 25,500
14 0161 LL027	28,622.7	0	YALE	AVE	BEAVERS JAMES W	Vacant	\$ 63,200	\$ 25,280
14 01590005035	1,976.5	3395	MAIN	ST	RUSCH GREGORY	Commercial	\$ 62,700	\$ 25,080

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14 01590005036	1,963.6	3397	MAIN	ST	RUSCH GREGORY	Commercial	\$ 62,700	\$ 25,080
14 01610009030	18,459.4	0	JOHN WESLEY	AVE	MOODY MARTHA MC KINNEY	Vacant	\$ 62,500	\$ 25,000
14 01590005023	4,619.3	0	WALKER	AVE	BUSTER HOLDINGSLLC	Commercial	\$ 60,900	\$ 24,360
13 0004 LL060	28,408.4	4100	HERSCHEL	RD	THOMAS NONA K	Residential	\$ 60,300	\$ 24,120
13 0004 LL032	65,199.2	4110	HERSCHEL	RD	CORE SHEIAN	Residential	\$ 59,100	\$ 23,640
14 01610007008	9,150.7	3710	EAST MAIN	ST	TOLES LATONYA	Residential	\$ 59,000	\$ 23,600
14 01610010018	11,398.6	1890	COLUMBIA	AVE	LONGINO JACK P	Vacant	\$ 58,900	\$ 23,560
14 01610016014	4,123.3	1883	PRINCETON	AVE	STRATEGIC PLANNING INITIATIVES LLC	Residential	\$ 57,200	\$ 22,880
13 0004 LL048	48,188.1	0	CHARLESTOWN	DR	DKL CPRL ET AL	Vacant	\$ 54,000	\$ 21,600
14 01920003016	8,558.7	2112	PRINCETON	AVE	EVANS LARRY	Residential	\$ 51,700	\$ 20,680
14 01930002002	21,896.8	3756	HERSCHEL	RD	ALLEN JUDITH CECILIA	Commercial	\$ 50,900	\$ 20,360
14 0193 LL033	18,411.5	3738	HERSCHEL	RD	JACKSON JOAN B	Commercial	\$ 49,600	\$ 19,840
14 01600001034	11,332.9	1770	TEMPLE	AVE	WATSON CYNTHIA M & DELORES	Residential	\$ 47,800	\$ 19,120
14 01610003017	24,707.5	3622	EAST MAIN	ST	CLEVELAND FLORA M	Residential	47,200	\$ 18,880
14 01610006082	4,511.8	0	HARVARD	AVE	DORN PAUL L JR	Commercial	\$ 46,400	\$ 18,560
13 0036 LL005	137,066.6	2437	ROOSEVELT	HWY	JONES ROBERT F	Commercial	\$ 46,100	\$ 18,440
14 01590009046	21,054.2	1744	CAMBRIDGE	AVE	DJ MORTGAGE LLC	Apartments	\$ 45,000	\$ 18,000
14 01610009002	9,391.2	0	COLUMBIA	OP	MATCH POINT LLC	Residential	\$ 44,600	\$ 17,840
14 01610004003	9,423.6	2082	PRINCETON	AVE	POWELL LAMAR AND MARY	Residential	\$ 43,200	\$ 17,280
14 01600003033	14,734.9	1617	PRINCETON	AVE	LEE GENE D	Residential	\$ 43,100	\$ 17,240
13 0004 LL041	125,311.2	3979	HERSCHEL	RD	AHMADI AMIR	Residential	\$ 41,800	\$ 16,720
13 0036 LL091	65,813.8	4530	HERSCHEL	RD	MILES LINDA DERRICK & DERRICK GARY R	Residential	\$ 41,100	\$ 16,440
14 01590013042	20,992.3	3578	EAST MAIN	ST	JONES TOMMY HART & HOARD JOHN W	Residential	\$ 40,700	\$ 16,280
14 01610006050	2,632.0	0	HARVARD	AVE	DORN PAUL L JR	Commercial	\$ 38,700	\$ 15,480
14 01600001033	11,309.5	1776	TEMPLE	AVE	WILLINGHAM DAVID	Residential	\$ 38,600	\$ 15,440
13 0036 LL075	53,549.7	4508	HERSCHEL	RD	JONES ROBERT F JR	Residential	\$ 38,200	\$ 15,280
14 01920001087	17,547.0	2269	PRINCETON	AVE	PRICE MAYOLA	Residential	\$ 37,900	\$ 15,160
14 01920001020	10,779.3	2246	REDWINE	AVE	CARSON LORENZO	Residential	\$ 37,800	\$ 15,120
14 01590011036	14,249.6	0	HARDIN	AVE	SHAH ARUN	Vacant	\$ 36,300	\$ 14,520
14 01930002030	21,841.0		HERSCHEL	RD	CHEELY GARY M & RICHARD W	Vacant	\$ 36,000	\$ 14,400

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14 01610010026	10,558.3	0	JOHN WESLEY	AVE	COLEMAN ZENA RAE	Vacant	\$ 35,000	\$ 14,000
14 01610010064	6,375.1	1926	COLUMBIA	AVE	COOK EDNA MAE	Residential	\$ 34,700	\$ 13,880
14 01590010041	10,980.5	0	VIRGINIA	AVE	ANNYS FOOD MART INC	Vacant	\$ 34,200	\$ 13,680
14 01590012021	11,547.9	1509	VIRGINIA	AVE	RIVERS JOHN T	Commercial	\$ 33,700	\$ 13,480
14 01590010040	9,135.3	0	VIRGINIA	AVE	ANNYS FOOD MART INC	Vacant	\$ 33,100	\$ 13,240
14 01590012014	8,456.1	0	VIRGINIA	AVE	RIVERS JOHN T	Vacant	\$ 32,600	\$ 13,040
14 01590012017	8,487.8	0	VIRGINIA	AVE	RIVERS JOHN T	Vacant	\$ 32,600	\$ 13,040
14 01590006010	4,308.2	0	EAST MAIN	ST	DODSON BLAKE EDWARD	Vacant	\$ 30,100	\$ 12,040
14 01600002040	8,472.6	1637	COLUMBIA	AVE	SCULLION GWENDOLENE C	Residential	\$ 29,600	\$ 11,840
14 01600001037	4,392.8	0	JEFFERSON	ST	GAZAWAY RALPH LAMAR SR & JR	Vacant	\$ 29,400	\$ 11,760
14 01610010063	6,249.3	1932	COLUMBIA	AVE	JOHNSON DUTCHIE A	Residential	\$ 28,600	\$ 11,440
14 01610010017	15,293.7	0	COLUMBIA	AVE	ELLIS CARRIE L	Vacant	\$ 28,400	\$ 11,360
14 01580009012	13,196.4	0	MAIN	ST	MOORE THELMA WYATT CMMINGS	Vacant	\$ 26,000	\$ 10,400
13 0004 LL061	21,103.7	0	LAND LOCKED		THOMAS EARL R	Vacant	\$ 25,000	\$ 10,000
14 01610010028	15,207.9	0	JOHN WESLEY	AVE	STRAIN CURTIS A & THERESA Y	Vacant	\$ 25,000	\$ 10,000
14 01920003012	5,271.7	0	PRINCETON	AVE	MUHYEE FRANK	Vacant	\$ 24,200	\$ 9,680
14 01610009013	19,255.9	0	JOHN WESLEY	AVE	HAMILTON MILL UNITED METHODIST CHURCH	Vacant	\$ 22,800	\$ 9,120
14 01920003018	9,214.9	2101	PRINCETON	AVE	GRIFFIN NATHANIEL ET AL	Residential	\$ 22,100	\$ 8,840
14 01610013030	4,591.1	0	COLLEGE	ST	PARK N FLY	Vacant	\$ 20,900	\$ 8,360
14 01600004002	19,210.3	0	PRINCETON	AVE	GROGAN FOUNDATION INC	Vacant	\$ 20,500	\$ 8,200
14 01920004006	7,349.0	0	PRINCETON	AVE	TAFDA INC	Vacant	\$ 19,200	\$ 7,680
14 01920004007	9,634.9	0	PRINCETON	AVE	TAFDA INC	Vacant	\$ 19,200	\$ 7,680
13 0004 LL065	13,147.2	0	HERSCHEL	RD	FELDEWERTH CYNTHIA J ET AL	Vacant	\$ 17,700	\$ 7,080
14 01610003015	7,331.5	0	EAST MAIN	ST	CENTAUR CORP THE	Vacant	\$ 17,300	\$ 6,920
13 0004 LL063	38,946.0	0	HERSCHEL PARK	DR	STREATER BESSIE E	Vacant	\$ 14,300	\$ 5,720
14 01920002019	7,906.3	0	REDWINE	AVE	LEE GENE D	Vacant	\$ 14,200	\$ 5,680
14 01920003017	8,611.7	0	PRINCETON	AVE	BOOTH CHRISTY	Residential	\$ 12,300	\$ 4,920
14 01610013024	16,853.7	0	OGLETHORPE	AVE	HERRERA CARIDAD	Vacant	\$ 11,800	\$ 4,720
14 01610008043	10,189.8	0	JOHN WESLEY	AVE	BRUNO ESIENHOWER INC	Vacant	\$ 9,600	\$ 3,840
14 01610009031	12,352.6	0	JOHN WESLEY	AVE	MOODY MARTHA MC KINNEY	Vacant	\$ 8,700	\$ 3,480

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14 01610005045	18,872.0	0	COLUMBIA	AVE	COX RUTHIE E & ALEXANDRA BROWN	Vacant	\$ 7,500	\$ 3,000
14 01920001023	10,331.0	0	REDWINE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,300	\$ 2,920
14 01920001059	8,211.9	0	PRINCETON	AVE	WILLIAMS GLOVER & GERALDINE	Vacant	\$ 7,300	\$ 2,920
14 01920001062	8,489.8	0	PRINCETON	AVE	SLATON G W III ET AL	Vacant	\$ 7,300	\$ 2,920
14 01920002061	8,606.4	0	PRINCETON	AVE	SPEILBERG JACK	Vacant	\$ 7,300	\$ 2,920
14 01920001026	11,135.0	0	REDWINE	AVE	GOLD PROP LLC	Vacant	\$ 7,200	\$ 2,880
14 01920001035	7,206.1	0	ROSS	AVE	COOK ROSA LEE	Vacant	\$ 7,100	\$ 2,840
14 01920001036	6,972.1	0	ROSS	AVE	JONES W O ET AL	Vacant	\$ 7,100	\$ 2,840
14 01920001041	8,793.1	0	ROSS	AVE	CAMERON DIANE	Vacant	\$ 7,100	\$ 2,840
14 01920001047	9,321.1	2238	ROSS	AVE	PONDER COZETTA J	Residential	\$ 7,100	\$ 2,840
14 01920001048	7,642.7	0	ROSS	AVE	TRICE WILLIAM	Vacant	\$ 7,100	\$ 2,840
14 01920001051	8,234.9	0	ROSS	AVE	JONES W O ET AL	Vacant	\$ 7,100	\$ 2,840
14 01920001055	8,149.1	0	ROSS	AVE	JACKSON O T AGT EST JACKSON DEWARD	Vacant	\$ 7,100	\$ 2,840
14 01920002005	7,739.5	0	REDWINE	AVE	MULLIS JOAN E	Vacant	\$ 7,100	\$ 2,840
14 01920002020	8,346.1	0	REDWINE	AVE	TRAVIS MILTON B	Vacant	\$ 7,100	\$ 2,840
14 01920002027	7,529.5	0	REDWINE	AVE	ARNOLD KENNETH H & JUDITH A	Vacant	\$ 7,100	\$ 2,840
14 01920002028	8,110.4	0	ROSS	AVE	CHEELEY ARTHUR L	Vacant	\$ 7,100	\$ 2,840
14 01920002037	8,936.9	0	ROSS	AVE	RGB VENTURE CAPITAL LLC	Vacant	\$ 7,100	\$ 2,840
14 01920003005	8,194.7	0	PRINCETON	AVE	HARRIS BEN & BERTHA	Vacant	\$ 7,100	\$ 2,840
14 01920004003	9,482.9	0	PRINCETON	AVE	JENNINGS ARDELLA S	Vacant	\$ 7,100	\$ 2,840
14 01920004009	7,246.4	2210	PRINCETON	AVE	COOPER GRARY D & MARY A	Residential	\$ 7,100	\$ 2,840
14 01920001040	14,707.2	0	ROSS	AVE	INGRAM ERNESTA	Vacant	\$ 6,500	\$ 2,600
13 0003 LL036	30,268.6	0	LAKEMONT	DR	DKL CPRL ET AL	Vacant	\$ 6,400	\$ 2,560
14 01920001075	6,767.4	0	REDWINE	AVE	GOLD PROP LLC	Vacant	\$ 6,400	\$ 2,560
14 01920001081	2,565.1	0	REDWINE	AVE	RUFFINS EUGENE	Vacant	\$ 6,400	\$ 2,560
14 01920001042	9,107.2	0	ROSS	AVE	COLAS MARYANNE C	Vacant	\$ 5,700	\$ 2,280
14 01610008004	28,427.7	0	COLUMBIA	AVE	WOOD GEORGE & SWANN PATRICIA N	Vacant	\$ 4,600	\$ 1,840
14 01610008038	18,116.3	0	JOHN WESLEY	AVE	CHAPMAN LIMITED PARTNERSHIP	Vacant	\$ 3,700	\$ 1,480
14 01610012005	25,510.5	0	OGLETHORPE	AVE	MONKEY BUSINESS 1 LLC	Vacant	\$ 3,700	\$ 1,480
14 01920002066	8,519.5	0	PRINCETON	AVE	COLLEGE PARK LOTS LLC	Vacant	\$ 3,600	\$ 1,440

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14 01920003022	7,586.3	0	HARVARD	AVE	MARCHMAN FARMS LLC	Vacant	\$ 3,600	\$ 1,440
14 01920003040	7,927.7	0	HARVARD	AVE	BUTLER STREET Y M C ASSN INC	Vacant	\$ 3,600	\$ 1,440
14 01920003041	7,625.5	0	HARVARD	AVE	UNITED FULL GOSPEL ORDINATION	Vacant	\$ 3,600	\$ 1,440
14 01920003043	8,346.6	0	HARVARD	AVE	UNITED FULL GOSPEL ORDINATION	Vacant	\$ 3,600	\$ 1,440
14 01920003073	8,833.1	0	COLUMBIA	AVE	GREER CHARLIE M	Vacant	\$ 3,600	\$ 1,440
14 01920003075	7,902.7	0	COLUMBIA	AVE	GRIER JEFFREY L	Vacant	\$ 3,600	\$ 1,440
14 01920003080	5,624.6	0	COLUMBIA	AVE	DIXON MELVIN & JESSIE	Vacant	\$ 3,600	\$ 1,440
14 01610004059	10,566.4	0	COLUMBIA	AVE	SHILOH BAPTIST CHURCH	Vacant	\$ 3,200	\$ 1,280
14 01610008059	12,102.2	0	JOHN WESLEY	AVE	CAGLE LAMAR & ARMSTRONG JAS E	Vacant	\$ 3,200	\$ 1,280
14 01610012004	17,953.5	0	OGLETHORPE	AVE	MONKEY BUSINESS 1 LLC	Vacant	\$ 3,200	\$ 1,280
14 01610004033	8,775.3	0	COLUMBIA	AVE	DIXON JESSIE MAE	Vacant	\$ 3,000	\$ 1,200
14 01610004037	9,405.3	0	HARVARD	AVE	COLLEGE PARK LOTS	Vacant	\$ 3,000	\$ 1,200
14 01610005049	9,457.1	0	COLUMBIA	AVE	TAFDA INC	Vacant	\$ 3,000	\$ 1,200
14 01610005050	9,452.9	0	COLUMBIA	AVE	TAFDA INC	Vacant	\$ 3,000	\$ 1,200
14 01610005051	9,618.6	0	COLUMBIA	AVE	VENTURE ONE LLC	Vacant	\$ 3,000	\$ 1,200
14 01610005069	6,915.2	0	COLUMBIA	AVE	THOMAS CARL W	Vacant	\$ 2,800	\$ 1,120
14 01610004044	6,573.7	0	COLUMBIA	AVE	THOMAS JOHN W	Vacant	\$ 2,700	\$ 1,080
14 01610012028	8,779.3	0	YALE	AVE	TINGLE MIRIAM W	Vacant	\$ 2,700	\$ 1,080
14 01610005057	4,999.2	0	HARVARD	AVE	CHILDREN BREAD INC	Vacant	\$ 2,600	\$ 1,040
14 01610004017	4,499.9	0	ATLANTA	ST	COLLEGE PARK LOTS LLC	Vacant	\$ 2,500	\$ 1,000
14 01920002004	7,999.1	0	REDWINE	AVE	CAGLE LAMAR	Vacant	\$ 2,500	\$ 1,000
14 01920003033	7,942.0	0	HARVARD	AVE	STEVENS DIXIE EXTRX EST HOWARD P M	Vacant	\$ 2,500	\$ 1,000
14 01920004023	6,727.8	0	HARVARD	AVE	STEVENS DIXIE EXTR EST HOWARD P M	Vacant	\$ 2,500	\$ 1,000
14 01610005061	2,723.8	0	VICTORIA	ST	GREER NANNIE V & JONES ETHEL C	Vacant	\$ 2,400	\$ 960
14 01610005064	2,832.6	0	COLUMBIA	AVE	SMITH BARBARA ANN	Vacant	\$ 2,400	\$ 960
14 01610005065	2,697.0	0	COLUMBIA	AVE	WATTS DEVELOPMENT CO	Vacant	\$ 2,400	\$ 960
14 01610004026	6,951.1	0	HARVARD	AVE	STEVENS DIXIE EXTRX EST HOWARD P M	Vacant	\$ 1,900	\$ 760
14 01610005089	2,021.9	0	LAND LOCKED		JONES ETHEL & GREER NANNIE	Vacant	\$ 1,900	\$ 760
14 01920003086	6,035.3	0	COLUMBIA	AVE	STEVENS DIXIE EXTR EST HOWARD P M	Vacant	\$ 1,900	\$ 760
14 01920003084	4,177.2	0	HARVARD	AVE	STEVENS DIXIE EXTR EST HOWARD P M	Vacant	\$ 1,800	\$ 720

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14 01920001085	24,306.0	0	REDWINE	AVE	MARATHON HOLDINGS LLC	Vacant	\$ 1,700	\$ 680
14 01600003046	7,500.3	3046	MYRTLE	ST	HOWELL FAYE	Residential	\$ 1,000	\$ 400
14 01920001045	8,037.5	0	ROSS	AVE	JONES W O ET AL	Vacant	\$ 700	\$ 280
14 01920001046	8,349.2	0	ROSS	AVE	WATTS ROSA MAE & JONES GEORGE	Vacant	\$ 700	\$ 280
14 01610006072	844.6	0	LAND LOCKED		RAIFORD DANIEL M	Commercial	\$ 300	\$ 120
13 0003 LL044	232,168.1	2700	CHARLESTOWN	DR	CITY OF COLLEGE PARK	Recreation	\$ 1,296,000	\$ -
13 0003 LL054	1,210,353.3	2861	LAKESHORE	DR	FULTON COUNTY BOARD OF EDUCATION	School	\$ 3,899,400	\$ -
13 0003 LL059	37,860.8	2770	CHARLESTOWN	DR	CITY OF COLLEGE PARK	Government	\$ 12,700	\$ -
13 0004 LL058	241,069.4	0	CHARLESTOWN	DR	CITY OF COLLEGE PARK	Recreation	\$ 33,200	\$ -
13 0004 LL062	25,944.7	4112	HERSCHEL	RD	CITY OF ATLANTA	Residential	\$ 50,200	\$ -
13 0036 LL003	89,656.1	2429	ROOSEVELT	HWY	RREF II DEU GA ODO LLC	Church	\$ 350,500	\$ -
13 0036 LL117	86,763.7	2421	ROOSEVELT	HWY	RREF II DEU GA ODO LLC	Church	\$ 246,700	\$ -
14 0159???	39,439.8	3509	MAIN	ST	MARTA	Government	\$ -	\$ -
14 01590001014	11,899.0	1014	MERCER	AVE	HARPER W T	Vacant	\$ -	\$ -
14 01590002017	97,567.6	3346	EAST MAIN	ST	WOODWARD ACADEMY INC	School	\$ 3,036,200	\$ -
14 01590009012	20,753.2	3480	EAST MAIN	ST	SAINT JOHNS EPISCOPAL CHURCH	Church	\$ 490,300	\$ -
14 01590009013	15,346.1	3470	EAST MAIN	ST	SAINT JOHNS EPISCOPAL CHURCH	Church	\$ 36,900	\$ -
14 01590009014	23,355.0	3462	EAST MAIN	ST	SAINT JOHNS EPISCOPAL CHURCH	Residential	\$ 41,800	\$ -
14 01590009015	11,698.7	0	EAST MAIN	ST	SAINT JOHNS EPISCOPAL CHURCH	Commercial	\$ 34,600	\$ -
14 01590013041	75,857.2	1773	HAWTHORNE	AVE	PROVIDENCE BAPT CH SOUTH ATLANTA INC	Church	\$ 2,726,800	\$ -
14 01600001026	6,854.0	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 26,600	\$ -
14 01600001027	9,700.7	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 29,900	\$ -
14 01600001028	9,289.1	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 30,400	\$ -
14 01600001029	19,504.1	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 23,600	\$ -
14 01600001030	19,509.4	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 61,200	\$ -
14 01600001036	3,325.1	0	JEFFERSON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Residential	\$ 31,700	\$ -
14 01600001038	4,612.1	0	JEFFERSON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 29,300	\$ -
14 01600001039	11,926.4	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 155,900	\$ -
14 01600001040	10,342.0	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 61,300	\$ -
14 01600001041	12,663.2	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 40,100	\$ -

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14 01600001042	16,916.4	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 46,500	\$ -
14 01600001045	7,498.7	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 25,500	\$ -
14 01600001051	7,951.6	1	LAND LOCKED		CITY OF ATLANTA	Vacant	\$ 17,000	\$ -
14 01600001054	12,463.9	0	WASHINGTON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 27,800	\$ -
14 01600001055	16,404.9	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 59,100	\$ -
14 01600002038	9,999.4	0	ADAMS	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 30,300	\$ -
14 01600002039	11,311.6	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 28,800	\$ -
14 01600002041	8,463.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 33,500	\$ -
14 01600002042	17,962.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 37,400	\$ -
14 01600002045	16,000.1	0	LEE	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 40,400	\$ -
14 01600002046	22,583.8	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 48,500	\$ -
14 01600002047	5,365.2	0	JACKSON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 59,600	\$ -
14 01600002048	14,257.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 35,400	\$ -
14 01600002053	14,036.2	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 37,000	\$ -
14 01600002054	5,293.8	0	LAND LOCKED		COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 59,600	\$ -
14 01600002055	14,884.7	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 19,100	\$ -
14 01600002056	5,212.3	0	JACKSON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 27,200	\$ -
14 01600003011	8,898.0	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 27,500	\$ -
14 01600003012	8,896.6	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 28,800	\$ -
14 01600003013	8,891.5	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 17,200	\$ -
14 01600003014	6,844.1	3014	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 28,600	\$ -
14 01600003028	10,888.0	3028	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 31,400	\$ -
14 01600003029	9,644.0	3029	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 30,100	\$ -
14 01600003030	9,630.8	3030	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 29,400	\$ -
14 01600003031	9,617.5	3031	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 29,200	\$ -
14 01600003032	9,638.3	3032	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 29,100	\$ -
14 01600003037	8,901.3	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 17,200	\$ -
14 01600003038	8,903.1	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 28,300	\$ -
14 01600003047	9,494.6	0	ADAMS	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 28,500	\$ -
14 01600004001	13,666.2	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 45,200	\$ -

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14 01600004003	9,256.4	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 29,500	\$ -
14 01600004004	10,184.5	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 110,600	\$ -
14 01600004005	19,224.4	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 54,200	\$ -
14 01600004006	19,082.2	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 20,500	\$ -
14 01600004007	14,925.0	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 19,300	\$ -
14 01600004008	8,743.4	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 41,800	\$ -
14 01600004009	14,375.6	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 19,000	\$ -
14 01600004011	4,877.2	0	WASHINGTON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 16,000	\$ -
14 0161 LL031	107,981.5	1984	PRINCETON	AVE	HOUSING AUTH CITY COLLEGE PARK	Government	\$ 1,555,300	\$ -
14 0161 LL032	17,877.6	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,600	\$ -
14 01610003???	4,651.6	0	COLLEGE	ST	CITY OF COLLEGE PARK	Recreational	\$ -	\$ -
14 01610003006	6,273.4	0	WASHINGTON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 26,400	\$ -
14 01610003007	6,339.5	0	WASHINGTON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 30,700	\$ -
14 01610003008	13,083.8	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 33,000	\$ -
14 01610003009	6,525.4	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 33,800	\$ -
14 01610003010	6,202.4	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 29,100	\$ -
14 01610003014	9,714.6	3672	EAST MAIN	ST	MARTA	Residential	\$ 36,400	\$ -
14 01610004001	19,003.0	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 11,200	\$ -
14 01610004002	9,439.1	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 10,100	\$ -
14 01610004008	9,671.5	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 13,600	\$ -
14 01610004009	9,664.1	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,000	\$ -
14 01610004010	9,654.6	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,100	\$ -
14 01610004011	9,708.1	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 4,100	\$ -
14 01610004018	4,999.2	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 129,200	\$ -
14 01610004020	10,021.6	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 123,900	\$ -
14 01610004024	19,320.5	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 342,200	\$ -
14 01610004025	7,012.1	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,200	\$ -
14 01610004027	6,888.0	0	NAPOLEON	ST	CITY OF ATLANTA	Vacant	\$ 96,400	\$ -
14 01610004030	18,843.1	0	COLUMBIA	AVE	CITY OF ATLANTA	Vacant	\$ 79,900	\$ -
14 01610004031	9,333.8	0	COLUMBIA	AVE	CITY OF ATLANTA	Vacant	\$ 3,000	\$ -

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14 01610004032	9,793.7	0	COLUMBIA	AVE	SHILOH BAPTIST CHURCH	Vacant	\$ 3,000	\$ -
14 01610004038	9,388.0	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 12,000	\$ -
14 01610004039	9,370.8	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,400	\$ -
14 01610004040	9,352.7	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,300	\$ -
14 01610004041	9,358.5	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 3,000	\$ -
14 01610004042	5,811.2	0	ATLANTA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,200	\$ -
14 01610004043	6,661.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 62,800	\$ -
14 01610004045	9,468.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,500	\$ -
14 01610004046	9,449.9	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,100	\$ -
14 01610004047	9,431.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,300	\$ -
14 01610004048	14,117.6	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,700	\$ -
14 01610004049	14,164.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,700	\$ -
14 01610004050	7,503.7	0	NAPOLEON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,600	\$ -
14 01610004054	19,086.9	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 78,400	\$ -
14 01610004055	9,440.8	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,500	\$ -
14 01610004056	9,423.7	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 65,400	\$ -
14 01610004058	131,425.1	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 1,823,500	\$ -
14 01610004060	10,084.9	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 11,900	\$ -
14 01610005006	116,636.9	2000	PRINCETON	AVE	HOUSING AUTHORITY OF THE CITY OF COLLEGE PARK	Commercial	\$ 155,000	\$ -
14 01610005015	9,492.7	0	ATLANTA	ST	CITY OF ATLANTA	Vacant	\$ 217,100	\$ -
14 01610005016	8,466.1	0	ATLANTA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 136,800	\$ -
14 01610005025	3,431.9	3613	VICTORIA	ST	CITY OF COLLEGE PARK	Residential	\$ 9,400	\$ -
14 01610005031	7,890.2	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,200	\$ -
14 01610005032	7,323.6	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,800	\$ -
14 01610005033	4,645.7	0	CONLEY	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,500	\$ -
14 01610005034	10,696.9	0	CONLEY	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,800	\$ -
14 01610005035	9,253.1	0	CONLEY	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,000	\$ -
14 01610005038	9,377.6	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 170,500	\$ -
14 01610005039	9,376.6	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 169,500	\$ -
14 01610005040	9,375.6	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 172,900	\$ -

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14 01610005041	9,370.9	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 187,300	\$ -
14 01610005042	9,365.9	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 172,400	\$ -
14 01610005043	9,365.1	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610005048	9,461.2	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,300	\$ -
14 01610005052	4,776.2	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 100,100	\$ -
14 01610005053	4,840.6	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 99,100	\$ -
14 01610005054	9,417.7	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 109,400	\$ -
14 01610005056	9,428.3	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,600	\$ -
14 01610005058	4,603.8	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 107,700	\$ -
14 01610005059	2,862.0	0	VICTORIA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,000	\$ -
14 01610005060	2,853.3	0	VICTORIA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 5,800	\$ -
14 01610005063	4,633.9	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,600	\$ -
14 01610005066	2,675.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 5,400	\$ -
14 01610005067	2,789.3	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,200	\$ -
14 01610005068	2,932.6	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 5,200	\$ -
14 01610005070	7,101.8	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 5,900	\$ -
14 01610005071	4,923.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,300	\$ -
14 01610005072	3,276.8	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,500	\$ -
14 01610005073	2,843.0	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,200	\$ -
14 01610005074	2,439.2	0	CONLEY	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,400	\$ -
14 01610005075	2,227.1	0	CONLEY	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 5,700	\$ -
14 01610005076	3,974.6	0	CONLEY	ST	CITY OF ATLANTA	Vacant	\$ 6,300	\$ -
14 01610005077	3,975.5	0	CONLEY	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,300	\$ -
14 01610005078	4,123.7	0	CONLEY	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,300	\$ -
14 01610005079	4,968.4	0	CONLEY	ST	CITY OF ATLANTA	Vacant	\$ 2,600	\$ -
14 01610005080	2,841.2	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,300	\$ -
14 01610005081	18,923.9	0	COLUMBIA	AVE	CITY OF ATLANTA	Vacant	\$ 8,700	\$ -
14 01610005087	10,264.3	0	VICTORIA	ST	FRIENDSHIP BAPTIST CHURCH OF COLLEGE P	Vacant	\$ 3,000	\$ -
14 01610005088	3,489.2	0	VICTORIA	ST	FRIENDSHIP BAPTIST CHURCH OF COLLEGE P	Vacant	\$ 2,400	\$ -
14 01610005091	17,943.8	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 187,300	\$ -

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14 01610005094	4,713.9	0	ATLANTA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,000	\$ -
14 01610005095	4,832.3	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 61,400	\$ -
14 01610005096	14,135.9	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,400	\$ -
14 01610005097	4,882.0	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 99,600	\$ -
14 01610006010	187,173.4	3707	COLLEGE	ST	CITY OF COLLEGE PARK	Government	\$ 271,200	\$ -
14 01610006031	5,181.6	0	LAND LOCKED		CITY OF COLLEGE PARK	Vacant	\$ 43,600	\$ -
14 01610006039	8,700.3	0	HARVARD	AVE	MUNICIPAL ELECTRIC AUTHORITY	Vacant	\$ 120,000	\$ -
14 01610006040	6,960.0	0	HARVARD	AVE	MUNICIPAL ELECTRIC AUTH OF GA	Vacant	\$ 3,000	\$ -
14 01610006041	18,781.4	1916	HARVARD	AVE	CITY OF COLLEGE PARK	Government	\$ 129,100	\$ -
14 01610006045	20,011.1	0	COLUMBIA	AVE	MUNICIPAL ELECTRIC AUTHORITY OF GEORGI	Vacant	\$ 131,300	\$ -
14 01610006046	26,478.6	0	VICTORIA	ST	MUNICIPAL ELECTRIC AUTHORITY OF GEORGI	Vacant	\$ 144,700	\$ -
14 01610006059	895.4	0	MAIN	ST	UNKNOWENBAZEMORE JAMES D III	Commercial	\$ -	\$ -
14 01610006061	25,069.9	0	COLUMBIA	AVE	CITY OF COLLEGE PARK	Commercial	\$ 235,200	\$ -
14 01610006062	20,523.0	0	COLUMBIA	AVE	CITY OF COLLEGE PARK	Vacant	\$ 249,800	\$ -
14 01610006063	18,945.1	0	COLUMBIA	AVE	CITY OF COLLEGE PARK	Vacant	\$ 255,600	\$ -
14 01610006064	19,550.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 305,800	\$ -
14 01610006085	38,272.2	0	HARVARD	AVE	CITY OF COLLEGE PARK	Commercial	\$ 84,800	\$ -
14 01610006086	12,349.6	1886	HARVARD	AVE	MUNICIPAL ELECTRIC AUTH OF GA	Government	\$ 115,600	\$ -
14 01610006087	6,649.7	0	COLUMBIA	AVE	CITY OF COLLEGE PARK	Government	\$ 51,800	\$ -
14 01610006089	80,031.6	0	HARVARD	AVE	CITY OF COLLEGE PARK	Government	\$ 89,200	\$ -
14 01610007002	5,856.4	0	EAST MAIN	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 33,600	\$ -
14 01610007003	9,722.2	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 29,800	\$ -
14 01610007004	18,772.8	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 399,400	\$ -
14 01610007005	14,385.4	3709	WISHINGTON	ST	COLLEGE PARK METHODIST CHURCH	Church	\$ 61,800	\$ -
14 01610007006	30,461.5	3726	EAST MAIN	ST	COLLEGE PARK METHODIST CHURCH	Church	\$ 3,271,900	\$ -
14 01610007007	15,405.6	3716	EAST MAIN	ST	COLLEGE PARK METHODIST CHURCH	Church	\$ 891,400	\$ -
14 01610007011	39,031.4	3710	EAST MAIN	AVE	COLLEGE PARK METHODIST CHURCH	Church	\$ 145,500	\$ -
14 01610008001	10,300.4	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,000	\$ -
14 01610008002	9,626.8	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,800	\$ -
14 01610008003	9,616.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 12,700	\$ -

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14 01610008007	14,315.9	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,300	\$ -
14 01610008008	5,081.0	0	COLUMBIA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,300	\$ -
14 01610008009	9,365.1	0	NAPOLEON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 40,900	\$ -
14 01610008010	28,759.9	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 4,600	\$ -
14 01610008017	8,746.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,000	\$ -
14 01610008018	9,210.7	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 17,800	\$ -
14 01610008019	7,628.4	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,800	\$ -
14 01610008020	12,116.3	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 20,300	\$ -
14 01610008021	6,378.7	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,700	\$ -
14 01610008022	19,690.3	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 20,100	\$ -
14 01610008023	14,152.2	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,900	\$ -
14 01610008024	14,000.6	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,900	\$ -
14 01610008026	9,951.3	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,700	\$ -
14 01610008028	8,096.0	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 32,900	\$ -
14 01610008029	8,738.6	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,600	\$ -
14 01610008030	6,881.3	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 25,800	\$ -
14 01610008032	10,121.9	0	YALE	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,000	\$ -
14 01610008033	6,318.9	0	NAPOLEON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,700	\$ -
14 01610008034	6,633.3	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,700	\$ -
14 01610008035	6,798.8	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,700	\$ -
14 01610008036	9,223.7	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,900	\$ -
14 01610008037	29,755.9	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 525,500	\$ -
14 01610008040	5,177.6	0	NAPOLEON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,400	\$ -
14 01610008041	8,531.9	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,600	\$ -
14 01610008042	9,393.0	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,000	\$ -
14 01610008045	9,232.5	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,000	\$ -
14 01610008046	9,159.3	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 23,500	\$ -
14 01610008047	7,500.5	0	JOHN WESLEY	AVE	CITY OF ATLANTA	Vacant	\$ 25,200	\$ -
14 01610008048	9,535.2	0	JOHN WESLEY	AVE	CITY OF ATLANTA	Vacant	\$ 2,700	\$ -
14 01610008049	9,535.7	0	JOHN WESLEY	AVE	CITY OF ATLANTA	Vacant	\$ 2,700	\$ -

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14 01610008050	2,035.1	0	LAND LOCKED		CITY OF ATLANTA	Vacant	\$ 7,900	\$ -
14 01610008052	6,458.5	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 31,800	\$ -
14 01610008053	6,500.1	0	COLUMBIA	AVE	CITY OF ATLANTA	Residential	\$ 2,700	\$ -
14 01610008054	12,507.6	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,200	\$ -
14 01610008055	6,395.5	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,700	\$ -
14 01610008056	6,420.4	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,900	\$ -
14 01610008057	11,534.9	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,800	\$ -
14 01610008058	4,918.1	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 23,300	\$ -
14 01610008060	13,169.9	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,300	\$ -
14 01610008061	12,066.4	0	NAPOLEON	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 115,300	\$ -
14 01610009001	9,421.2	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 199,700	\$ -
14 01610009003	9,364.0	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610009004	9,333.8	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 160,400	\$ -
14 01610009005	9,305.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 164,200	\$ -
14 01610009006	9,276.4	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 151,100	\$ -
14 01610009007	9,244.2	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 130,800	\$ -
14 01610009008	9,111.4	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 162,900	\$ -
14 01610009009	9,532.0	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610009015	9,530.5	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610009016	9,529.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610009019	8,168.1	0	VICTORIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 128,400	\$ -
14 01610009020	8,185.4	0	VICTORIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 128,400	\$ -
14 01610009021	5,454.9	0	VICTORIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 101,100	\$ -
14 01610009022	7,474.4	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 105,300	\$ -
14 01610009023	7,500.0	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 105,300	\$ -
14 01610009024	10,248.7	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 111,000	\$ -
14 01610009025	19,021.4	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 129,100	\$ -
14 01610009026	19,021.7	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 129,100	\$ -
14 01610009027	9,500.1	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610009028	9,499.2	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -

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14 01610009029	9,499.2	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610009035	10,602.9	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 113,900	\$ -
14 01610009036	9,620.4	0	JOHN WESLEY	AVE	CITY OF ATLANTA	Vacant	\$ 109,400	\$ -
14 01610009037	9,417.7	0	JOHN WESLEY	AVE	CITY OF ATLANTA	Vacant	\$ 176,300	\$ -
14 01610009038	28,335.5	0	JOHN WESLEY	AVE	CITY OF ATLANTA	Vacant	\$ 148,700	\$ -
14 01610009039	9,474.2	0	JOHN WESLEY	AVE	CITY OF ATLANTA	Vacant	\$ 109,400	\$ -
14 01610009040	9,488.6	0	JOHN WESLEY	AVE	CITY OF ATLANTA	Vacant	\$ 109,400	\$ -
14 01610009041	9,502.7	0	JOHN WESLEY	AVE	CITY OF ATLANTA	Vacant	\$ 109,400	\$ -
14 01610009045	9,665.7	0	VICTORIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 148,900	\$ -
14 01610009046	22,077.0	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Government	\$ 156,500	\$ -
14 01610009047	37,552.3	0	YALE	AVE	CITY OF ATLANTA	Vacant	\$ 150,200	\$ -
14 01610010001	6,499.8	0	VICTORIA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 110,400	\$ -
14 01610010011	25,353.5	0	JOHN WESLEY	AVE	CITY OF COLLEGE PARK	Vacant	\$ 351,100	\$ -
14 01610010012	7,746.8	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 123,900	\$ -
14 01610010013	9,499.3	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610010014	3,249.7	0	VICTORIA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 97,000	\$ -
14 01610010015	5,499.8	0	VICTORIA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 101,100	\$ -
14 01610010016	5,499.8	0	VICTORIA	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 95,400	\$ -
14 01610010019	11,400.6	0	COLUMBIA	AVE	CITY OF COLLEGE PARK THE	Vacant	\$ 44,100	\$ -
14 01610010029	20,590.5	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 119,900	\$ -
14 01610010041	9,272.7	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610010042	9,584.5	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 109,400	\$ -
14 01610010043	23,253.3	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 350,300	\$ -
14 01610010044	11,675.7	0	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 113,200	\$ -
14 01610010058	1,783.5	0	COLLEGE	ST	UNKNOWEN	Vacant	\$ -	\$ -
14 01610010068	48,321.4	3799	MAIN	ST	UNITED STATES POST OFFICE	Commercial	\$ 354,300	\$ -
14 01610010071	146,596.9	1920	JOHN WESLEY	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Government	\$ 2,149,500	\$ -
14 01610010072	76,339.0	1919	JOHN WESLEY	AVE	ODYSSEY PROPERTIES INC	Residential	\$ 3,456,600	\$ -
14 01610011001	1,850,730.5	3800	EAST MAIN	ST	MARTA	Government	\$ 36,500	\$ -
14 01610012006	17,799.1	0	OGLETHORPE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 38,300	\$ -

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14 01610012029	10,159.8	0	OGLETHORPE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,700	\$ -
14 01610012043	71,177.4	0	OGLETHORPE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,500	\$ -
14 01610013002	13,077.3	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 199,800	\$ -
14 01610013004	7,607.0	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 26,400	\$ -
14 01610013005	7,436.5	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,600	\$ -
14 01610013006	17,520.6	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,200	\$ -
14 01610013007	11,644.3	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 115,400	\$ -
14 01610013008	7,227.4	0	YALE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 158,800	\$ -
14 01610013014	8,689.4	0	OGLETHORPE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 27,400	\$ -
14 01610013015	8,861.8	0	OGLETHORPE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,600	\$ -
14 01610013016	9,037.8	0	OGLETHORPE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 31,000	\$ -
14 01610013017	9,626.7	0	OGLETHORPE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 25,400	\$ -
14 01610013019	8,200.2	0	OXFORD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 106,600	\$ -
14 01610013020	7,772.5	0	OXFORD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 106,200	\$ -
14 01610013021	7,348.6	0	OXFORD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 104,400	\$ -
14 01610013023	8,987.1	0	OGLETHORPE	AVE	CITY OF ATLANTA	Vacant	\$ 107,500	\$ -
14 01610013025	10,417.7	0	CONLEY	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 5,500	\$ -
14 01610013026	11,107.7	0	CONLEY	ST	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 2,700	\$ -
14 01610013027	4,029.6	0	OXFORD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 98,500	\$ -
14 01610013028	4,249.5	0	OXFORD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 98,500	\$ -
14 01610016003	17,189.3	3675	AUDITORIUM	WAY	FULTON CO COLLEGE PARK HEALTH	Residential	\$ 230,200	\$ -
14 01610016004	2,680.1	3680	COLLEGE	ST	SOUTH FULTON SENIOR SERVICES INC	Residential	\$ 116,800	\$ -
14 01610016009	227,150.3	3605	MAIN	ST	CITY OF COLLEGE PARK	School	\$ 11,106,000	\$ -
14 01610016010	318,713.9	3667	MAIN	ST	CITY OF COLLEGE PARK	Government	\$ -	\$ -
14 01610016013	12,992.6	1893	PRINCETON	AVE	SOUTH FULTON SENIOR SERVICES INC	Residential	\$ 223,700	\$ -
14 01620019034	48,163.2	3557	MAIN	ST	VICTORY TEMPLE NATIONAL HOLINE INC	Church	\$ 303,300	\$ -
14 0192 LL016	3,946,371.3	3711	FAIRWAY	DR	CITY OF COLLEGE PARK	Recreation	\$ 8,653,900	\$ -
14 0192 LL016	243,437.0	0	GOLF	DR	CITY OF COLLEGE PARK	Green Space	\$ 8,653,900	\$ -
14 0192 LL016	16,459.6	0	FAIRWAY	CIR	CITY OF COLLEGE PARK	Recreation	\$ 8,653,900	\$ -
14 0192 LL022	375,708.7	0	JOHN WESLEY	AVE	STATE SCHOOL BUILDING AUTH	Vacant	\$ 1,078,400	\$ -

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14 0192 LL023	419,405.3	0	YALE	AVE	CITY OF COLLEGE PARK	Vacant	\$ 182,400	\$ -
14 0192 LL023	222,892.4	0	YALE	ST	CITY OF COLLEGE PARK	Vacant	\$ 182,400	\$ -
14 0192 LL023	527,170.4	0	BANKS	AVE	CITY OF COLLEGE PARK	Vacant	\$ 182,400	\$ -
14 0192 LL023	21,416.3	0	YALE	CT	CITY OF COLLEGE PARK	Commercial	\$ 182,400	\$ -
14 0192 LL023	308,315.4	0	McCREE	AVE	CITY OF COLLEGE PARK	Vacant	\$ 182,400	\$ -
14 0192 LL023	56,945.6	0	RHODES	DR	CITY OF COLLEGE PARK	Vacant	\$ 182,400	\$ -
14 0192 LL166	821.1	0	FAIRWAY	DR	CITY OF COLLEGE PARK	Government	\$ -	\$ -
14 01920001001	8,972.8	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 7,200	\$ -
14 01920001002	5,227.2	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 23,500	\$ -
14 01920001003	6,583.4	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 6,800	\$ -
14 01920001004	7,862.4	0	REDWINE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,000	\$ -
14 01920001005	7,351.8	0	REDWINE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 5,600	\$ -
14 01920001006	13,118.8	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 8,500	\$ -
14 01920001007	6,204.8	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 31,900	\$ -
14 01920001009	6,332.3	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 6,700	\$ -
14 01920001010	6,009.1	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 6,700	\$ -
14 01920001012	8,231.4	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 31,500	\$ -
14 01920001013	8,033.0	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 47,600	\$ -
14 01920001014	6,806.0	0	COLUMBIA	AVE	FULTON COUNTY BOARD OF EDUC	Vacant	\$ 700	\$ -
14 01920001015	11,864.1	0	RHODES	ST	CITY OF ATLANTA	Vacant	\$ 7,500	\$ -
14 01920001016	8,465.9	0	REDWINE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,100	\$ -
14 01920001017	8,548.5	0	REDWINE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,100	\$ -
14 01920001018	80,561.0	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 489,500	\$ -
14 01920001021	10,563.2	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 7,600	\$ -
14 01920001022	12,936.7	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 28,500	\$ -
14 01920001024	8,247.6	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920001025	8,714.1	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 22,600	\$ -
14 01920001028	13,153.5	2277	ROSS	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Residential	\$ 45,600	\$ -
14 01920001029	6,993.3	0	ROSS	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 23,700	\$ -
14 01920001032	7,075.7	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 57,000	\$ -

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14 01920001033	7,874.1	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920001034	7,881.5	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920001037	6,984.1	2205	ROSS	AVE	THOMAS JOSEPH B	Residential	\$ 41,800	\$ -
14 01920001038	7,446.0	0	ROSS	AVE	THOMAS JOSEPH B	Vacant	\$ 7,100	\$ -
14 01920001039	9,454.0	0	ROSS	ST	THOMAS JOSEPH B	Vacant	\$ 7,500	\$ -
14 01920001043	8,748.2	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 33,300	\$ -
14 01920001044	7,386.3	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 700	\$ -
14 01920001049	9,273.7	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920001050	8,259.2	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 21,400	\$ -
14 01920001052	8,215.6	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 32,000	\$ -
14 01920001053	8,191.2	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 33,300	\$ -
14 01920001054	8,170.2	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 39,700	\$ -
14 01920001056	9,578.5	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,200	\$ -
14 01920001057	8,641.8	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920001058	9,082.3	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920001060	8,867.4	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920001061	8,510.0	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920001063	8,469.5	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920001064	8,449.3	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920001065	7,189.6	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,300	\$ -
14 01920001066	9,648.4	2241	PRINCETON	AVE	THOMPSON REUBEN J	Residential	\$ 82,700	\$ -
14 01920001067	8,388.6	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,300	\$ -
14 01920001070	8,328.0	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 44,400	\$ -
14 01920001073	8,263.4	0	PRINCETON	AVE	CITY OF COLLEGE PARK	Vacant	\$ 7,300	\$ -
14 01920001074	7,397.4	0	PRINCETON	AVE	CITY OF COLLEGE PARK	Vacant	\$ 6,900	\$ -
14 01920001079	7,763.9	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 42,400	\$ -
14 01920001080	4,971.7	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 400	\$ -
14 01920001082	16,716.5	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 9,100	\$ -
14 01920001083	7,048.2	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920001084	6,962.8	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 31,300	\$ -

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14 01920001086	12,056.9	0	REDWINE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 1,100	\$ -
14 01920001088	9,808.8	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920001089	9,426.4	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920002003	8,678.6	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920002006	8,357.0	0	REDWINE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,100	\$ -
14 01920002007	7,575.2	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 36,800	\$ -
14 01920002008	8,742.3	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 34,900	\$ -
14 01920002012	4,999.8	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 6,500	\$ -
14 01920002013	4,861.2	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 6,500	\$ -
14 01920002014	5,848.8	0	MCDONALD	ST	CITY OF ATLANTA	Vacant	\$ 39,000	\$ -
14 01920002015	9,177.4	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 59,900	\$ -
14 01920002016	8,487.0	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 38,800	\$ -
14 01920002017	8,453.8	0	REDWINE	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,100	\$ -
14 01920002018	8,415.9	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 110,200	\$ -
14 01920002021	6,902.3	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920002026	7,681.7	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 43,600	\$ -
14 01920002029	8,124.4	0	ROSS	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,100	\$ -
14 01920002033	7,685.8	0	ROSS	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,100	\$ -
14 01920002034	7,072.8	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920002035	9,622.2	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920002036	7,357.4	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 40,900	\$ -
14 01920002038	7,483.1	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 32,400	\$ -
14 01920002039	7,233.6	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 35,100	\$ -
14 01920002040	10,436.3	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,500	\$ -
14 01920002041	9,413.1	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 39,200	\$ -
14 01920002042	7,633.1	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 41,300	\$ -
14 01920002043	7,981.5	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 58,900	\$ -
14 01920002044	7,704.8	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 54,900	\$ -
14 01920002045	8,040.1	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 27,200	\$ -
14 01920002046	8,001.6	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 30,100	\$ -

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14 01920002047	7,566.0	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920002048	8,045.9	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920002049	7,984.7	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 41,000	\$ -
14 01920002050	7,739.6	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920002051	7,830.0	0	ROSS	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 106,400	\$ -
14 01920002052	7,826.3	0	ROSS	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,100	\$ -
14 01920002053	7,431.9	0	ROSS	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,100	\$ -
14 01920002056	7,814.5	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920002057	9,375.2	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 42,500	\$ -
14 01920002058	8,907.9	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920002059	9,091.4	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920002060	9,308.6	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 29,300	\$ -
14 01920002062	8,956.8	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 44,800	\$ -
14 01920002063	9,277.2	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 49,200	\$ -
14 01920002064	8,198.1	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 59,100	\$ -
14 01920002065	9,248.6	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,300	\$ -
14 01920002067	9,564.0	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920002068	8,782.6	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,300	\$ -
14 01920002069	16,687.5	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 44,500	\$ -
14 01920002070	24,264.2	0	ROSS	AVE	CITY OF ATLANTA	Vacant	\$ 330,500	\$ -
14 01920002071	23,025.8	0	McDONALD	ST	CITY OF ATLANTA	Vacant	\$ 249,900	\$ -
14 01920002072	30,942.5	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 440,600	\$ -
14 01920002073	23,293.1	0	REDWINE	AVE	CITY OF ATLANTA	Vacant	\$ 330,500	\$ -
14 01920003003	8,113.4	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 31,400	\$ -
14 01920003004	8,561.8	0	PRINCETON	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Residential	\$ 30,500	\$ -
14 01920003006	8,934.8	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920003007	7,853.8	0	PRINCETON	AVE	FULTON COUNTY	Vacant	\$ 9,000	\$ -
14 01920003008	7,577.0	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 31,300	\$ -
14 01920003009	5,137.0	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 19,300	\$ -
14 01920003011	5,094.5	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 6,500	\$ -

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14 01920003013	8,328.6	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,200	\$ -
14 01920003014	8,352.2	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,200	\$ -
14 01920003015	7,544.3	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,200	\$ -
14 01920003019	9,053.8	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 11,300	\$ -
14 01920003020	4,143.3	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,900	\$ -
14 01920003021	8,491.4	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,700	\$ -
14 01920003023	8,486.1	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,700	\$ -
14 01920003024	8,533.2	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,900	\$ -
14 01920003025	8,428.2	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,400	\$ -
14 01920003026	8,405.7	0	HARVARD	AVE	CTIY OF ATLANTA	Vacant	\$ 9,400	\$ -
14 01920003027	9,289.0	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,600	\$ -
14 01920003028	8,620.1	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,600	\$ -
14 01920003029	8,627.8	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 16,000	\$ -
14 01920003032	8,152.9	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,800	\$ -
14 01920003034	7,660.5	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 11,500	\$ -
14 01920003035	9,208.8	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,500	\$ -
14 01920003042	8,615.2	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,800	\$ -
14 01920003044	6,666.8	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,400	\$ -
14 01920003045	9,017.2	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 10,700	\$ -
14 01920003046	7,870.9	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,300	\$ -
14 01920003047	8,248.1	0	HARVARD	AVE	CITY OF ATLANTA	Vacant	\$ 10,200	\$ -
14 01920003049	7,725.7	0	COLUMBIA	AVE	CITY OF ATLANTA	Vacant	\$ 9,800	\$ -
14 01920003050	8,779.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,600	\$ -
14 01920003055	8,349.6	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 11,000	\$ -
14 01920003056	7,174.4	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,600	\$ -
14 01920003057	7,432.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,600	\$ -
14 01920003058	10,496.8	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 10,200	\$ -
14 01920003068	8,418.3	0	COLUMBIA	AVE	CITY OF ATLANTA	Vacant	\$ 3,600	\$ -
14 01920003069	8,468.2	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,600	\$ -
14 01920003070	8,443.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,600	\$ -

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14 01920003071	8,191.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,100	\$ -
14 01920003072	7,846.1	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,100	\$ -
14 01920003074	8,623.0	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 10,400	\$ -
14 01920003076	7,686.4	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,600	\$ -
14 01920003077	8,943.0	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,600	\$ -
14 01920003078	9,630.0	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,600	\$ -
14 01920003079	6,903.6	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,600	\$ -
14 01920003081	15,979.1	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 10,000	\$ -
14 01920003082	16,186.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 10,800	\$ -
14 01920003083	17,268.3	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 72,600	\$ -
14 01920003087	32,756.1	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 6,100	\$ -
14 01920003088	5,546.7	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 6,600	\$ -
14 01920003089	3,671.8	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 6,300	\$ -
14 01920003090	8,159.2	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 10,300	\$ -
14 01920003092	12,488.7	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,500	\$ -
14 01920003093	15,603.5	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,900	\$ -
14 01920003094	31,110.5	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 1,200	\$ -
14 01920003095	35,145.7	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 83,500	\$ -
14 01920004001	45,521.5	0	FAIRWAY	DR	CITY OF COLLEGE PARK	Government	\$ 17,600	\$ -
14 01920004002	8,208.0	0	PRINCETON	AVE	CITY OF COLLEGE PARK	Residential	\$ 7,200	\$ -
14 01920004004	9,729.4	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 7,100	\$ -
14 01920004005	7,864.9	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 145,400	\$ -
14 01920004008	10,795.8	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 148,500	\$ -
14 01920004010	7,349.2	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 141,900	\$ -
14 01920004011	8,702.5	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 106,300	\$ -
14 01920004012	8,721.8	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 141,100	\$ -
14 01920004013	8,405.8	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 106,300	\$ -
14 01920004014	7,963.3	0	PRINCETON	AVE	CITY OF ATLANTA	Vacant	\$ 160,100	\$ -
14 01920004019	32,888.6	0	HARVARD	AVE	CITY OF COLLEGE PARK	Vacant	\$ -	\$ -
14 01920004020	22,367.4	2233	HARVARD	AVE	CITY OF COLLEGE PARK	Government	\$ 27,200	\$ -

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14 01920004021	28,141.0	0	HARVARD	AVE	CITY OF COLLEGE PARK	Government	\$ 213,800	\$ -
14 01920004022	34,340.4	0	HARVARD	AVE	CITY OF COLLEGE PARK	Government	\$ 21,000	\$ -
14 01920004022	7,006.6	0	HARVARD	AVE	CITY OF COLLEGE PARK	Vacant	\$ 21,000	\$ -
14 01920004024	6,691.1	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 10,700	\$ -
14 01920004025	6,499.2	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,500	\$ -
14 01920004026	6,603.4	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,400	\$ -
14 01920004027	7,726.4	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,900	\$ -
14 01920004028	6,921.7	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,600	\$ -
14 01920004031	7,462.4	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,100	\$ -
14 01920004032	7,678.6	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,400	\$ -
14 01920004033	6,958.2	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 13,400	\$ -
14 01920004034	8,569.7	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,000	\$ -
14 01920004035	7,629.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 10,000	\$ -
14 01920004036	7,413.9	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 3,600	\$ -
14 01920004037	9,368.6	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,400	\$ -
14 01920004038	7,596.6	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,300	\$ -
14 01920004039	7,438.3	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,900	\$ -
14 01920004040	7,576.7	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,300	\$ -
14 01920004041	7,113.1	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 7,300	\$ -
14 01920004045	6,721.5	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 11,400	\$ -
14 01920004051	10,092.2	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 11,200	\$ -
14 01920004052	10,236.6	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,300	\$ -
14 01920004053	6,805.2	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 17,500	\$ -
14 01920004054	6,128.0	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 11,800	\$ -
14 01920004055	7,091.8	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 17,100	\$ -
14 01920004056	7,672.3	0	PERKINS	DR	CITY OF ATLANTA	Vacant	\$ 15,300	\$ -
14 01920004057	6,898.9	0	PERKINS	DR	CITY OF ATLANTA	Vacant	\$ 15,800	\$ -
14 01920004058	8,350.2	0	PERKINS	DR	CITY OF ATLANTA	Vacant	\$ 16,400	\$ -
14 01920004069	7,303.0	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,800	\$ -
14 01920004071	23,439.9	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 194,700	\$ -

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14 01920004072	10,107.8	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 9,500	\$ -
14 01920004073	16,732.1	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 4,500	\$ -
14 01920004074	15,374.2	0	COLUMBIA	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 8,000	\$ -
14 01920004076	35,814.4	0	HARVARD	AVE	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 511,600	\$ -
14 01920005002	5,674.5	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 11,300	\$ -
14 01920005004	5,863.0	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 26,100	\$ -
14 01920005007	7,439.0	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 27,700	\$ -
14 01920005008	7,367.1	0	PERKINS	DR	CITY OF ATLANTA	Vacant	\$ 14,000	\$ -
14 01920005014	6,259.8	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 12,100	\$ -
14 01920005015	5,888.3	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 28,400	\$ -
14 01920005016	6,576.7	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 21,300	\$ -
14 01920005019	7,089.7	0	PERKINS	DR	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 38,600	\$ -
14 0193 LL111	1,114,199.6	3811	WALLY PARK	WAY	LR ATLANTA WALLY PARK LLC	Commercial	\$ 10,027,000	\$ -
14 01930002001	25,341.1	3748	HERSCHEL	RD	HB ENTERPRISES	Commercial	\$ 466,700	\$ -
14 01930002003	17,714.1	0	HERSCHEL	RD	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 108,000	\$ -
14 01930002013	24,899.8	0	HERSCHEL	RD	CITY OF ATLANTA	Vacant	\$ 404,800	\$ -
14 01930002014	23,353.1	0	HERSCHEL	RD	COLLEGE PARK BUSINESS & INDUSTRIAL DEV	Vacant	\$ 140,900	\$ -
14 01930002025	23,636.6	2025	HERSCHEL	RD	FULTON COUNTY	Vacant	\$ 12,000	\$ -
14 01930002028	26,891.9	0	HERSCHEL	RD	CITY OF ATLANTA	Vacant	\$ 281,400	\$ -
14 01930002029	23,190.9	0	HERSCHEL	RD	CITY OF ATLANTA	Vacant	\$ 333,900	\$ -
14 01930002031	7,910.3	0	HERSCHEL	RD	FULTON COUNTY	Vacant	\$ 10,100	\$ -
14 01930002034	24,613.1	0	HERSCHEL	RD	FULTON COUNTY	Vacant	\$ 12,200	\$ -
14 01930002037	40,162.1	0	HERSCHEL	RD	CITY OF ATLANTA	Vacant	\$ 179,900	\$ -
ALLEY	8,073.0	0	LAND LOCKED		CITY OF COLLEGE PARK	Vacant	\$ -	\$ -
ALLEY	2,035.9	0	LAND LOCKED		CITY OF COLLEGE PARK	Vacant	\$ -	\$ -
ALLEY	960.2	0	LAND LOCKED		CITY OF COLLEGE PARK	Vacant	\$ -	\$ -
ALLEY	977.7	0	LAND LOCKED		CITY OF COLLEGE PARK	Vacant	\$ -	\$ -
ALLEY	1,077.3	0	RHODES	ST	CITY OF COLLEGE PARK	Vacant	\$ -	\$ -
ALLEY	1,051.3	0	ALLEY		PROPERTY OWNER ON MAIN ST	Commercial	\$ -	\$ -
TAX FREE	468,073.8	0	RAIL ROAD	ST	GDCI GA 1 LP	Commercial	\$ -	\$ -

College Park Redevelopment Plan and  
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	<u>Parcels</u>	<u>Acres</u>	<u>FMV</u>	<u>Taxable Digest</u>
TOTALS:	837	656.3	\$ 165,788,992	\$ 25,375,990



**APPENDIX B. COLLEGE PARK MAYOR, CITY COUNCIL AND CITY MANAGER**

Jack P. Longino, Mayor

Ambrose Clay, Ward I

Joe Carn, Ward II

Tracey Wyatt, Ward III

Roderick Gay, Ward IV

Terrence R. Moore, ICMA-CM, City Manager



**APPENDIX C. FULTON COUNTY BOARD OF COMMISSIONERS AND COUNTY MANAGER**

John H. Eaves, District 7, At-Large Chairman

Liz Hausmann, District 1, Vice Chairman

Bob Ellis, District 2 Commissioner

Lee Morris, District 3 Commissioner

Joan P. Garner, District 4 Commissioner

Marvin S. Arrington, Jr., District 5 Commissioner

Emma I. Darnell, District 6 Commissioner

Richard Anderson, County Manager



**APPENDIX D. FULTON COUNTY BOARD OF EDUCATION AND SUPERINTENDENT OF SCHOOLS**

Linda Schultz, District 1

Katie Reeves, District 2

Gail Dean, District 3

Linda Bryant, District 4 - Vice President

Linda McCain, District 5 – President

Catherine Maddox, District 6

Julia Bernath, District 7

Robert Avossa, Ed.D., Superintendent