



**CITY OF MORROW
Special Called Meeting
Urban Redevelopment Agency
1500 Morrow Road, Morrow, GA 30260**

August 26, 2021

Agenda

5:30 pm

CALL TO ORDER:

Lana Labay

1. Approval of the Minutes:

February 20, 2020
March 9, 2021
March 29, 2021
May 21, 2021
June 15, 2021
July 27, 2021

2. Approval to accept the transfer of land (3 acres Parcel ID 12115A B.007 and Parcel 12115A B006 at the corner of Meadowbrook and Lake Harbin) from the Morrow Mayor and Council and to authorize the Chairperson to execute any documents related to the transfer or a non-binding Memorandum of Understanding with potential developers.

3. General Discussion

4. Adjournment

Please note that the location of this meeting is Morrow City Hall ~ 1500 Morrow Road, Morrow, GA 30260.

State of Georgia
City of Morrow
County of Clayton

RESOLUTION 2021-16

A RESOLUTION AUTHORIZING THE CITY OF MORROW TO TRANSFER PROPERTY TO THE URBAN REDEVELOPMENT AGENCY FOR SINGLE FAMILY DETACHED DEVELOPMENT OF QUALITY HOMES; TO AUTHORIZE MAYOR LAMPL TO EXECUTE ANY NECESSARY DOCUMENTS RELATED TO THE TRANSFER; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS: The City of Morrow owns two parcels of land that accumulate to just over 3 acres (Parcel ID 12115A B.007 and Parcel 12115A B006) at the corner of Meadowbrook and Lake Harbin; and

WHEREAS: The City of Morrow wants to transfer these parcels to the Morrow Urban Redevelopment Agency (or "URA") in order for the URA to move on developing a site plan which is necessary in determining the number of buildable lots that can be situated on the land and then determine the value of the land for development; and

WHEREAS: These are necessary steps to determine the value of the land to establish a sale price for a developer to build quality single family detached housing, and this property is currently within the Urban Redevelopment Area that was designated in the Urban Redevelopment Plan in 2009 by Resolution 2009-02; and

WHEREAS: The Mayor is authorized to execute any documents related to the transfer of the land from the City of Morrow to the Urban Redevelopment Agency.

NOW, THEREFORE, BE IT RESOLVED on this 24th day of August in the year 2021 by the Mayor and Council of Morrow, Georgia, that the property identified above will be transferred to the Urban Redevelopment Agency in accordance with all applicable laws and that Mayor John Lampl is authorized to execute any documents related to the transfer of the property.

John J. Lampl II, Mayor

Attest:

Markeeta Lee
City Clerk

**STATE OF GEORGIA
COUNTY OF CLAYTON
CITY OF MORROW**

RESOLUTION 2009-2

RESOLUTION DESIGNATING URBAN REDEVELOPMENT AREA

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), authorizes the City of Morrow, Georgia (the "City") to designate an "urban redevelopment area," which is defined to mean a "slum area" which the City Council of the City designates as appropriate for an urban redevelopment project; and

WHEREAS, the Urban Redevelopment Law defines "slum area" to mean an area which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; by having development impaired by airport or transportation noise or by other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, after careful study and investigation, the City desires to designate the area described in Exhibit A attached to this resolution as an urban redevelopment area;

NOW, THEREFORE, BE IT RESOLVED by the City Council that the area described in Exhibit A attached to this resolution is hereby determined to be a "slum area," by reason of the presence of a substantial number of deteriorating structures, predominance of defective or inadequate street layout, deterioration of site or other improvements, and by having development impaired by transportation noise, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that each such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon the date that Senate Bill 46, currently pending in the Georgia General Assembly, becomes effective.

EXHIBIT A

The geographic area including all land lying and being within the incorporated city limits of the City of Morrow, Georgia, with the exception of the land lying and being within the following five RS-80 residentially zoned and legally platted and approved subdivisions: Foxcroft, Brookwood Estates, Central Park, Harbin Terrace, and Harbin Trail.

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE this 24th day of March 2009.

CITY OF MORROW, GEORGIA

(SEAL)



Attest:

By: Jim Morrison
Mayor

Anaede J. Britt
City Clerk

CITY CLERK'S CERTIFICATE

I, AMANDA BRITT, the duly appointed, qualified, and acting City Clerk of the City of Morrow, Georgia (the "City"), DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on March 24, 2009, by the City Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of 4 Yea and 0 Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

GIVEN under my hand and the seal of the City, this 24th day of March 2009.

(SEAL)

Amanda J. Britt
City Clerk, City of Morrow, Georgia

URBAN REDEVELOPMENT PLAN

Urban Redevelopment Boundaries of the Plan

The geographic area including all land lying and being within the incorporated city limits of the City of Morrow, Georgia, with the exception of the land lying and being within the following five RS-80 residentially zoned and legally platted and approved subdivisions: Foxcroft, Brookwood Estates, Central Park, Harbin Terrace, and Harbin Trail.



Proposed:

10-16 Single Family –

Double Master on main 3 car Garage

Price Target; \$350-\$600k

MORROW
SAVOR THE WORLD

DDATL
EXOTICS



Urban Redevelopment Agency

Regular Scheduled Meeting

February 20, 2020

Minutes

5:35 pm

1. CALL TO ORDER: Chairman Bert Watkins

2. IN ATTENDANCE:

Bert Watkins	Chairman
Lana Labay	Secretary
Alaina Reaves	

Greg Hecht	Counsel
Michelle Anderson	Executive Director

A quorum was present

3. APPROVAL OF MEETING AGENDA:

MOTION AND VOTE: Lana Labay made a motion to approve the Agenda, seconded by Alaina Reaves. The motion passed with a unanimous vote.

4. CONSENT AGENDA:

A motion to approve the Minutes from November 7, 2019 was made by Lana Labay and seconded by Alaina Reaves. The motion passed with a unanimous vote.

5. EXECUTIVE SESSION:

A motion was made by Lana Labay at 5:45 p.m. to move into Executive Session. It was seconded by Alaina Reaves. The motion passed unanimously.

A motion was made by Lana Labay at 6:21 p.m. to move out of Executive Session. It was seconded by Alaina Reaves. The motion passed unanimously.

A motion was made to move into Regular Session by Lana Labay. It was seconded by Alaina Reaves. The motion passed unanimously.

7. ADJOURNMENT:

MOTION AND VOTE: Lana Labay made a motion to adjourn the meeting, seconded by Alaina Reaves. The motion passed unanimously.

Approved this day _____

Lana Labay
Chairperson

Markeeta Lee
Attest



CITY OF MORROW
Special Called Meeting
Urban Redevelopment Agency
1500 Morrow Road - Morrow, GA 30260

March 9, 2021

Minutes

5:30 pm

Present: Lana Labay, Chairperson
Alaina Reeves
Nancy Hargis

1. Discussion with Mayor and Council

Mayor John Lampl discussed the importance of voting on contracts to move the city business forward. He also talked about the importance of touring other cities to become familiar with the growth we want to see in Morrow.

Meeting was adjourned at 5:52

Lana Labay
Chairperson

Markeeta Lee
Attest



CITY OF MORROW
Special Called Meeting
Urban Redevelopment Agency
1500 Morrow Road - Morrow, GA 30260

March 29, 2021

Minutes

8:06 am

Present Lana Labay
 Alaina Reeves
 Nancy Hargis

1. Appointment of Chairperson

Nancy Hargis made a motion to appoint Lana Labay as Chair, seconded by Alaina Reeves.
The motion passed unanimously.

2. URA Training with Kirby Glaze

3. Driving City Tour

Meeting adjourned at 5:30

Lana Labay
Chairperson

Markeeta Lee
Attest



CITY OF MORROW
Regular Meeting
Urban Redevelopment Agency
1500 Morrow Road - Morrow, GA 30260

May 21, 2021

Minutes

9:05 am

CALL TO ORDER: Chairperson Lana Labay

Present: Lana Labay, Chairperson
Alaina Reeves
Nancy Hargis

1. Driving Development Tour:

Toured Woodstock, Canton, and Marietta.

Meeting was adjourned at 3:45pm.

Lana Labay
Chairperson

Markeeta Lee
Attest



CITY OF MORROW
Special Called Meeting
Urban Redevelopment Agency
1180 Southlake Circle (Morrow Center) - Morrow, GA 30260

June 15, 2021

Minutes

3:09 pm

CALL TO ORDER: Chairperson Lana Labay

Present: Lana Labay, Chairperson
Alaina Reeves
Nancy Hargis

1. GENERAL DISCUSSION

Morrow Mayor John Lampl reviewed a set of plans for ground up commercial construction to demonstrate all the information in a set of plans and all the work that goes into developing ground up construction.

Meeting was adjourned at 5:38

Lana Labay
Chairperson

Markeeta Lee
Attest



CITY OF MORROW
Regular Meeting
Urban Redevelopment Authority
1180 Southlake Cir - Morrow, GA 30260

July 27, 2021

Minutes

1:33 pm

CALL TO ORDER: Chairperson Lana Labay

Present: Lana Labay, Chairperson
Alaina Reeves
Nancy Hargis

1. GENERAL DISCUSSION:

Mayor John Lampl reviewed proposals recently received for a restaurant build out within the Industry Room at the Morrow Center. This exercise was a learning opportunity for members to understand the selection process for different work within the City of Morrow Economic Development Department. Members were invited to tour the unfinished area known as the Dark Space, or Exhibit Space.

Meeting was adjourned at 3:59

Lana Labay
Chairperson

Markeeta Lee
Attest