

**A RESOLUTION OF THE BOARD OF DIRECTORS OF ATLANTA
BELTLINE, INC. ADOPTING AND APPROVING THE ADOPTION OF
COMMUNITY BENEFIT GUIDING PRINCIPLES; AND FOR OTHER
PURPOSES**

WHEREAS, Atlanta BeltLine, Inc. (“ABI”) has been duly formed by The Atlanta Development Authority (the “Authority”) to perform certain of the Authority’s development and/or redevelopment responsibilities within and for the City of Atlanta (the “City”) with respect to the City of Atlanta Tax Allocation District Number Six – BeltLine (the “BeltLine TAD”) and the development of the BeltLine Redevelopment Plan (the “Redevelopment Plan”) approved and adopted pursuant to Ordinance 05-O-1733 (the “BeltLine Ordinance”) duly adopted by the City Council of the City on November 7, 2005, as approved by the Mayor of the City on November 9, 2005; and

WHEREAS, Ordinance 05-0-1733, Section 19 requires that capital projects that receive funding from TAD bond proceeds shall reflect, through development agreements or funding agreements that accompany such projects, certain community benefit principles, including but not limited to: prevailing wages for workers; a “first source” hiring system to target job opportunities for residents of impacted low income neighborhoods along the Atlanta BeltLine; establishment and usage of apprenticeship and pre-apprenticeship programs for workers of impacted neighborhoods; and, specifically to recognize the “importance of community involvement in the Atlanta BeltLine implementation process”; and

WHEREAS, ABI has determined the need to adopt Community Benefit Guiding Principles (the “Principles”) to stimulate, support, encourage and promote equitable community benefits through its TAD bond funded development projects; and

WHEREAS, the Atlanta BeltLine project is committed to the future of the City and its communities’ equitable growth; and

WHEREAS, the Board of Directors of ABI, after careful review and analysis of the information available to it, have determined that it is in the best interest of ABI to adopt and approve the Community Benefit Guiding Principles attached hereto as Exhibit A and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of ABI, and it is hereby resolved by the authority of the same as follows:

Section 1. General Authority. It is hereby ascertained, determined and declared that the adoption of the attached Community Benefit Guiding Principles attached hereto as Exhibit A is approved, ratified and confirmed in all respects.

Section 2. Actions Approved and Confirmed. It is hereby ratified and approved that all acts and doings of the officers, employees or agents of ABI whether done before the date of adoption of this resolution which are in conformity with the purposes and intents of this resolution shall be, and the same hereby are, in all respects approved, ratified and confirmed.


Section 3. Partial Invalidity. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining agreements and provisions and shall in no way effect the validity of any of the other agreements and provisions hereof.

Section 4. Conflicts. All resolutions or parts thereof of ABI in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.


Section 5. Effective Date. This resolution shall take effect immediately upon its passage.

Adopted and approved by the Board of Directors of ABI, this 8th day of September, 2010.

**BOARD OF DIRECTORS OF
ATLANTA BELTLINE, INC.**

By: 
Elizabeth Chandler, Chair

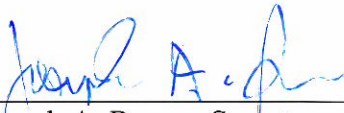
Attest:


By: 
Joseph A. Brown, Secretary
(CORPORATE SEAL)

SECRETARY'S CERTIFICATE

I, Joseph A. Brown, the duly appointed, qualified and acting Secretary of Atlanta BeltLine, Inc. ("ABI"), do hereby certify that the foregoing pages of typewritten matter constitute a true and correct copy of a Resolution adopted on September 8, 2010, by the members of the Board of Directors of ABI in a meeting duly called and assembled, after due and reasonable notice was given in accordance with applicable laws and with the procedures of ABI, by a vote of a majority of the directors present and voting, 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 ABI, which is in my custody and control.

Given under my signature and seal of ABI, this 8th day of September, 2010.



Joseph A. Brown, Secretary
 (CORPORATE SEAL)



COMMUNITY BENEFIT GUIDING PRINCIPLES

The Guiding Principles are a broad set of rules developed to encourage, influence and support the provision of community benefits. The Community Benefit Guiding Principles were developed with input from the study group community and refined by a community-led working group, our TAD Advisory Committee and a developer focus group. These Guiding Principles coupled with other implementation tools including but not limited to, the Atlanta BeltLine Overlay, Master Plans, Equitable Development Policies and Affordable Housing Policies, will promote the inclusion of these Community Benefits in developments over the life of the project.

1. MIXED-INCOME HOUSING

Housing within the City of Atlanta "BeltLine TAD" should be mixed-income and built with the highest standards for quality and sustainability. LEED, Earth Craft and Energy Star certification is desirable whenever possible. A certain number of units should be ADA accessible.

2. TRANSPORTATION INFRASTRUCTURE

Encourage alternatives to surface parking lots such as shared parking decks, hidden decks, and multi-storied decks above and below ground. Provide bicycle racks at all new developments and facilitate pedestrian movement through improved streetscapes, intersections and trails.

3. ALTERNATIVE TRANSPORTATION and CONNECTIVITY

All development should be pedestrian-friendly and accommodating to all modes of alternative transportation such as bikes, roller blades and wheelchairs. Every effort should be made to extend and connect each new development to the Atlanta BeltLine's public realm with emphasis on alternative transportation modes. Encourage private developments to connect with each other, further connecting communities to communities.

4. GREEN SPACE and ENVIRONMENTAL SUSTAINABILITY

All efforts should be made to preserve existing green space and increase the quantity and quality of Atlanta BeltLine parks. Specific guidelines and practices should be developed to utilize Atlanta's citywide infrastructure of streams and creeks, incorporating them into new developments as green space amenities.

5. MULTI-USE DEVELOPMENT

Multi-use development should be encouraged wherever possible and special consideration should be given to retaining desirable small businesses and retail establishments. Encourage new ventures currently absent from the community such as educational institutions, social and medical services and nonprofits.

6. BUSINESS and ECONOMIC DEVELOPMENT

Provide incentives and subsidies to encourage development that will provide unmet community services, such as grocery stores, urban farmers markets and pharmacies. Encourage local employment opportunities for all ages and all levels of skills and experience within these new businesses.

7. GREEN BUILDING and “GREEN” JOBS

Increase opportunities for new “green” jobs particularly by encouraging all new Atlanta BeltLine construction to meet sustainability criteria. The sustainable criteria could be either LEED or Earth Craft or Energy Star certification which may incorporate on-site renewable energy technologies whenever feasible. Consider incentives for attaining higher levels of certification such as LEED silver, gold and platinum wherever possible. Provide trash and recycling containers in appropriate places, particularly in public places.

8. PUBLIC SAFETY

Provide pedestrian and other lighting to promote safety while preserving the night sky by directing night lighting downward. Whenever possible, incorporate public safety services into any development such as police mini-precincts and allow for designated police parking with the precinct. Encourage planning of all new developments to incorporate Crime Prevention through Environmental Design principles (CPTED).

9. NEIGHBORHOOD, CIVIC LIFE and PUBLIC GATHERING PLACES

Developments of a particular size and type should provide public gathering places, large and small and make meeting space available to neighborhood and civic organizations. Priority should be given to adaptive reuse of existing structures already identified as having historic merit.

10. TECHNOLOGY

In an effort to bridge the digital divide, access to current technology should be encouraged in new multi-family residential developments such as high-speed internet, Wi-Fi access and other technological advancements as they become prevalent over time.

11. APPEARANCE and UTILITIES

All development should be encouraged to bury utilities underground and facilitate additional beautification measures throughout the Atlanta BeltLine corridor with an emphasis on litter control and removal.

12. ACCESSIBILITY

All development should be built to ensure accessibility to any persons with a disability, handicap, and/or senior citizens.