

**RESOLUTION CONCERNING HOTEL REDEVELOPMENT AT
213 SWANTON WAY**

THE DEVELOPMENT AUTHORITY OF THE CITY OF DECATUR, a public body corporate and politic, (the “Authority”) hereby, after consideration and affirmative vote, adopts this RESOLUTION as of the ___ day of August, 2023 (this “Resolution”):

WITNESSETH:

WHEREAS, the Authority was duly created and is validly existing pursuant to the Development Authorities Law of the State of Georgia (O.C.G.A. Section 36-62-1 *et seq.*, as amended) (the “Act”);

WHEREAS, under the Act, the Authority has, among others, the power to make and execute contracts and other instruments necessary to exercise the powers of the Authority in furtherance of the public purposes of the Authority (as defined in the Act);

WHEREAS, Michael Clifford on behalf of Vision Hospitality Group has filed with the City a *Special Exception Application* seeking to redevelop the non-historic commercial buildings and improvements currently at 213 Swanton Way, Decatur, DeKalb County, Georgia 30030 (collectively, the “Property”) as a Hotel development (the “Redevelopment”) as set forth in the *Special Exception Application* dated the 27th day of July, 2023, which is attached hereto and incorporated herein as Exhibit A (the “Application”);

WHEREAS, a use of the Property as a Hotel is a permitted use within the C-2 General Commercial Zoning District, however exceptions to certain requirements of the Decatur Unified Development Ordinance require approval by the City Commission upon recommendation by the Planning Commission;

WHEREAS, the Authority recognizes that real estate available for hotel redevelopment within the City is scarce, that the Property is located in a highly desirable location within Downtown Decatur, that the Property is currently underutilized with three two-story commercial buildings and 57-space surface parking lot, and is developable for hotel use that is advantageously as a project for the development of trade, commerce, industry, and employment opportunities in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority recognizes that the Redevelopment takes advantage of its proximity and access to the Decatur MARTA Station and two parking decks within 300 feet of the site, local and regional tourism destinations, and amenities of Downtown Decatur including the Decatur Conference Center that provide for a desirable location of a hotel use;

WHEREAS, the Authority recognizes that the Redevelopment is consistent with and compliments the long-term vision and comprehensive plan for Downtown Decatur redevelopment opportunities;

WHEREAS, the Authority recognizes that the Redevelopment would expand options to address the visitor and tourism needs benefiting trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority has evaluated and considered whether the Redevelopment will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority has evaluated and considered whether its conditional support of the Redevelopment will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, this Resolution having come before the Authority for a public hearing pursuant to its rules and governing procedures and in accordance to all applicable laws, including all requisite public notice requirements; and,

NOW, THEREFORE BE IT RESOLVED, the Authority does hereby resolve and authorize, as follows:

1.

The Authority finds and determines that real estate available for hotel redevelopment within the City is scarce, that the Property is located in a highly desirable location within Downtown Decatur, and that the Property is currently underutilized and is developable for hotel use that is advantageous as a project for the development of trade, commerce, industry, and employment opportunities in the City as required by and consistent with the purposes and provisions of the Act.

2.

The Authority finds and determines the Redevelopment is advantageous of its proximity and access to the Decatur MARTA Station and two parking decks within 300 feet of the site, local and regional tourism destinations, and amenities of Downtown Decatur including the Decatur Conference Center that provide for a desirable location of a hotel use.

3.

The Authority finds and determines that the Redevelopment is consistent with and complies with the long-term vision and comprehensive plan for the East Lake MARTA property and redevelopment.

4.

The Authority finds and determines that the Redevelopment would expand options to address the visitor and tourism needs benefiting trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act.

5.

The Authority finds and determines that the Redevelopment will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act.

6.

The Authority finds and determines that its conditional support of the Redevelopment and Application will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act.

7.

The Authority supports and approves the Redevelopment and Application conditioned upon and limited to the Application, including specifically the redevelopment of the Property in conformance to the plans prepared by BCA Studios.

8.

The Authority supports and approves the Redevelopment and Application conditioned upon inclusion of this resolution and the conditions set forth herein as conditions of the approval of the Application by the City Commission and issuance of a final *Certificate of Occupancy* by the City for the Property.

9.

The Authority authorizes and directs the Executive Director to submit this resolution and any related documents, including meeting minutes, to the Planning Commission and City Commission as evidence of the Authority’s conditional support of the Application.

10.

The Authority authorizes the Executive Director, in their discretion, to appear on behalf of and represent the Authority consistent with this resolution at any public hearing on the Application.

ADOPTED AND APPROVED this ___ day of August, 2023.

DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF DECATUR

By: _____
Noah Peeters, Acting Chair

Attest: _____
Angela Threadgill, Executive Director