

House Bill 1488

By: Representatives McDonald of the 26th, Jasperse of the 11th, Jones of the 25th, Clark of the 100th, Cox of the 28th, and others

A BILL TO BE ENTITLED
AN ACT

1 To authorize Forsyth County to exercise all redevelopment and other powers provided for
2 under Article IX, Section II, Paragraph VII(b) of the Georgia Constitution and Chapter 44
3 of Title 36 of the O.C.G.A., the "Redevelopment Powers Law," as amended; to define an area
4 where such powers may be exercised; to provide for a referendum; to provide for effective
5 dates; to provide for automatic repeal under certain circumstances; to repeal conflicting laws;
6 and for other purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Forsyth County shall be and is authorized to exercise all redevelopment and other powers
10 provided for under Chapter 44 of Title 36 of the O.C.G.A., the "Redevelopment Powers
11 Law," as amended; provided, however, that such powers shall only be exercised in the area
12 defined in Section 2 of this Act. The intention of this Act is to authorize Forsyth County to
13 undertake and carry out community redevelopment, to create tax allocation districts, to issue
14 tax allocation bonds, and to incur other obligations within the meaning of and as permitted
15 under the provisions of Article IX, Section II, Paragraph VII(b) of the Constitution of the
16 State of Georgia of 1983, as amended, and to authorize Forsyth County to exercise

17 redevelopment powers as the "Redevelopment Powers Law" may now or hereafter permit
 18 and to limit such redevelopment powers to the area defined in Section 2 of this Act.

19 **SECTION 2.**

20 Forsyth County shall only be authorized to exercise redevelopment and other powers
 21 provided for under Chapter 44 of Title 36 of the O.C.G.A., the "Redevelopment Powers
 22 Law," as amended, in the 100.3 acres composed of the following 15 property parcels located
 23 as described in the records of the Forsyth County Tax Assessor on the effective date of this
 24 Act:

25	Parcel #	Acres
26	043 066	3.41
27	043 079	0.5
28	043 067	1.3
29	043 065	2.07
30	043 069	2.15
31	043 070	4.23
32	043 068	3.57
33	043 078	10.56
34	044 020	8.99
35	044 016	17.2
36	043 022	36.74
37	043 071	1.64
38	043 072	1.81
39	043 075	2.15
40	043 076	4.02

41 Said parcels being located on the east side of Union Hill Road, and the north side of Ronald
 42 Reagan Boulevard, with the exception of parcels 043 076, 043 075, 043 071, and 043 072,

43 totaling 9.62 acres that are located on the south side of Ronald Reagan Boulevard adjacent
 44 to the other parcels that make up the site. No parcel comprising the site is located west of
 45 State Route 400 or north of McFarland Road. No parcel comprising the site is west of Union
 46 Hill Road or south of McGinnis Ferry Road.

47 **SECTION 3.**

48 The election superintendent of Forsyth County shall call and conduct an election, as provided
 49 in this section, for the purpose of submitting this Act to the electors of Forsyth County for
 50 approval or rejection. The election superintendent shall conduct that election on any
 51 permissible special election date under Code Section 21-2-540 of the O.C.G.A., but not later
 52 than the Tuesday after the first Monday in November, 2026, and shall issue the call and
 53 conduct that election as provided by general law. The election superintendent shall cause the
 54 date and purpose of the election to be published once at least 90 days immediately preceding
 55 the date thereof and once a week for two weeks immediately preceding the date thereof in
 56 the official organ of Forsyth County. The ballot shall have written or printed thereon the
 57 words:

58 "() YES Shall the Act be approved which authorizes Forsyth County to exercise all
 59 () NO redevelopment powers allowed under the 'Redevelopment Powers Law,' as
 60 it may be amended from time to time solely in the designated 100.3 acres
 61 of property designated for 'The Gathering at South Forsyth' project?"

62 All persons desiring to vote for approval of the Act shall vote "Yes," and all persons desiring
 63 to vote for rejection of the Act shall vote "No." If more than one-half of the votes cast on
 64 such question are for approval of the Act, then Section 1 of this Act shall become of full
 65 force and effect immediately. If this Act is not so approved or if the election is not
 66 conducted as provided in this section, Section 1 of this Act shall not become effective and
 67 this Act shall be automatically repealed on the first day of January immediately following

68 such election date. The expense of such election shall be borne by Forsyth County. It shall
69 be the election superintendent's duty to certify the result thereof to the Secretary of State.

70 **SECTION 4.**

71 Except as otherwise provided in Section 3 of this Act, this Act shall become effective upon
72 its approval by the Governor or upon its becoming law without such approval.

73 **SECTION 5.**

74 All laws and parts of laws in conflict with this Act are repealed.