



**A RESOLUTION BY  
COMMUNITY DEVELOPMENT/HUMAN RESOURCE COMMITTEE**

**A RESOLUTION AMENDING AN AMENDED RESOLUTION 89-R-1117 ADOPTED BY COUNCIL ON AUGUST 21 1989 AND APPROVED BY THE MAYOR ON AUGUST 24, 1989 FOR THE PURPOSE OF ADJUSTING THE PURCHASE PRICE OF PARCEL 4 WITHIN THE MECHANICSVILLE URBAN REDEVELOPMENT AREA TO OFF SET THE COST UPTO \$251,000.00 TO CORRECT UNFORSEEN SITE CONDITIONS AND AMENDING THE DISPOSITION AGREEMENT FOR THE PURPOSE OF BUILDING A CULINARY SCHOOL AND STUDIO ON PARCEL 3 IN THE MECHANICSVILLE URBAN REDEVELOPMENT AREA; AND FOR OTHER PURPOSES.**

WHEREAS, Council adopted and the Mayor approved by resolution 89-R-1117 authorizing the sale of Parcel 4 in the Mechanicsville Urban Redevelopment Area for a purchase price of \$17,000 (Seventeen Thousand dollars) to H.J. Russell and Company inc; and

WHEREAS, H. J. Russell and Company has agreed to develop Parcel 4 for commercial use to develop a culinary school; and

WHEREAS, the results of a subsurface investigation have revealed the presence of three (3) underground storage tanks, one (1) vent for another tank and contamination to the groundwater above acceptable EPA levels; and

WHEREAS, it will be necessary to remove this deleterious material and soil remediation to acceptable EPA levels before the site will be suitable for the proposed development; and

WHEREAS, the cost for removal of the materials, fill replacement and soil restoration ("remediation") will be estimated after completion of a Phase I and Phase II environmental determined by a vendor selected by the City; and

WHEREAS, the City has established the fair market value for Parcel 4 at \$251,000.00 (Two-hundred and Fifty-one thousand dollars) based on an appraisal report prepared by J.D. Crawford dated April 5, 2005; and

WHEREAS, H.J. Russell and Company has agreed to pay for the cost of Phase I and Phase II of the environmental studies; and

WHEREAS, it is necessary for the City of Atlanta, as seller of the site, to share in the cost by reducing the purchase price by 50% of the estimated expense remediation and reimburse H.J. Russell and Company 100% of the cost Phase I and Phase II environmental studies, up to and not to exceed \$251,000.00 (Two Hundred and fifty one thousand dollars); and