

## RESOLUTION 2019-135

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**A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS TO PARTICIPATE IN THE PLANFIRST PROGRAM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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**WHEREAS**, the Georgia Department of Community Affairs (DCA) operates a program known as PlanFirst to recognize and reward communities that clearly demonstrate an established pattern of successfully implementing their Local Comprehensive Plan; and

**WHEREAS**, to receive a PlanFirst designation from DCA, a county or municipality must make application and be evaluated in accordance with strict criteria; and

**WHEREAS**, participation in the PlanFirst program lasts for three calendar years, during which the PlanFirst designation brings significant recognition and rewards, including:

Statewide recognition as being an exemplary, PlanFirst, community;

The ability to apply for CDBG annually during the designation period;

Bonus points on DCA programs such as the Redevelopment Fund or Employment Incentive Program or the Downtown Revolving Loan Fund; and

Hands-on assistance from DCA staff to help implement community work program activities;  
and

**WHEREAS**, the City of Powder Springs has made application for and has received the PlanFirst designation pending the City's approval and entering into of a three-year Memorandum of Agreement with the DCA commencing January 1, 2020; and

**WHEREAS**, the Mayor and Council find such agreement and the City's participation in PlanFirst to be in the interest of the public health, safety, and welfare.

**NOW THEREFORE BE IT HEREBY RESOLVED** by the Mayor and Council for the City of Powder Springs that a memorandum of agreement with DCA for PlanFirst is approved, and the Mayor is authorized to execute such agreement after review and approval by the City Attorney. This Resolution shall be effective upon adoption.

**SO RESOLVED** this 21st day of October, 2019.

  
Albert Thurman, Mayor

[signatures continued on following page]

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Patrick Bordelon, Council Member



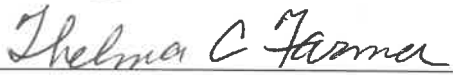
Doris Dawkins, Council Member



Patricia Wisdom, Council Member

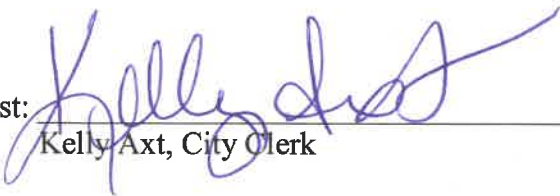


Henry Lust, Council Member



Thelma C. Farmer, Council Member

Attest:



Kelly Axt, City Clerk

Brian P. Kemp  
Governor



Oct 16 agenda  
Oct 21 hearing  
Christopher Nunn  
Commissioner

August 30, 2019

Honorable Al Thurman  
Mayor, City of Powder Springs  
4484 Marietta Street  
Powder Springs, Georgia 30127

Dear Mayor Thurman:

Congratulations! I am pleased to announce that the City of Powder Springs has been designated a 2020 PlanFirst Community by the Georgia Department of Community Affairs.

The PlanFirst designation will last for three (3) years: January 1, 2020 until December 31, 2022. This designation recognizes your hard work and successful comprehensive plan implementation, and acknowledges your community's commitment to identifying opportunities and setting the goals to move your community forward.

Your designation will be announced at the awards dinner at the DCA Conference in LaGrange on Wednesday, October 16. First-time designees will have the opportunity to have a photo taken with the DCA Commissioner, but *your attendance is not required*. There is a cost for the dinner and you can find additional information and the registration link at <https://www.dca.ga.gov/blog-tags/fall-conference>. Please also confirm with Ebony Simpson if you plan to attend.

The official PlanFirst designation ceremony will occur at the State Capitol in February/March 2020. At this Capitol event, we will present you with your PlanFirst award which we hope you will prominently display. You will receive additional information about this event in Atlanta in the coming months.

We would like to schedule a visit to your community in the next few months as part of an upcoming city council meeting to make the public presentation of your designation. At that time, we will also review the *Memorandum of Agreement*, which will specify program benefits and responsibilities that accompany the PlanFirst designation. DCA Planning Outreach Coordinator Ebony Simpson will be contacting you to arrange a date for this meeting and presentation. If you have any additional questions or concerns, you can contact her at 912-663-9865 or by email at [ebony.simpson@dca.ga.gov](mailto:ebony.simpson@dca.ga.gov).

The PlanFirst designation also enables you to take advantage of the various incentives, including:

- *Annual CDBG application eligibility for non-entitlement communities meeting certain criteria;*
- *Bonus points on applications for DCA programs as EIP, DDRLF, and Redevelopment Fund;*
- *A reduced interest rate on certain Georgia Environmental Financing Authority (GEFA) loans;*
- *and*
- *Complimentary registration for 2 attendees at the DCA Community Planning Institute events*

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Once again, congratulations! I commend you on the efforts that have led to this designation. The City of Powder Springs is an example for all Georgia communities in its creation of a robust vision of its future and maintenance of an active strategy for implementing that vision. This is a well-deserved acknowledgement of successful planning and implementation, and we look forward to working with you.

Sincerely,



Tyler Reinagel, Ph.D.  
Director, Office of Planning and Research

cc: Tina Garver, Director of Community Development, City of Powder Springs  
John Van Brunt, Region 1 Representative, DCA  
Jared Lombard, Principal Planner, Atlanta Regional Commission  
Ebony Simpson, Planning Outreach and Training Coordinator, DCA



**GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
PLANFIRST PROGRAM**

**MEMORANDUM OF AGREEMENT**

**Between**

**Georgia Department of Community Affairs and the City of Powder Springs**

**This Memorandum of Agreement** is made and entered into effective January 1, 2020 by and between the Georgia Department of Community Affairs (DCA) and the City of Powder Springs. Both Parties agree to enter into this cooperative arrangement to maintain the City of Powder Springs designation as a PlanFirst Community for a three (3) year period, ending December 31, 2022.

**I. Benefits and Activities**

The following lists each of the benefits associated with the PlanFirst designation. The Parties intend to explore opportunities under each benefit.

- A. Three years of tools and support provided by DCA to help meet plan implementation goals;
- B. State-wide recognition for plan implementation successes;
  - Listed on the DCA's website
  - Listed on all PlanFirst outreach fliers
  - Listed on all PlanFirst presentations
  - Provided one plaque for the community to display
- C. Access to Georgia Environmental Financing Authority (GEFA) state loans at an interest rate that is reduced by 50 basis points, or ½ percent;
- D. HUD CDBG non-entitlement local governments are eligible to apply for State CDBG funding every year;
- E. 100 basis point reduction, or 1%, for loans through the Employment Incentive Program;
- F. 100 basis point reduction, or 1%, for loans through the Redevelopment Fund Program;
- G. 100 basis point reduction, or 1%, for loans through the Downtown Development Revolving Loan Fund Program;
- H. Free attendance at any Community Planning Institute event for up to 2 community representatives.

## II. PlanFirst Community Responsibilities

The **City of Powder Springs** agrees to carry out the following responsibilities in order to remain in good standing and thereby retain its PlanFirst Community designation:

- A. Continue to strive for planning excellence in all areas of comprehensive plan development and implementation;
- B. Participate in the PlanFirst program by supporting a staff member's participation as a PlanFirst Reviewer, for application review as well as on-site visits to applicant;
- C. When called upon, to participate as a presenter at a Community Planning Institute event;
- D. Submit a minimum of one plan implementation success story annually to the DCA Planning Success Stories and Best Practices web page at: <https://dca.ga.gov/local-government-assistance/planning/local-planning/local-planning-success-stories-best-practices>
- E. Maintain eligibility as a qualified local government (QLG) by having an approved Comprehensive Plan and Service Delivery Strategy and must be current on all required reporting to DCA. In the event of loss of QLG by a PlanFirst community, the incentives awarded by designation will be suspended until QLG is restored.
- F. Promulgate the comprehensive plan and foster local access to the plan by making it generally available through the community's website.

## III. Amendments

This Memorandum of Agreement represents the entire agreement between the Parties. An amendment can be added to this agreement if it is presented in writing and signed by both Parties.

## IV. Name and PlanFirst Community Identification Items

DCA agrees to allow the use of the PlanFirst program identification items by the **City of Powder Springs** on/for any PlanFirst program activities, grant applications and related activities. The **City of Powder Springs** acknowledges receipt of the PlanFirst program items and any additional products and agrees to use these items only for activities related to or affected by the PlanFirst program.

IV. Term and Termination

The Agreement is effective as dated above and shall expire December 31, 2022. DCA has the authority to terminate this agreement if the City of Powder Springs does not continue to maintain compliance with program requirements. The Selected Community will receive a written notice that their designation has been thus removed and GEFA will be notified to return any affected loan percentage rates back to the current normal interest rate. In this eventuality, the community agrees to discontinue using any PlanFirst plaques displayed in their community.

V. Affirmation and Signatures

In witness whereof, the parties hereto have executed this instrument by the duly authorized persons from both parties and agree to enter into this cooperative arrangement.

**Georgia Department of Community Affairs:**

\_\_\_\_\_  
Christopher Nunn, Commissioner

\_\_\_\_\_  
Date

**City of Powder Springs:**

\_\_\_\_\_  
Al Thurman, Mayor

\_\_\_\_\_  
Date