

Senate Bill 4

By: Senators Gooch of the 51st, Williams of the 19th, Mullis of the 53rd, Orrock of the 36th,  
Ginn of the 47th and others

A BILL TO BE ENTITLED  
AN ACT

1 To amend Chapter 61 of Title 36 of the Official Code of Georgia Annotated, relating to  
2 urban redevelopment for counties and municipal corporations, so as to provide for the use  
3 of surface transportation projects in urban redevelopment areas; to provide for definitions;  
4 to provide for public contracts with private enterprises for the completion of surface  
5 transportation projects; to provide for methods of procurement for surface transportation  
6 projects in urban redevelopment areas; to provide for limitations on former public employees  
7 when negotiating contracts for surface transportation projects; to provide for related matters;  
8 to repeal conflicting laws; and for other purposes.

9 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

10 style="text-align:center">**SECTION 1.**

11 Chapter 61 of Title 36 of the Official Code of Georgia Annotated, relating to urban  
12 redevelopment for counties and municipal corporations, is amended by revising paragraphs  
13 (17) and (19) through (22) and adding two new paragraphs to Code Section 36-61-2, relating  
14 to definitions, as follows:

15 "(17) 'Rehabilitation' or 'conservation' may include the restoration and redevelopment of  
16 a slum area or portion thereof, in accordance with an urban redevelopment plan, by:

17 (A) Carrying out plans for a program of voluntary or compulsory repair and  
18 rehabilitation of buildings or other improvements;

19 (B) Acquisition of real property and rehabilitation or demolition and removal of  
20 buildings and improvements thereon where necessary to eliminate unhealthful,  
21 unsanitary, or unsafe conditions, to lessen or increase density, to reduce traffic hazards,  
22 to eliminate obsolete or other uses detrimental to the public welfare, to otherwise  
23 remove or prevent the spread of slums or deterioration, or to provide land for needed  
24 public facilities or improvements, including, but not limited to, surface transportation  
25 projects;

26 (C) Installation, construction, or reconstruction of streets, transit facilities and  
27 improvements, sidewalks, streetscapes, trails, bicycle facilities, utilities, parks,

28 playgrounds, and other improvements necessary for carrying out in the area the urban  
 29 redevelopment provisions of this chapter; and

30 (D) The disposition of any property acquired in such urban redevelopment area,  
 31 including sale, initial leasing or retention by the municipality or county itself, at its fair  
 32 value for uses in accordance with the urban redevelopment plan."

33 "(19) 'Slum clearance and redevelopment' may include:

34 (A) Acquisition of a slum area or portion thereof;

35 (B) Rehabilitation or demolition and removal of buildings and improvements;

36 (C) Installation, construction, or reconstruction of streets, transit facilities, sidewalks,  
 37 streetscapes, trails, bicycle facilities, utilities, parks, playgrounds, and other public  
 38 facilities and improvements necessary for carrying out in the area the urban  
 39 redevelopment provisions of this chapter in accordance with the urban redevelopment  
 40 plan; and

41 (D) Making the land available for development or redevelopment by private enterprise  
 42 or public agencies (including sale, initial leasing, or retention by the municipality or  
 43 county itself) at its fair value for uses in accordance with the urban redevelopment plan.

44 (20) 'Sponsoring local government' means the municipality or county which approves  
 45 and is, directly or indirectly, providing the greatest percentage of the public funding,  
 46 exclusive of federal funding, for a surface transportation project.

47 (21) 'Surface transportation project' means a project for public improvement and any  
 48 related public facilities which is planned to impact 10,000 or more acres and at least ten  
 49 transit miles within the area of operation of the sponsoring local government, including  
 50 any related facilities, systems, parks, trails, streets, greenspace, and any other integrated  
 51 public or private development features included within any adopted infrastructure or  
 52 transportation plan, urban redevelopment plan, strategic implementation plan,  
 53 redevelopment plan, workable programs, or comprehensive plans. Surface transportation  
 54 projects may be undertaken under this chapter in areas proximate to, but lying outside of,  
 55 a designated urban redevelopment area, without regard to any requirement that the area  
 56 be a slum or blighted area, but only within the territorial limits of the sponsoring local  
 57 government, provided that:

58 (A) The majority of the applicable surface transportation project is located within one  
 59 or more urban redevelopment areas;

60 (B) The elements of such surface transportation project lying outside of one or more  
 61 urban redevelopment areas are a functional component of a redevelopment plan  
 62 authorized under the provisions of Chapter 44 of this title or a comprehensive  
 63 development plan adopted in accordance with the rules of the Department of  
 64 Community Affairs under Chapter 8 of Title 50; and

65 (C) The sponsoring local government determines that the elements of the surface  
 66 transportation project lying outside of one or more urban redevelopment areas are  
 67 essential to the full implementation of such project, which legislative determination  
 68 shall be deemed conclusive.

69 (22) 'Urban redevelopment area' means a slum area which the local governing body  
 70 designates as appropriate for an urban redevelopment project.

71 ~~(21)~~(23) 'Urban redevelopment plan' means a plan, as it exists from time to time, for an  
 72 urban redevelopment project, which plan shall:

73 (A) Conform to the general plan for the municipality or county as a whole; and

74 (B) Be sufficiently complete to indicate such land acquisition, demolition and removal  
 75 of structures, redevelopment, improvements, and rehabilitation as may be proposed to  
 76 be carried out in the urban redevelopment area; zoning and planning changes, if any;  
 77 land uses; maximum densities; building requirements; and the plan's relationship to  
 78 definite local objectives respecting appropriate land uses, improved traffic, public  
 79 transportation, public utilities, recreational and community facilities, and other public  
 80 improvements.

81 ~~(22)~~(24) 'Urban redevelopment project' may include undertakings or activities of a  
 82 municipality or county in an urban redevelopment area for the elimination and for the  
 83 prevention of the development or spread of slums and may involve slum clearance and  
 84 redevelopment in an urban redevelopment area, rehabilitation or conservation in an urban  
 85 redevelopment area, the implementation of public improvements, including, but not  
 86 limited to, surface transportation projects, or any combination or part thereof, in  
 87 accordance with an urban redevelopment plan. Although the power of eminent domain  
 88 may not be exercised for ~~such~~ the following purposes, such undertakings or activities may  
 89 include:

90 (A) Acquisition, without regard to any requirement that the area be a slum or blighted  
 91 area, of air rights in an area consisting of lands and highways, railway or subway tracks,  
 92 bridge or tunnel entrances, or other similar facilities which have a blighting influence  
 93 on the surrounding area and over which air rights sites are to be developed for the  
 94 elimination of such blighting influences and for the provision of housing and related  
 95 facilities and uses designed for, and limited primarily to, families and individuals of low  
 96 or moderate income; and

97 (B) Construction of foundations and platforms necessary for the provision of air rights  
 98 sites of housing and related facilities and uses designed for, and limited primarily to,  
 99 families and individuals of low or moderate income or construction of foundations  
 100 necessary for the provision of air rights sites for development of nonresidential  
 101 facilities."

**SECTION 2.**

102  
103 Said chapter is further amended by revising Code Section 36-61-4, relating to the  
104 encouragement of private enterprise in urban redevelopment, as follows:

105 "36-61-4.

106 (a) A municipality or county, to the greatest extent it determines to be feasible in carrying  
107 out the provisions of this chapter, shall afford maximum opportunity, consistent with the  
108 sound needs of the municipality or county as a whole, to the rehabilitation or  
109 redevelopment of the urban redevelopment area by private enterprise. A municipality or  
110 county shall give consideration to this objective in exercising its powers under this chapter,  
111 including: the formulation of a workable program; the approval of urban redevelopment  
112 plans consistent with the general plan for the municipality or county; the adoption and  
113 enforcement of ordinances as provided for in Code Section 36-61-11; the exercise of its  
114 zoning powers; the enforcement of other laws, codes, and regulations relating to the use of  
115 land and the use and occupancy of buildings and improvements; the disposition of any  
116 property acquired; and the provision of necessary public improvements.

117 (b) Notwithstanding anything in this chapter or other provisions of law to the contrary, and  
118 in order to give effect to the encouragement of private enterprise contemplated in this Code  
119 section, the following shall apply to contracts and agreements for surface transportation  
120 projects entered into pursuant to this chapter:

121 (1) In addition to other methods of procurement authorized by law, the sponsoring local  
122 government, urban redevelopment agency, or other governing body shall be authorized  
123 to utilize the procedures of this chapter to provide for the planning, design, finance,  
124 construction, acquisition, leasing, operation, and maintenance of surface transportation  
125 projects. The provisions of this chapter shall be an alternative to such other methods to  
126 be exercised at the option of each sponsoring local government or public body;

127 (2) One or more public bodies may participate in the consideration and implementation  
128 of a surface transportation project at the discretion of the sponsoring local government.  
129 Where more than one public body agrees to participate in the consideration or  
130 implementation of a surface transportation project, the participants may designate one or  
131 more representatives of each such participating public body, as agreed to by the  
132 sponsoring local government or the urban redevelopment agency;

133 (3)(A) An urban redevelopment agency designated by the sponsoring local government  
134 may evaluate a project to determine the appropriate or desirable levels of public and  
135 private participation in planning, designing, financing, constructing, operating,  
136 maintaining, or facilitating, or any combination thereof, for the execution of such  
137 project. Such urban redevelopment agency may designate a public nonprofit, private

138 corporation, body, or entity to perform this function and to otherwise perform the  
139 activities contemplated in this Code section.

140 (B) A sponsoring local government or an urban redevelopment agency shall be  
141 authorized to issue, individually or in sequenced stages, written requests for expressions  
142 of interest, qualifications, or proposals, or any combination thereof, or other similar  
143 methods of procurement or solicitation. Such requests shall indicate the scope of the  
144 project, the proposed public and private financial participation in the project, including,  
145 but not limited to, the rights, responsibilities, obligations, revenue sharing features, any  
146 lease, license, availability or other payment rights, and any other allocations of interests  
147 and federal and state income tax benefits in respect of real and personal property  
148 relating to a project. Such requests shall include the factors to be used in evaluating  
149 responses, the relative importance of any applicable evaluation factors, and other  
150 contractual terms and conditions expected, including any unique capabilities or  
151 qualifications that will be required of respondents, as determined in the sole discretion  
152 of the designated representative of the sponsoring local government. Public notice of  
153 such requests shall be made at least 30 days prior to the date set for the release of said  
154 request by posting a legal notice on the websites of the sponsoring local government  
155 and the public body implementing the project, in substantially the same manner utilized  
156 by such public bodies in order to solicit requests for proposals, with a copy of such  
157 notice provided simultaneously to each affected public body.

158 (C)(i) The public body implementing the project and the sponsoring local  
159 government, with the participation of any designated representatives of other  
160 participating public bodies as determined by the sponsoring local government, may  
161 engage in individual discussions and interviews with each respondent deemed fully  
162 qualified, responsible, and suitable on the basis of initial responses and with emphasis  
163 on professional competence and ability to meet the level of private financial  
164 participation as called for in such request. Repetitive interviews and negotiation  
165 sessions may be conducted. Any such interviews and negotiation sessions shall be  
166 deemed to be a part of the procurement process.

167 (ii)(I) At the conclusion of the final stage, on the basis of evaluation factors  
168 published in the request and all information developed in the selection process, the  
169 public body implementing the surface transportation project, in an open and public  
170 meeting subject to the provisions of Chapter 14 of Title 50, shall select one or more  
171 respondents whose qualifications and proposed services are deemed most  
172 meritorious.

173 (II) Negotiations shall then be conducted by the designated representative with the  
174 selected respondent or respondents. Negotiations conducted with one or more

175 selected respondent pursuant to this Code section shall continue to be deemed an  
176 active procurement until the execution of the final, definitive agreement with the  
177 selected respondent or respondents.

178 (iii) The public body implementing the project shall select for approval the  
179 respondent offering the most satisfactory and advantageous contract terms for the  
180 project based upon a thorough assessment of any one or more of the following:  
181 experience and reputation with similar projects; engineering and design quality; value;  
182 projected savings during, before, or after construction; and the ability of the final  
183 project's characteristics to meet the goals of the sponsoring local government,  
184 consistent with applicable plans and programs. The fair market value of any property  
185 included as a part of the procurement may be based on the consideration of the above  
186 factors, but it shall not be less than the initial cost to obtain the property. Before  
187 making such selection, the designated representative shall consult in an open and  
188 public meeting subject to the provisions of Chapter 14 of Title 50 with the  
189 representatives of any participating local governing authority, participating local  
190 authority, participating state agency, department, or authority, and affected local  
191 government. Notwithstanding the foregoing, if the terms and conditions for multiple  
192 awards are included in the request, the implementing public body may award  
193 contracts to more than one respondent. Should the implementing public body  
194 determine in writing that only one respondent is fully qualified, or that one respondent  
195 is clearly more highly qualified and suitable than the other respondents under  
196 consideration, a contract may be negotiated and awarded to that respondent.

197 (iv) Upon approval of the selection by the implementing public body, a contract or  
198 contracts not exceeding 50 years in duration may be entered into by the urban  
199 redevelopment agency or any one or more of the participating public bodies and the  
200 selected respondent or respondents. The private financial information provided by the  
201 respondents shall remain exempt from Code Section 50-18-72 during and after the  
202 conclusion of the related selection process.

203 (D) A dispute over the award of a contract under this chapter shall be resolved by the  
204 filing of a petition in the superior court of the county in which the sponsoring local  
205 government is located within 30 days of the awarding of such contract and shall be  
206 determined through the use of a special master appointed by the judge of the superior  
207 court of the county in which the sponsoring local government is located. The special  
208 master shall not be authorized to enjoin or otherwise delay or suspend the execution of  
209 the contract and any work to be performed under such contract. The decision of the  
210 special master with regard to such dispute shall be appealable for a de novo review to

211 the superior court of the county in which the sponsoring local government is located  
 212 within 30 days following the decision of the special master.

213 (E) Nothing in this chapter shall require the designated representatives, the sponsoring  
 214 local government, the implementing public body, or any participating public body to  
 215 continue negotiations or discussions arising out of any request or any other procurement  
 216 initiated under the provisions of this Code section.

217 (F) Every public body shall be authorized to promulgate reasonable rules and  
 218 regulations to assist in its evaluation of responses and to implement the purposes of this  
 219 chapter; provided, however, that unsolicited proposals shall not be permitted;

220 (4) No public officer, employee, or member of any participating public body, with  
 221 respect to contracts of such public body, or the General Assembly shall serve as an agent,  
 222 lobbyist, or board member for any private entity directly or indirectly under a contract or  
 223 negotiating a contract provided for by this chapter for three years after leaving his or her  
 224 position as a public officer, employee, or member of the public body or the General  
 225 Assembly; and

226 (5) Contracts entered into with a private enterprise in respect to the design, construction,  
 227 operation, financing, or management of the public components of a surface transportation  
 228 project shall not constitute the acquisition of property for a private use, nor shall such  
 229 contracts be deemed a sale, lease, or other disposition of the related interests in property  
 230 under any provisions of this chapter or other provision of applicable law, and such public  
 231 components of a surface transportation project shall be deemed a public use for all  
 232 purposes under applicable provisions of law, including, without limitation, Code Sections  
 233 36-61-9 and 36-61-10."

234 **SECTION 3.**

235 Said chapter is further amended by revising Code Section 36-61-6, relating to formulation  
 236 of a workable program for urban redevelopment, as follows:

237 "36-61-6.

238 For the purposes of this chapter, a municipality or county may formulate a workable  
 239 program for utilizing appropriate private and public resources including those specified in  
 240 Code Section 36-61-11, to eliminate and prevent the development or spread of slums, to  
 241 encourage needed urban rehabilitation, to provide for the redevelopment of slum areas, or  
 242 to undertake such of the aforesaid activities or such other feasible municipal or county  
 243 activities as may be suitably employed to achieve the objectives of such workable program.  
 244 Such workable program may include, without limitation, provision for the prevention of  
 245 the spread of slums into areas of the municipality or county which are free from slums,  
 246 through diligent enforcement of housing, zoning, and occupancy controls and standards;

247 the rehabilitation or conservation of slum areas or portions thereof by replanting, removing  
 248 congestion, providing parks, playgrounds, and other public improvements, including  
 249 without limitation surface transportation projects, encouraging voluntary rehabilitation, and  
 250 compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the  
 251 clearance and redevelopment of slum areas or portions thereof."

252 **SECTION 4.**

253 Said chapter is further amended by revising paragraph (1) of subsection (b) of Code Section  
 254 36-61-10, relating to the disposal of property in a redevelopment area, as follows:

255 "(b)(1) A municipality or county may dispose of real property in an urban redevelopment  
 256 area to private persons only under such reasonable competitive bidding procedures as it  
 257 shall prescribe, ~~or as are provided in this subsection or, solely with respect to and for the~~  
 258 benefit of advancing surface transportation projects, as provided in Code Section 36-61-4.

259 A municipality or county, by public notice by publication once each week for two  
 260 consecutive weeks in a newspaper having a general circulation in the community, prior  
 261 to the execution of any contract to sell, lease, or otherwise transfer real property and prior  
 262 to the delivery of any instrument of conveyance with respect thereto under this Code  
 263 section, may invite proposals from and make available all pertinent information to private  
 264 redevelopers or any persons interested in undertaking to redevelop or rehabilitate an  
 265 urban redevelopment area or any part thereof. The notice shall identify the area or  
 266 portion thereof and shall state that such further information as is available may be  
 267 obtained at such office as shall be designated in the notice. The municipality or county  
 268 shall consider all such redevelopment or rehabilitation proposals and the financial and  
 269 legal ability of the persons making such proposals to carry them out and may negotiate  
 270 with any persons for proposals for the purchase, lease, or other transfer of any real  
 271 property acquired by the municipality or county in the urban redevelopment area. The  
 272 municipality or county may accept such proposal as it deems to be in the public interest  
 273 and in furtherance of the purposes of this chapter. The municipality or county may  
 274 execute contracts in accordance with subsection (a) of this Code section and deliver  
 275 deeds, leases, and other instruments and take all steps necessary to effectuate such  
 276 contracts."

277 **SECTION 5.**

278 Said chapter is further amended by revising Code Section 36-61-12, relating to the issuance  
 279 of bonds for urban redevelopment projects, as follows:



280 "36-61-12.

281 (a) A municipality or county shall have power to issue bonds, in its discretion, from time  
282 to time, to finance the undertaking of any urban redevelopment project under this chapter,  
283 including, without limiting the generality thereof, the payment of principal and interest  
284 upon any advances for surveys and plans for urban redevelopment projects and shall also  
285 have power to issue refunding bonds for the payment of retirement of such bonds  
286 previously issued by it. Such bonds shall be made payable, as to both principal and  
287 interest, solely from the income, proceeds, revenues, and funds of the municipality or  
288 county derived from or held in connection with its undertaking and carrying out of urban  
289 redevelopment projects under this chapter; provided, however, that payment of such bonds,  
290 both as to principal and interest, may be further secured by a pledge of any loan, grant, or  
291 contribution from the federal government or other source, in aid of any urban  
292 redevelopment projects of the municipality or county under this chapter, and by a mortgage  
293 of any such urban redevelopment projects or any part thereof, title to which is in the  
294 municipality ~~or~~, county, or redevelopment agency.

295 (b) Bonds issued under this Code section shall not constitute an indebtedness within the  
296 meaning of any constitutional or statutory debt limitation or restriction and shall not be  
297 subject to the provisions of any other law or charter relating to the authorization, issuance,  
298 or sale of bonds. Bonds issued under this chapter are declared to be issued for an essential  
299 public and governmental purpose and, together with interest thereon and income therefrom,  
300 shall be exempted from all taxes.

301 (c) Bonds issued under this Code section shall be authorized by resolution or ordinance  
302 of the local governing body. They may be issued in one or more series and shall bear such  
303 date or dates, be payable upon demand or mature at such time or times, bear interest at such  
304 rate or rates, be in such denomination or denominations, be in such form either coupon or  
305 registered, carry such conversion or registration privileges, have such rank or priority, be  
306 executed in such manner, be payable in such medium of payment, at such place or places,  
307 be subject to such terms of redemption (with or without premium), be secured in such  
308 manner, and have such other characteristics as may be provided by the resolution of the  
309 local governing body or by the trust indenture or mortgage issued pursuant thereto.

310 ~~(d) Such bonds may be sold at not less than par at public sales held after notice published~~  
311 ~~prior to such sales in a newspaper having a general circulation in the area of operation and~~  
312 ~~in such other medium of publication as the municipality or county may determine or may~~  
313 ~~be exchanged for other bonds on the basis of par. Such bonds may be sold to the federal~~  
314 ~~government or to an institution insured by an agency of the federal government at private~~  
315 ~~sale at not less than par and, in the event that less than all of the authorized principal~~  
316 ~~amount of such bonds is sold to the federal government or to an institution insured by an~~

317 ~~agency of the federal government, the balance may be sold at private sale at not less than~~  
 318 ~~par at an interest cost to the municipality or county, such cost not to exceed the interest cost~~  
 319 ~~to the municipality or county of the portion of the bonds sold to the federal government or~~  
 320 ~~to an institution insured by an agency of the federal government. All revenue bonds, but~~  
 321 ~~not notes or other obligations, issued under this Code section shall be issued and validated~~  
 322 ~~under and in accordance with the procedure set forth in Article 3 of Chapter 82 of this title.~~  
 323 ~~The provisions of any resolution or ordinance authorizing the issuance of bonds under this~~  
 324 ~~Code section shall be a contract with every holder of such bonds and enforceable by any~~  
 325 ~~bondholder by mandamus or other appropriate action or proceeding at law or in equity.~~

326 (e) If any of the public officials of the municipality or county whose signatures appear on  
 327 any bonds or coupons issued under this chapter cease to be such officials before the  
 328 delivery of the bonds, such signatures, nevertheless, shall be valid and sufficient for all  
 329 purposes, the same as if the officials had remained in office until the delivery. Any  
 330 provision of any law to the contrary notwithstanding, any bonds issued pursuant to this  
 331 chapter shall be fully negotiable.

332 (f) In any suit, action, or proceeding involving the validity or enforceability of any bond  
 333 issued under this chapter or the security therefor, any such bond reciting in substance that  
 334 it has been issued by the municipality or county in connection with an urban redevelopment  
 335 project, as defined in paragraph ~~(22)~~(24) of Code Section 36-61-2, shall be conclusively  
 336 deemed to have been issued for such purpose and such project shall be conclusively  
 337 deemed to have been planned, located, and carried out in accordance with this chapter.

338 (g) Any urban redevelopment agency or housing authority which a municipality or county  
 339 has elected to exercise powers under Code Section 36-61-17 may also issue bonds, as  
 340 provided in this Code section, in the same manner as a municipality or county, except that  
 341 such bonds shall be authorized and the terms and conditions thereof shall be prescribed by  
 342 the commissioners of such urban redevelopment agency or housing authority in lieu of the  
 343 local governing body."

#### 344 **SECTION 6.**

345 Said chapter is further amended by revising subsection (b) of Code Section 36-61-14, related  
 346 to property exempt from taxes and from levy and sale by virtue of an execution, as follows:

347 "(b) The property of a municipality, ~~or county, or any other public body,~~ acquired or held  
 348 for the purpose of this chapter, is declared to be public property used for essential public  
 349 and governmental purposes and such property shall be exempt from all taxes of the  
 350 municipality, the county, the state, or any political subdivision thereof. Such tax exemption  
 351 shall terminate when the municipality or county sells, leases, or otherwise disposes of

352 property in an urban redevelopment area to a purchaser or lessee who or which is not a  
 353 public body."

354 **SECTION 7.**

355 Said chapter is further amended by revising subsection (a) of Code Section 36-61-16, relating  
 356 to cooperation by public bodies, as follows:

357 "(a) For the purpose of aiding in the planning, undertaking, or carrying out of an urban  
 358 redevelopment project located within the area in which it is authorized to act, any public  
 359 body, upon such terms, with or without consideration, as it may determine, may:

360 (1) Dedicate, sell, convey, or lease any of its interest in any property or grant easements,  
 361 licenses, or other rights or privileges therein to a municipality or county;

362 (2) Incur the entire expense of any public improvements made by such public body in  
 363 exercising the powers granted in this Code section;

364 (3) Do any and all things necessary to aid or cooperate in the planning or carrying out  
 365 of an urban redevelopment plan;

366 (4) Lend, grant, or contribute funds to a municipality or county;

367 (5) Enter into agreements (which may extend over any period, notwithstanding any  
 368 provision or rule of law to the contrary) with a municipality or county or other public  
 369 body respecting action to be taken pursuant to any of the powers granted by this chapter,  
 370 including the furnishing of funds or other assistance in connection with an urban  
 371 redevelopment project and other provisions allocating legal responsibility for matters  
 372 arising under or in connection with transactions entered into pursuant to Code Section  
 373 36-61-4; and

374 (6) Cause public buildings and public facilities, including parks, trails, greenspace,  
 375 playgrounds, recreational, community, education, transit, water, sewer, or drainage  
 376 facilities, or any other works which it is otherwise empowered to undertake, to be  
 377 furnished; furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan  
 378 streets, roads, sidewalks, ways, or other places; plan, replan, zone, or rezone any part of  
 379 the public body or make exceptions from building regulations; and cause administrative  
 380 and other services to be furnished to the municipality or county.

381 If at any time title to or possession of any urban redevelopment project is held by any  
 382 public body or governmental agency, other than the municipality or county, which is  
 383 authorized by law to engage in the undertaking, carrying out, or administration of urban  
 384 redevelopment projects, including any agency or instrumentality of the United States of  
 385 America, the provisions of the agreements referred to in this subsection shall inure to the  
 386 benefit of and may be enforced by such public body or governmental agency. As used in  
 387 this subsection, the terms 'municipality' and 'county' shall also include an urban

388 redevelopment agency or a housing authority vested with all of the urban redevelopment  
389 project powers pursuant to Code Section 36-61-17."

390 **SECTION 8.**

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