

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

**AS PASSED SENATE**

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

**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."

102 **SECTION 2.**

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 may be conducted.  
165 Any such interviews shall be deemed to be a part of the procurement process.

166 (ii)(I) At the conclusion of the final stage, on the basis of evaluation factors  
167 published in the request and all information developed in the selection process, the  
168 public body implementing the surface transportation project, in an open and public  
169 meeting subject to the provisions of Chapter 14 of Title 50, shall rank the proposals  
170 in accordance with the factors set forth in the request for proposal or invitation for  
171 bids.

172 (II) After ranking the proposals, the public body implementing the project shall  
173 begin negotiations with the first ranked private entity. If such public body and first  
174 ranked private entity do not reach a comprehensive agreement or interim agreement,

175 such public body may conduct negotiations with the next ranked private entity.  
176 Such process shall continue until such public body either voluntarily abandons the  
177 process or executes a comprehensive agreement or interim agreement with a private  
178 entity. Negotiations conducted with one or more selected respondent pursuant to  
179 this Code section shall continue to be deemed an active procurement until the  
180 execution of the final, definitive agreement with the selected respondent or  
181 respondents.

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

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

207 (D) A dispute over the award of a contract under this chapter shall be resolved by the  
208 filing of a petition in the superior court of the county in which the sponsoring local  
209 government is located within 30 days of the awarding of such contract and shall be  
210 determined through the use of a special master appointed by the judge of the superior  
211 court of the county in which the sponsoring local government is located. The special

212 master shall not be authorized to enjoin or otherwise delay or suspend the execution of  
 213 the contract and any work to be performed under such contract. The decision of the  
 214 special master with regard to such dispute shall be appealable for a de novo review to  
 215 the superior court of the county in which the sponsoring local government is located  
 216 within 30 days following the decision of the special master.

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

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

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

230 (5) Contracts entered into with a private enterprise in respect to the design, construction,  
 231 operation, financing, or management of the public components of a surface transportation  
 232 project shall not constitute the acquisition of property for a private use, nor shall such  
 233 contracts be deemed a sale, lease, or other disposition of the related interests in property  
 234 under any provisions of this chapter or other provision of applicable law, and such public  
 235 components of a surface transportation project shall be deemed a public use for all  
 236 purposes under applicable provisions of law, including, without limitation, Code Sections  
 237 36-61-9 and 36-61-10."

238 **SECTION 3.**

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

241 "36-61-6.

242 For the purposes of this chapter, a municipality or county may formulate a workable  
 243 program for utilizing appropriate private and public resources including those specified in  
 244 Code Section 36-61-11, to eliminate and prevent the development or spread of slums, to  
 245 encourage needed urban rehabilitation, to provide for the redevelopment of slum areas, or  
 246 to undertake such of the aforesaid activities or such other feasible municipal or county  
 247 activities as may be suitably employed to achieve the objectives of such workable program.

248 Such workable program may include, without limitation, provision for the prevention of  
 249 the spread of slums into areas of the municipality or county which are free from slums,  
 250 through diligent enforcement of housing, zoning, and occupancy controls and standards;  
 251 the rehabilitation or conservation of slum areas or portions thereof by replanting, removing  
 252 congestion, providing parks, playgrounds, and other public improvements, including  
 253 without limitation surface transportation projects, encouraging voluntary rehabilitation, and  
 254 compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the  
 255 clearance and redevelopment of slum areas or portions thereof."

256 **SECTION 4.**

257 Said chapter is further amended by revising paragraph (1) of subsection (b) of Code Section  
 258 36-61-10, relating to the disposal of property in a redevelopment area, as follows:

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

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



281 **SECTION 5.**

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

284 "36-61-12.

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

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

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

314 ~~(d) Such bonds may be sold at not less than par at public sales held after notice published~~  
 315 ~~prior to such sales in a newspaper having a general circulation in the area of operation and~~  
 316 ~~in such other medium of publication as the municipality or county may determine or may~~  
 317 ~~be exchanged for other bonds on the basis of par. Such bonds may be sold to the federal~~

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

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

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

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

#### 348 **SECTION 6.**

349 Said chapter is further amended by revising subsection (b) of Code Section 36-61-14, related  
 350 to property exempt from taxes and from levy and sale by virtue of an execution, as follows:  
 351 "(b) The property of a municipality, ~~or county,~~ or any other public body, acquired or held  
 352 for the purpose of this chapter, is declared to be public property used for essential public  
 353 and governmental purposes and such property shall be exempt from all taxes of the

354 municipality, the county, the state, or any political subdivision thereof. Such tax exemption  
 355 shall terminate when the municipality or county sells, leases, or otherwise disposes of  
 356 property in an urban redevelopment area to a purchaser or lessee who or which is not a  
 357 public body."

### 358 SECTION 7.

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

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

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

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

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

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

371 (5) Enter into agreements (which may extend over any period, notwithstanding any  
 372 provision or rule of law to the contrary) with a municipality or county or other public  
 373 body respecting action to be taken pursuant to any of the powers granted by this chapter,  
 374 including the furnishing of funds or other assistance in connection with an urban  
 375 redevelopment project and other provisions allocating legal responsibility for matters  
 376 arising under or in connection with transactions entered into pursuant to Code Section  
 377 36-61-4; and

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

385 If at any time title to or possession of any urban redevelopment project is held by any  
 386 public body or governmental agency, other than the municipality or county, which is  
 387 authorized by law to engage in the undertaking, carrying out, or administration of urban  
 388 redevelopment projects, including any agency or instrumentality of the United States of  
 389 America, the provisions of the agreements referred to in this subsection shall inure to the

390 benefit of and may be enforced by such public body or governmental agency. As used in  
391 this subsection, the terms 'municipality' and 'county' shall also include an urban  
392 redevelopment agency or a housing authority vested with all of the urban redevelopment  
393 project powers pursuant to Code Section 36-61-17."

394 **SECTION 8.**

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