



WORK SESSION MEETING
Monday, November 17, 2025 at 5:30 PM
Council Chambers and YouTube Livestream

Website: www.lithoniacity.org
YouTube: [City of Lithonia - Watch Live](#)
Phone: (770) 482-8136

CITY HALL
6920 Main Street
Lithonia, GA 30058

Mayor Shameka R. Reynolds

Council Member Yolanda Shappard

Council Member Darold P. Honore, Jr.

Council Member Diane W. Howard

Council Member Vanneriah Wynn

Mayor Pro Tem Amelia Inman

AGENDA

I. Call to Order and Roll Call

II. Moment of Silence

III. Approval of Agenda

IV. Discussion Items

- a. For Discussion - T-Mobile Grant - Senator Tonya Peterson
- b. For Discussion - 2026 Meeting and Holiday Calendars - Ashley Waters, City Clerk
- c. For Discussion - Evasive Vine Ordinance - Councilmember Diane Howard
- d. For Discussion - Vacant Properties on Main Street - Councilmember Diane Howard
- e. For Discussion - Masonic Lodge - Councilmember Diane Howard

V. Executive Session (If Necessary)

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security)

VI. Adjournment



CITY OF LITHONIA

2026

HOLIDAY SCHEDULE

The City of Lithonia Municipal Court and City Hall will be closed in observance of the following holidays:

New Years Day	Thursday	January 1, 2026
Martin Luther King Jr. Day	Monday	January 19, 2026
Memorial Day	Monday	May 25, 2026
Juneteenth	Friday	June 19, 2026
Independence Day	Saturday	July 4, 2026
Labor Day	Monday	September 7, 2026
Veteran's Day	Wednesday	November 11, 2026
Thanksgiving Day	Thursday	November 26, 2026
Day After Thanksgiving	Friday	November 27, 2026
Christmas Eve	Thursday	December 24, 2026
Christmas Day	Friday	December 25, 2026



CITY OF LITHONIA

2026

COUNCIL AND WORK SESSION MEETING DATES

The Lithonia City Council will hold its regular meetings on the first Monday of each month at 5:30 pm. If the first Monday is a holiday, then the meeting will be held the first Tuesday. The Council Work Session will generally be held on the third Monday of the month at 5:30 pm. If the Monday is a holiday, then the meeting will be held on Tuesday.

MEETING LOCATION:

6920 Main Steet Lithonia, GA. 30058

JANUARY
Monday, January 5
Tuesday, January 20

FEBRUARY
Monday, February 2
Monday, February 16

MARCH
Monday, March 2
Monday, March 16

APRIL
Monday, April 6
Monday, April 20

MAY
Monday, May 4
Monday, May 18

JUNE
Monday, June 1
Monday, June 15

JULY
Monday, July 6
Monday, July 20

AUGUST
Monday, August 3
Monday, August 17

SEPTEMBER
Tuesday, September 8
Monday, September 15

OCTOBER
Monday, October 5
Monday, October 19

NOVEMBER
Monday, November 2
Monday, November 16

DECEMBER
Monday, December 7
Monday, December 15

Sec. 5-267. Exterior property requirements.

- (a) *Keep exterior premises in clean, safe and sanitary condition.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- (b) *Maintain grading and drainage to prevent soil erosion and stagnant water.* All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Excepted from this subsection are approved retention areas and reservoirs.
- (c) *Keep sidewalks and driveways repaired and free of hazardous conditions.* All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.
- (d) *Weeds; definition; assessment.*
 - (1) All premises and exterior property, including both developed and undeveloped lots in platted subdivisions, shall be maintained free from weeds, underbrush, or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited, except as provided in this section.
 - a. The term "weeds" means all grasses, annual plants and vegetation, other than trees or shrubs.
 - b. The term "weeds" does not include cultivated flowers and gardens.
 - c. The term "noxious weeds" means species of invasive plants that are harmful to the environment by outcompeting and displacing native species. Noxious weeds include, but not limited to, Kudzu (*Pueraria lobata*), English ivy (*Hedera helix*), Privet (*Ligustrum sinense*, *japonicum*, *lucidum* and *vulgare*), Japanese honey-suckle (*Lonicera japonica*), and Johnson grass (*Sorghum halepense*).
 - 1. English ivy may be used as ground cover, erosion control, or decorative purposes, but must be pruned to remain under 12 inches tall, free of other weeds, and kept off of trees, buildings, utility poles, and street signs. Ivy is prohibited on any fence or structure that presents a public safety hazard (e.g., limits view on street curves and intersections).
 - (2) Upon the failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, he or she shall be subject to prosecution in accordance with article IV of this chapter and as prescribed by the authority having jurisdiction.
- (e) *Rodent harborage prohibited.* All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.
- (f) *Exhaust vents.* Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another vent.
- (g) *Accessory structures to be maintained.* All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- (h) *Motor vehicles.*
 - (1) Unregistered and unlicensed motor vehicle. No person shall park or permit any other person to park any motor vehicle, except a motor vehicle parked in an enclosed building, on any premises in a residential district, if the vehicle:
 - a. Is unregistered;

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- b. Has expired registration; or
 - c. Does not have a lawful license plate or lawful temporary tag, which plate or tag is currently registered to that vehicle displayed thereon.
- (2) Inoperable vehicles. No owner or occupant of any premises shall park any inoperable vehicle or permit any other person to park any inoperable vehicle on the owner's or occupant's premises for more than seventy-two (72) hours, unless the inoperable vehicle is parked in an enclosed structure. No person shall park any inoperable vehicle upon any public street, alley, or other public property. A court of competent jurisdiction shall have the authority, upon conviction of a violation of this subsection, to order the owner and/or occupant of the premises to replace ground cover beneath the inoperable vehicle, if appropriate.
- (3) No vehicle in a state of disrepair, or in the process of being stripped or dismantled, shall be parked, kept or stored on any premises. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
- (3) *Major overhaul.*
- a. No person shall perform a major overhaul of any vehicle or permit any other person to perform a major overhaul of any vehicle on premises in a residential zone unless:
 - 1. The person performing the overhaul is the occupant of the premises;
 - 2. The person performing the overhaul is the owner of the vehicle; and
 - 3. The work is done inside an enclosed garage.
 - b. No person shall perform a major overhaul of any vehicle or permit any other person to perform a major overhaul of any vehicle on any premises in a business, commercial, or industrial district, unless the overhaul is performed at an approved automobile sales or repair establishment.
- (4) *Storage of vehicles used for recreational purposes.* No person shall park or permit any other person to park any unlicensed, unregistered, inoperable or junk vehicles which are used for recreation purposes including, but not limited to, boats, snowmobiles, travel trailers, cargo trailers, campers, all-terrain vehicles and motor homes, on premises in a residential district, unless they are stored within an enclosed building.
- (5) In residential district, no trailer, recreational vehicle, travel trailer, camper, pickup coach, motorized home, boat trailer or boat shall be permitted to be parked in front of the principal structure or within twenty (20) feet of the rear lot line, unless it is parked or stored completely within an enclosed garage or roofed carport. Approved surfaces shall be in accordance the minimum parking requirements provided for each district within Appendix A, Zoning, Article V. District Regulations.
- (6) *Storage of machinery, implements and equipment.* No person shall park or permit any other person to park any machinery, implements or equipment designed for use in agriculture, construction, or other commercial enterprise, unless the machinery, implement or equipment is parked in an enclosed garage. This requirement does not apply to single parcels zoned for commercial or industrial purposes or to single agricultural parcels greater than five (5) acres. This requirement does not apply to such machinery, implements or equipment that is being used in construction of structures or dwellings so long as such machinery, implements or equipment is removed after fifteen (15) days.
- (7) *Parking in front yard of dwelling prohibited.* No person shall park or permit any other person to park any vehicle in the front yard of any residential dwelling, except for permitted driveways. Front yard is defined as a yard extending across the front of a lot between the side yard lines, and being the minimum horizontal distance between the street line and the main building of any projections of

uncovered steps, uncovered balconies of uncovered porches. On multi-frontage lots all yards fronting on a public street shall be considered front yards.

(i) *Defacement of property.*

- (1) *Prohibited.* No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.
- (2) *Owner's responsibility to restore and maintain.* It shall be the owner's responsibility to restore said surface to an approved state of maintenance and repair.

(j) *Junk, etc. prohibited.* It shall be unlawful for the owner, operator or occupant of a dwelling, building or structure to use the premises of such property for the open storage of any inoperable vehicle, household appliance, glass, building material, building trash or similar item. It shall be the duty and the responsibility of each owner, operator or occupant to maintain the premises of such property and to remove from the premises all abandoned items as listed above, including, but not limited to, dead trees (in accordance with Historic Preservation District guidelines as applicable), garbage and trash, weeds, upon notice of the city.

(Ord. No. 2016-05, Pt. I (§ 2), 2-2-16; Ord. No. 2018-07, Pt. I, §§ 1, 2, 8-7-18)



Blight Ordinance Common Questions

Chapter 1: Lithonia Derelict Property Ordinance

Q. What is my duty as a property owner of real property and structures in the City of Lithonia?

A. It is your duty to maintain property and structures under the standards of applicable laws that regulate and prohibit activities which would make it a public nuisance.

Q. What makes my property a public nuisance?

1. If your property violates applicable law.
2. If your property is unfit for living or use.
3. If your property presents an imminent threat.
4. If your property is being used for drug crimes.
5. If your property is being used for illegal activity.
6. If your property is abandoned.
7. If your property is an endangerment to the public health or safety.

Q. What types of properties does the city's blight ordinance apply to?

A. Any building or structure used and occupied for human habitation or commercial, industrial, or business uses, or intended to be so used, and includes any outhouses, improvements, and appurtenances and also includes any building or structure of any design. It shall not include any farm, any building or structure located on a farm, or any agricultural facility or other building or structure used for the production, growing, raising, harvesting, storage, or processing of crops, livestock, poultry, or other farm products.

Q. Can anyone report a public nuisance to the City?

A. A member of the city council, commissioner of the housing authority, a city department head, or at least five residents of the city can submit a complaint to the city of a public nuisance.

Q. What can the City do if a property is reported to be a public nuisance?

A. The City, with the consent of the owner, has the power to investigate and inspect the property or structure to determine if the suspicion is true.

Q. What if a property owner does not grant the city entrance on suspected property to inspect or investigate?

A. The City can get a search warrant to enter the suspected property.

Q. What if a violation is found on property?

A. If violations are found the City can issue a citation or file a complaint with the City's municipal court on the property.

Q. Will the property owner or interested parties be notified if a complaint is filed against their property?

A. Yes, the property owner or interested parties will be notified of the complaint and they will be summoned to a hearing no less than 15 nor more than 45 days after the complaint is filed in the city's municipal court.

Q. What can property owners/interested parties do in response?

A. Property owners/interested parties can file a response and appear in person at the hearing.

Q. What if the property or structure is determined to be a public nuisance by the municipal court?

A. The court will instructions for the property owner/interested party to do one of two things.

1. Make repairs, alterations or improvements at a reasonable cost within a certain time.
2. If a repair cannot be made, demolish and remove such property or structure.

Q. What if the property owner fails to follow the instructions of the court to repair or demolish?

A. The city must give the owner 270 days to correct. If the owner does not repair or demolish, the city may cause the property to be repaired or demolished.

Q. Will the property owner lose the structure and everything in it if the property is demolished?

A. No, the city will make an effort to save reusable material and the cost of the material will be put towards the cost of demolition.

Q. If the city demolishes property, who pays?

A. The city will pay for the demolition and the cost will act as a lien against the real property.

Q. Who is responsible for enforcing the property lien?

A. The DeKalb County Tax Commissioner has the duty to collect the amount of the lien in conjunction with ad valorem taxes.

Q. What if the property lien remains unpaid?

A. If a property lien remains unpaid the county tax commissioner may commence a tax foreclosure on the property. The city will receive the amounts collected from the lien from the tax commissioner.

Q. Can the city waive and release a tax lien?

A. Yes, and the city may provide for an agreement with the owner to establish a timetable for rehabilitation.

Q. What are the standards of general cleanliness in the city?

A. The owner and occupant of property within the city shall each be independently responsible for keeping the premises, including all buildings thereon and the full yard thereof, clean and free from all garbage, refuse, filth, dirt, ashes, trash, rubbish and other offensive materials.

Q. What is a disorderly home?

A. A house used for the encouragement of gaming, drinking, illicit drug activity, or other misbehavior, to the common disturbance of the neighborhood or orderly citizens.

Q. Can the owner of a disorderly home be charged with a violation?

A. Yes, following fair notice. Owners or persons in possession of homes that allow any boisterous, noisy, drunken or riotous persons to assemble or remain in their house, apartment or upon their property, after receiving oral notice from a police officer will also be guilty of an offense.

Q. Are there additional penalties for violations under the derelict property ordinance?

A. Yes, individuals can face fines of no less than \$100 and up to \$1,000 a day each day of continued violation if they willfully refuse to comply with the provisions of this article. City may also discontinue the public water supply service premises.

Chapter 2: Blighted Property Ordinance

Q. What is a blighted property?

- (1) Blighted property, blighted, or blight means any urbanized or developed property which Presents two or more of the following conditions:
 - (A) Uninhabitable, unsafe, or abandoned structure;
 - (B) Inadequate provisions for ventilation, light, air, or sanitation;
 - (C) An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe respecting which the governor has declared a state of emergency under the state law or has certified the need for disaster assistance under federal law; provided, however, this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm;
 - (D) A site identified by the federal Environmental Protection Agency as a superfund site pursuant to 42 U.S.C. Section 9601, et seq., or having environmental contamination to an extent that requires remedial investigation or a feasibility study;

- (E) Repeated illegal activity on the individual property of which the property owner knew or should have known; or
 - (F) The maintenance of the property is below state, county, or municipal codes for at least one year after written notice of the code violation to its owner; and
- (2) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.

Q. Can property be deemed blighted solely because it looks unattractive.

A. No.

Q. Can property maintained in a state of blight pay a higher property tax than other properties in the City?

A. Yes, property that has been officially identified as maintaining a state of blight shall pay an increased property tax by applying a factor of seven (7.0) to the millage rate applied to the property.

Q. Will all real property in a state of blight be assessed a higher property tax?

A. No, homes used as a primary residence cannot be assessed a higher property tax.

Q. How will the revenue from the excess property be used?

A. The revenue must be used for community redevelopment purposes as identified in an approved urban redevelopment program, including to offset the cost of the city's program to close, repair, or demolish unfit building and structures.

Q. What steps must the city take to designate a property as maintained in a state of blight?

- A.
- 1. An inspection;
 - a. Property must be reported by a public officer or by at least five residents of the city for inspection of property.
 - 2. A written inspection report;
 - 3. determination, in writing by a public officer;
 - 4. A written notice served upon the property owner;

Q. Can the property owner request a hearing?

A. Yes, a hearing must be requested 30 days from the receipt of notice. Within 30 days of the request the hearing the municipal court must set a date and 10-day notice of the hearing. Notice will also be published in the newspaper 5 days before the hearing.

Q. Who will make the final determination on whether the property is in a state of blight?

A. The city's municipal judge shall make the final determination.

Q. Can the final determination be appealed?

A. Yes, in the Superior Court of DeKalb County.

Q. Can the city remove the blighted property designation from one that has officially been designated?

A. Yes, by petitioning the city's public officer to lift the designation as long as the property owner provides proof of compliance. The property owner must complete work on property as required by city or court. Once work is satisfactorily performed, the public officer shall issue a written determination that the property is no longer maintained in a blighted condition.

Q. Who will make a decision on what should be done to the property to bring it out of a state of blight?

A. The city shall create a plan for remedial action or redevelopment that shall be signed by the property owner.

Q. Will the increase tax rate be adjusted if the condition of blight is removed?

A. Yes, the property shall be eligible for a decrease in the rate of city ad valorem taxation by applying a factor of 0.5 to the city millage rate. The city will be responsible for notifying the Tax Commissioner of DeKalb County of the change in tax rate.

Chapter 3 Vacant and Foreclosed Property

Q. Does the city maintain a registry of vacant and foreclosed properties?

A. Yes.

Q. For what purpose?

A. To protect property values in neighborhoods for all property owners.

Q. Who is responsible for providing updated information for the vacant and foreclosed property list?

A. Owners and agents must provide the city with official information for contacting a party responsible for bringing foreclosed and vacant real property into compliance.

Q. When should owners and agents notify the city?

A. Owners and agents are required to register such property with the City Clerk of Lithonia or his/her designee within thirty (30) days of such property becoming foreclosed or vacant.

Q. Does the City require that the registry be submitted in a certain form?

A. Yes, the property must be submitted on a registration form generated by the City or the Georgia Department of Community Affairs.

Q. When is property exempt from being registered?

A. Property is exempt from being registered when it is within 90 days of transfer.

Q. Who is responsible for keeping information updated?

A. Any owner or agent required to register any vacant or foreclosed real property must update the information specified within 30 days after any change.

Q. Can a property be removed from the vacant or foreclosed property list?

A. Yes, an owner or agent may apply for removal once the property is no longer in such condition.

Q. Is there a cost for property to owners or agents for property on the vacant or foreclosure registry?

A. Yes, owners or agents must pay a fee reasonably approximate the cost to the city of the establishment, maintenance, operation, and administration of the registry.

Q. Is there an appeal process for decisions made in relation to vacant or foreclosed properties?

A. Any owner or agent aggrieved of any determination or decision of the City Clerk of Lithonia or his/her designee or the city with vacant or foreclosed properties may appeal to the municipal court of the city. The appeal requires the following:

- Taken within thirty (30) days of the decision in question the City Clerk of Lithonia;
- The municipal court clerk who shall schedule an appeal hearing within sixty (60) days following the date the appealing party submits its completed written appeal; and
- The municipal court judge may reverse or affirm, in whole or in part, or modify the decision, requirement, or determination of the City Clerk of Lithonia.

Q. What happens if you own a vacant or foreclosed property and it is not registered?

A. The owner or agent may be fined up to the maximum allowed under state law is \$1,000.00 per occurrence.

***Disclaimer**

The information in the common question is for general information purposes only. You should not solely rely upon the information in the FAQ as a basis for making any business, legal or any other decisions. The full code is available for public consumption. For questions and clarity please consult legal counsel.

STATE OF GEORGIA

CITY OF LITHONIA

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF LITHONIA, GEORGIA, BY AMENDING THE CITY’S BLIGHT ORDINANCE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE AN ADOPTION AND EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the duly elected governing authority of the City of Lithonia, Georgia (the "City") is the Mayor and Council thereof; and

WHEREAS, the City of Lithonia is authorized by O.C.G.A. §36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council adopted Ordinance No. 2021-05-17 to implement a community redevelopment tax incentive program or a “Blight Tax” to encourage property owners to remediate or redevelop blighted properties; and

WHEREAS, the Mayor and Council desire to amend the Blight Tax by increasing the milage factor levied against properties officially identified as maintained in a blighted condition from a factor of seven (7) to _____; and

WHEREAS, the Mayor and Council also desire to add to the Blight Ordinance the maximum amount of a fine allowed against violators; and

WHEREAS, the City acknowledges the rehabilitation of blighted property decreases the need for government services; and

WHEREAS, the Mayor and City Council have determined that it is appropriate to amend said sections of the Code of Ordinances of the City of Lithonia to be consistent with state law and to further protect the public health, safety, and welfare of the citizens of the City.

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LITHONIA, GEORGIA and by the authority thereof:

Section 1. The City of Lithonia, Georgia's Code of Ordinances is amended as attached in Exhibit A below.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intent of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intent of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intent of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable

any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

SO ORDAINED, this _____ day of _____, 2023.

ATTEST:

CITY OF LITHONIA, GEORGIA:

CITY CLERK

MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT A

Chapter 1. Derelict Property

Sec. 111. Violations; enforcement penalties.

Any person who willfully refuses to comply with the provisions of this article shall be cited to appear before the municipal court and, upon conviction, shall be fined not less than \$100.00 **nor more than \$1,000**; each day of continued violation, after citation, shall constitute a separate offense. In addition to the foregoing fines, upon conviction, the director shall discontinue the public water supply service at any premises upon which there is found to be a cross-connection, auxiliary intake, by-pass, or inter-connection, and service shall not be restored until such cross-connection, auxiliary, by-pass, or inter-connection has been discontinued.

Chapter 2. Blighted Property Ordinance

Sec. 204. Ad Valorem Tax Increase on Blighted Property

- (a) There is hereby levied on all real property within the city which has been officially identified as maintained in a blighted condition an increased ad valorem tax by applying a factor of ~~seven (7.0)~~ _____ to the millage rate applied to the property, so that such property shall be taxed at a higher millage rate generally applied in the municipality, or otherwise provided by general law; provided, however, real property on which there is situated a dwelling house which is being occupied as the primary residence of one or more persons shall not be subject to official identification as maintained in a blighted condition and shall not be subject to increased taxation.
- (b) Such increased ad valorem tax shall be applied and reflected in the first tax bill rendered following official designation of a real property as blighted.

(c) Revenues arising from the increased rate of ad valorem taxation shall, upon receipt, be segregated by the city manager and used only for community redevelopment purposes, as identified in an approved urban redevelopment program, including defraying the cost of the city's program to close, repair, or demolish unfit building and structures.