



# DeKalb County Government

178 Sams Street  
Decatur, GA 30030

## Agenda Item Substitute

**File #:** 2025-0758  
**File Status:** Action

5/13/2025

**Public Hearing:** YES ☐ NO ☒

**Department:** Board of Commissioners - District 6

**SUBJECT:**

**Commission District(s):** Commission Districts 3 & 6

Expansion of the Metro South Community Improvement District (CID)

**Information Contact:** Commissioner Ted Terry

**Phone Number:** 404-371-4909

**PURPOSE:**

Authorize the Expansion of the Metro South CID

**NEED/IMPACT:**

The Metro South CID has added members and seeks to formalize its expansion. State Law requires the creation and proposed expansion of existing community improvement districts to be approved by the Governing Authority.

**FISCAL IMPACT:**

No direct impact to the County, though the property owners in the CID are agreeing to a higher millage rate with a portion dedicated to the CID.

**RECOMMENDATION:**

Vote to adopt the attached Resolution and authorize the Chief Executive Officer to execute all necessary documents in a form acceptable to the Interim County Attorney.



4/3/2025

## **METRO SOUTH COMMUNITY IMPROVEMENT DISTRICT MEETING MINUTES**

(via email)

**Date of Email:** 4/2/2025

**Subject:** Vote on acceptance of consenting and non-consenting parcels – CID Expansion  
4 parcels; 2 owners consenting (3 parcels) and 1 non-consenting (1 parcel)

**Recipients of Email:**

Beverly Dabney (Board Voting members)  
Hobson Milner (Board Voting members)  
Fabrizio Garcia (Board Voting members)  
Rusty Whitfield (Board Voting members)  
Joel Gross; President (Board Voting members)  
Wayne Smith; Vice President (Board Voting members)  
Rob Roark (Board Voting members)  
John Kranjc (non-voting – treasurer)  
Larry Kaiser (non-voting – Executive Director)

**Voting Results:** Yes Vote to Expand – 6  
No Votes – 0  
Absent - 1

**Verification/Certification of Votes:**

John Kranjc; Print JOHN KRANJC Sign John Kranjc Date: 4/3/2025  
Larry Kaiser; Print Larry Kaiser Sign Larry Kaiser Date: 4/3/2025

**Consenting/Non-Consenting Spreadsheet:**

Attached to email

Parcel Number	Owner	Address	Total Value
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**Consenting Owners:**

15 019 04 047	Oldcastle Apg South, Inc	4095 Bonsal Road	\$1,336,900	0
15 019 04 023	Oldcastle Apg South, Inc	4083 Bonsal Road	\$2,845,082	1
15 019 05 014	Nairobi Holdings LLC	4041 Koppers Ct	\$330,000	1
15 046 03 002	Georgia United Hauling	1610 Henrico Road	\$52,700	1

**TOTAL CONSENTING:**

3

\$4,564,682

**Non-Consenting Owners:**

15 081 08 007	S & M Service LLC	1220 Constitution Road	\$215,100	1
15 019 04 028	Thompson Real Estate Investment LLC	4039 Bonsal Rd	\$1,188,300	1

**TOTAL NON-CONSENTING:**

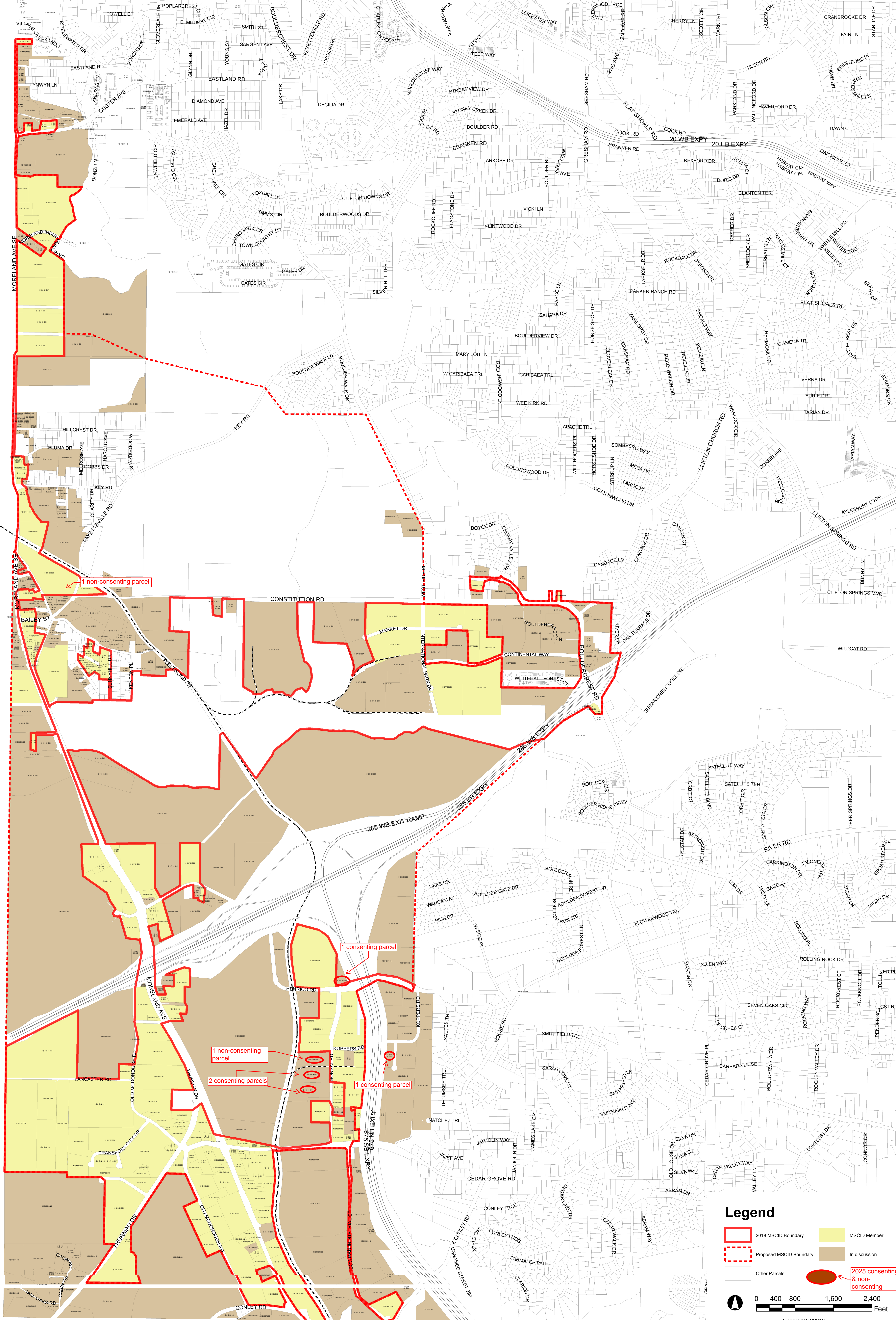
2

\$1,403,400

Total Value	5,968,082
Consenting Value	4,564,682
Consenting Value Percentage	76.48%
Total Owners	5
Consenting Percentage	60%



# Metro South Community Improvement District Map



## Legend

- 2018 MSCID Boundary
- Proposed MSCID Boundary
- Other Parcels
- MSCID Member
- In discussion
- 2025 consenting & non-consenting



Updated 3/4/2019





STATE OF GEORGIA  
COUNTY OF DEKALB


**CERTIFICATION OF COMPLIANCE**

I, IRVIN J. JOHNSON, in my official capacity as Tax Commissioner of DeKalb County, Georgia, do hereby certify, regarding the proposed expansion of the Metro South Community Improvement District (the "District"), as shown on the map attached hereto as Exhibit A and required under the DeKalb County Community Improvement Districts Act of 2008 (2008 Ga. L. 3817), as amended, the following:

That written consents to the expansion of the Community Improvement District have been obtained from:

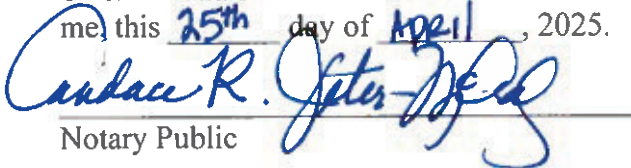
1. A majority of the owners of real property within the District which will be subject to taxes, fees and assessments levied by the Board of the District; and
2. The owners of real property within the District which constitutes at least seventy-five percent (75%) by value of all real property within the District which will be subject to taxes, fees and assessments levied by the Board and for this purpose values shall be determined by the most recent approved DeKalb County ad valorem tax digest.

This, the 25<sup>th</sup> day of APRIL, 2025.

  
Irvin J. Johnson, Tax Commissioner  
DeKalb County, Georgia

CANDACE R. JETER-MCCRAY  
Witness

Sworn to and subscribed before  
me, this 25<sup>th</sup> day of APRIL, 2025.

  
Notary Public



**A RESOLUTION OF THE GOVERNING AUTHORITY OF  
DEKALB COUNTY, GEORGIA CONSENTING TO THE EXPANSION OF THE  
METRO SOUTH COMMUNITY IMPROVEMENT DISTRICT, AND FOR OTHER  
PURPOSES**

**WHEREAS**, the Georgia Legislature enacted the DeKalb County Community Improvement Districts Act of 2008, 2008 Ga. Laws 3817, as amended, ("the Act"); and

**WHEREAS**, pursuant to the Act, the Metro South Community Improvement District ("Metro South CID"), formerly the Greater Conley Industrial Community Improvement District, was created by Resolution of the DeKalb County Governing Authority ("Governing Authority") on June 14, 2016; and

**WHEREAS**, the boundaries of the Metro South CID were previously expanded by Resolution of the Governing Authority on June 25, 2019; and

**WHEREAS**, the boundaries of the Metro South CID are sought to be expanded again to include the additional parcels identified by the Tax Commissioner certification letter attached hereto as Exhibit "A"; and

**WHEREAS**, a majority of the owners of real property within the areas sought to be annexed and which will be subject to taxes, fees and assessments levied by the Metro South Community Improvement District Board ("District Board") have consented in writing to their inclusion into the Metro South CID, as indicated by the Tax Commissioner certification letter attached hereto as Exhibit "A"; and

**WHEREAS**, the owners of real property within the areas sought to be annexed constituting at least seventy-five percent (75%) by value of the real property that will be subject to taxes, fees, and assessments levied by the District Board have consented in writing to their inclusion into the Metro South CID, as also indicated by the Tax Commissioner certification letter attached hereto as Exhibit "A"; and

**WHEREAS**, the District Board consents to the expansion of the Metro South CID, as indicated by Exhibit "B" attached hereto; and

**WHEREAS**, the Governing Authority has determined that expansion of the Metro South CID would be in the best interest of, and would promote the health, safety and welfare of the citizens of DeKalb County; and

**NOW, THEREFORE BE IT RESOLVED**, the Governing Authority consents to the expansion of the boundaries of the Metro South CID to include the additional parcels identified by the Tax Commissioner certification letter attached hereto as Exhibit "A".

**BE IT FURTHER RESOLVED**, that the Clerk of the Board of Commissioners and Chief Executive Officer of DeKalb County, Georgia are directed to forward an executed copy of this resolution to the Tax Commissioner of DeKalb County.

May 13, 2025

**ADOPTED** by the DeKalb County Board of Commissioners, this \_\_\_\_ day of \_\_\_\_\_, 2025.

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**Michelle Long Spears**  
Presiding Officer  
Board of Commissioners

**APPROVED** by the Chief Executive Officer of DeKalb County this \_\_\_\_ day of \_\_\_\_\_, 2025.

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**Lorraine Cochran-Johnson**  
Chief Executive Officer

**ATTEST:**

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**Barbara H. Sanders-Norwood, CCC, CMC**  
Clerk to the  
Board of Commissioners and  
Chief Executive Officer

**APPROVED AS TO FORM:**

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**Matthew C. Welch**  
Interim County Attorney

**Exhibit "A"**

**Tax Commissioner Certification Letter**



**Exhibit “B”**  
**Consent of District Board**