



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

Substitute

File #: 2017-0446
File Status: Consent

6/13/2017

Public Hearing: YES NO Department: Board of Commissioners

SUBJECT:

Commission District(s): District 6 and District 3

Expansion of Greater Conley Industrial Community CID

Information Contact: Commissioner Gannon

Phone Number: 404 371 6353

PURPOSE:

To allow the Greater Conley Industrial Community CID to add additional parcels to the Community Improvement District

NEED/IMPACT:

This resolution will permit the Tax Commissioner to add specific properties to the CID and permit the Tax Commissioner to collect additional millage that will be set aside for the CID's intended purpose. The Tax Commissioner has certified that more than a majority of the affected property owners have consented and that these properties consist of more than 75% of the value of the real property in the affected area. The expansion of the CID will better enable the CID to improve the business environment in the Conley area.

FISCAL IMPACT:

There is no fiscal impact of this action.

RECOMMENDATION:

Approve the resolution and authorize the CEO and the Tax Commissioner to exercise the necessary documents to provide for the expansion of the CID as set forth in the attached maps and tax identification numbers.

Public Hearing: YES NO

Department: Board of Commissioners

SUBJECT:

Commission District(s): District 6 and District 3

Expansion of Greater Conley Industrial Community CID

Information Contact: Commissioner Gannon

Phone Number: 404 371 6353

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FISCAL IMPACT:

There is no fiscal impact of this action.

RECOMMENDATION:

Approve the resolution and authorize the CEO and the Tax Commissioner to exercise the necessary documents to provide for the expansion of the CID as set forth in the attached maps and tax identification numbers.

**A RESOLUTION OF THE GOVERNING AUTHORITY OF
DEKALB COUNTY, GEORGIA CONSENTING TO THE EXPANSION OF THE
GREATER CONLEY 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 (H.B. 816), as amended, ("the Act"); and

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

WHEREAS, a majority of the owners of real property within the proposed expansion area that will be subject to taxes, fees and assessments levied by the Greater Conley Industrial Community Improvement District Board ("District Board") have consented in writing to their inclusion into the Conley CID, as indicated by the Tax Commissioner certification letter attached hereto as Exhibit "A"; and

WHEREAS, the owners of real property within the expansion area 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 Conley 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 Conley CID, as indicated by Exhibit "B" attached hereto; and

WHEREAS, the Governing Authority has determined that expansion of the Conley 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 expansion of the boundaries of the Conley CID to include all parcels attached hereto as Exhibit "C".

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

ADOPTED by the DeKalb County Board of Commissioners, this ____ day of _____, 2017.

Kathie Gannon
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

June 12, 2017

APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2017.

Michael L. Thurmond
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

Barbara H. Sanders-Norwood, CCC, CMC
Clerk
Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:

O.V. Brantley
County Attorney
DeKalb County, Georgia

June 12, 2017

Exhibit "A"



IRVIN J. JOHNSON

Tax Commissioner
DeKalb County, GA

Property Tax Division

Sheri Boritz, Director

May 15th, 2017

John Kranjc

RE: Greater Conley Industrial Community Improvement District

Dear Mr. Kranjc:

I hereby certify that a majority of the owners within the borders of the Greater Conley Industrial Community Improvement District ("GCI CID"), representing at least 75% of the total property value, have consented to join the GCI CID. Attached is a spreadsheet entitled "GCICID all" which identifies the owners and the value of their respective properties.

Based on the information provided to us, the number of property owners within the expanded GCI CID providing written consent is 20, which represents a majority (64.52%) of the total number of owners. The percent by value of real property within the GCI CID owned by the consenting majority is 75.06%.

This correspondence is sent pursuant to Section 4 of the Local Act of the Georgia Legislature governing the creation of community improvement districts in DeKalb County, which is set forth at 2008 Ga. Laws 3817.

Sincerely,

A handwritten signature in black ink, appearing to read "Sheri Boritz".

Sheri Boritz
Deputy Tax Commissioner
Director, Property Tax

June 12, 2017

Exhibit "B"



MINUTES -- GCI CID BOARD OF DIRECTORS MEETING
MAY 10, 2017 at 12:30 PM

• **Welcome to Attendee's:**

<input checked="" type="checkbox"/> Joel Gross, Chair	<input type="checkbox"/> Steve Cash, Director
<input checked="" type="checkbox"/> Wayne Smith, Vice Chair	<input checked="" type="checkbox"/> Beverly Dabney, Director
<input checked="" type="checkbox"/> Rob Roark, Sec./Treasurer	<input type="checkbox"/> Steve Levetan, Director
<input checked="" type="checkbox"/> Thomas McNally, Director	<input checked="" type="checkbox"/> John Kranjc, CID Director

• **Welcome to Special Guests**

Patrice Keeler (DeKalb Transportation), Mechel McKinley (DDDA), Sylvia Payne (Pallet Consultants)

• **Review and Approval of the Minutes from the previous Board Meeting**

Motion: To Approve the Minutes from the previous Board Meeting held on April 12th, 2017

Motion By: Rob Roark

Motion seconded By: Wayne Smith

Any other Discussion: None

Vote: Unanimous

- **Review and Approval of the Treasurer's Report for Previous Month(s)**

Motion: To Approve the Treasurer's Report for April 2017

Motion By: Wayne Smith

Motion seconded By: Rob Roark

Any other Discussion: None

Vote: Unanimous

Items Requiring a Vote of the Board

Proposed Slide Ins to CID for 2017

Motion: To Approve the CID expansion and the slide ins as presented by J. Kranjc for submission to Tax Commissioner in May (This Motion was made and approved at a special Meeting of the Board on May 11, 2017.)

Motion By: Thomas McNally

Motion seconded By: Wayne Smith

Any other Discussion: None

Vote: Unanimous

- **Old Business Items for Review**

- Review Status of BTH Campaign and Police Visits (Wayne, Rob)

On going – visits continue

- DDDA Loan and Master Plan Status (Joel)

Latest proposal from DDDA is \$30,000 paid back over 2 years

- Closure of Old McDonough Road by KDB (Joel)

Waiting on Fire Marshall Approval

- Web Site Update (John)

Targeting June start up

- **Any "New Business" that needs to be brought before the Board of Directors for consideration at our next regularly scheduled Working Session?**

- Date and Review for CID Board Election – 2 Seats (TM, SC) (John)
- Review at May 11 Meeting of Board**
- DeKalb SPLOST Status (Joel)
- Constitution Road Quiet Zone request by Blackhall Studios (Joel)
- Patrice Keeler reviewed the above 2 items**
- Discussion of Code Enforcement Sweep Day (Joel)
- Did not discuss due to time requirements**

- **Thank all attendees for being here today. The Chair will now entertain a Motion to Adjourn.**

Motion: Wayne Smith

Motion seconded By: Rob Roark

Vote: Unanimous

The Meeting of the Board of Directors for the GCI CID for May 10, 2017 is hereby adjourned at 2:15 PM.

June 12, 2017

Exhibit "C"

APN	OWNER	DR	DIR	ACRES	BLDG	STREET	CITY	STATE	ZIP	VAL	AREA	PERM	DATE	STATUS
136 2017 511 15 077 01 026	1790 CONTINENTAL			3101.5		PACKERLAND	GREEN BAY	WI	53033	437500	173160			
137 2017 511 15 077 01 001	3400 INTERNATIONAL PARK	RD		3715		YARREE DOODOLE	EAGAN	WI	53121	1997700	790000			
138 2017 511 15 077 01 024	1775 CONTINENTAL	PLZ		2		CENTRE	CLINTON	IN	47716	7000000	2400000			
139 2017 511 15 078 01 003	1645 MARKET	WAY	SE	1785		CONTRIMENTAL	ATLANTA	GA	30316	3857000	1541800			
140 2017 511 15 078 01 005	2553 MORELAND	AVE	SE	810	RW	PO BOX 56687	ATLANTA	GA	30343	1660000	840000			
141 2017 511 15 080 01 002	P C REALTY MANAGEMENT LLC					137H	POINCIANA BEACH	FL	33089	975000	390000			
142 2017 511 15 080 02 001	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	7300	2930			
143 2017 511 15 080 02 004	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
144 2017 511 15 080 02 018	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
145 2017 511 15 080 02 011	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
146 2017 511 15 080 02 013	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
147 2017 511 15 080 02 029	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
148 2017 511 15 080 02 051	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
149 2017 511 15 080 02 065	BUSH TRUCK CENTERS OF GEORGIA INC	RD	SE	3384		PO BOX 56687	ATLANTA	GA	30343	1681000	752400			
150 2017 511 15 080 02 069	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
151 2017 511 15 080 02 070	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
152 2017 511 15 080 02 073	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
153 2017 511 15 080 02 007	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
154 2017 511 15 080 08 001	WONN DAMM DOWK	RD	SE	3479		VERFIELD	ATLANTA	GA	30316	4570	300	179		
155 2017 511 15 080 08 004	GWINNETT INDUSTRIES INC	RD	SE	3479		VERFIELD	ATLANTA	GA	30316	4570	300	179		
156 2017 511 15 080 08 005	KENDRICK LORENZ	RD	SE	3479		VERFIELD	ATLANTA	GA	30316	4570	300	179		
157 2017 511 15 080 08 006	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
158 2017 511 15 080 08 008	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
159 2017 511 15 080 08 013	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
160 2017 511 15 080 08 014	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
161 2017 511 15 080 08 015	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
162 2017 511 15 080 08 016	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
163 2017 511 15 080 10 001	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
164 2017 511 15 081 01 001	3381 FAYETTEVILLE	RD	SE	2858		MEMORIAL	ATLANTA	GA	30316	4570	2930			
165 2017 511 15 081 01 002	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
166 2017 511 15 081 01 003	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
167 2017 511 15 081 01 018	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
168 2017 511 15 081 01 019	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
169 2017 511 15 081 01 026	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
170 2017 511 15 081 03 027	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
171 2017 511 15 081 04 020	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
172 2017 511 15 081 04 023	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
173 2017 511 15 081 04 043	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
174 2017 511 15 081 05 002	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
175 2017 511 15 081 06 001	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
176 2017 511 15 081 07 005	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
177 2017 511 15 081 07 005	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
178 2017 511 15 081 07 005	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
179 2017 511 15 081 07 026	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
180 2017 511 15 081 08 006	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
181 2017 511 15 081 08 007	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
182 2017 511 15 081 08 008	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
183 2017 511 15 081 08 010	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
184 2017 511 15 081 08 038	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
185 2017 511 15 081 08 039	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
186 2017 511 15 081 08 039	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
187 2017 511 15 081 08 032	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
188 2017 511 15 081 08 035	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
189 2017 511 15 081 08 036	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
190 2017 511 15 081 08 036	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
191 2017 511 15 081 08 008	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			
192 2017 511 15 081 08 009	HEH PAVING INC	RD	SE	3384		ALMAHARD	ATLANTA	GA	30316	4570	2930			

Full List of Parcels located within Century CD