

# Agenda Item

File ID: 2022-2321

Substitute

11/15/2022

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Public Hearing: YES  NO

Department: Chief Executive Office

**SUBJECT:**

**Commission District(s): All Commission Districts**

To enter into a Second Amended and Restated Intergovernmental Agreement between DeKalb County and the City of Doraville for economic development purposes.

**Information Contact:** Zachary Williams

**Phone Number:** 404-371-2881

**PURPOSE:**

To consider authorizing a Second Amended and Restated Intergovernmental Agreement between DeKalb County and the City of Doraville for certain economic development purposes.

**NEED/IMPACT:**

Pursuant to the Second Amended and Restated Intergovernmental Agreement, the County will consent to the continued inclusion of the County's ad valorem taxes levied on real property located in "Tax Allocation District Number One – Doraville Transit-Oriented Development" created by the City of Doraville in the computation of the tax allocation increment for such TAD through December 31, 2057.

**FISCAL IMPACT:**

Approximately \$80,306,345 in foregone tax increment.

**RECOMMENDATION:**

To approve and enter into the attached agreement dated November 11, 2022 in a form acceptable to the County Attorney and authorize the Chief Executive Officer to execute and deliver all necessary documents.

**Added Released Parcel Map – 11/11/22**

**DRAFT 10/21/2022**

**STATE OF GEORGIA  
COUNTY OF DEKALB**

**SECOND AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT**

This **SECOND AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT** (this “*Agreement*”), is made and entered into as of this [CLOSING DATE], by and between the **CITY OF DORAVILLE, GEORGIA** (the “*City*”) and **DEKALB COUNTY, GEORGIA** (the “*County*”).

**WITNESSETH:**

In consideration of the respective representations and agreements hereinafter contained and in furtherance of the mutual public purposes hereby sought to be achieved, the City and the County do hereby amend and restate that certain Amended and Restated Intergovernmental Agreement, dated as of February 6, 2017 (the “*Original Amended and Restated Intergovernmental Agreement*”) and hereby acknowledge and agree that this Agreement shall supersede and replace the Original Amended and Restated Intergovernmental Agreement in its entirety, so as to provide as follows:

**ARTICLE I**

**Section 1.1 Definitions.** In addition to the words and terms defined elsewhere herein, the following words and terms shall have the meanings specified below, unless the context or use indicates another or different meaning or intent:

“**Actually Incurred Redevelopment Costs**” means Redevelopment Costs of the particular components of the Projects as to which Commencement of Significant Construction of the Projects has commenced and for which the City, its Redevelopment Agency, the Assembly CID, the developer or the property owner (as the case may be) has actually paid to any contractor, developer and/or property owner (as the case may be) pursuant to which said contractor, developer or property owner (as the case may be) has made improvements to property within the Doraville TAD.

“**Assembly CID**” means the Assembly Community Improvement District, a community improvement district located wholly within the City and the Doraville TAD, and created and existing under the provisions of Article IX, Section VII of the Constitution of the State of Georgia.

“**City**” means that municipal corporation of the State of Georgia known as the City of Doraville, Georgia.

**“City Resolution”** means that certain Resolution No. 2015-09 adopted by the Doraville City Council on July 20, 2015 approving and adopting the Doraville Transit-Oriented Development Redevelopment Plan and Tax Allocation District Number One – Doraville Transit-Oriented Development, establishing the City of Doraville Transit-Oriented Development Redevelopment Area, creating the Doraville TAD, expressing the intent to issue bonds, and other related matters.

**“Commencement of Significant Construction of the Projects”** means, for the purposes of this Agreement, one or more building permits shall have been issued for, and construction shall have commenced on, one or more significant structural components of the Projects contemplated by the Redevelopment Plan, the construction cost of which significant structural components must constitute Actually Incurred Redevelopment Costs and such construction shall be on-going and pursued with reasonable diligence. The Parties hereby acknowledge and agree that the Project has attained Commencement of Significant Construction of the Projects.

**“County”** means that political subdivision of the State of Georgia known as DeKalb County, Georgia.

**“County Resolution”** means that certain resolution adopted by the Board of Commissioners of the County on September 22, 2015 as amended on October \_\_, 2022 (and any subsequent Resolution affirming and/or amending the same) consenting to the inclusion of certain County ad valorem taxes in the computation of the Tax Allocation Increment, subject to the terms and conditions set forth therein, and other related matters.

**“County Tax Allocation Increment”** means that portion of the Tax Allocation Increment for the Doraville TAD in each calendar year consisting of the County’s portion of the Tax Allocation Increment attributable to County ad valorem taxes levied on real property for such calendar year.

**“Final Increment Distribution Percentage”** represents each participating jurisdiction’s (*i.e.*, the City’s or the County’s as the case may be) pro rata share of the amount of funds derived from Tax Allocation Increment (if any) remaining in the Doraville TAD Special Fund after all Redevelopment Costs and TAD Financings for the Doraville TAD have been paid or provided for, subject to any agreements with bondholders, as set forth in O.C.G.A. § 36-44-11(c), and shall be expressed by the following formula:

$$A = (B - C) \div D$$

where *A* equals that participating jurisdiction’s Final Distribution Percentage; *B* equals the aggregate amount of Tax Allocation Increment paid into the Special Fund by or in respect of that participating jurisdiction over the life of the Doraville TAD; *C* equals the aggregate amount paid to that participating jurisdiction over the life of the Doraville TAD in the form of payments in lieu of taxes or redevelopment cost payments pursuant to O.C.G.A. § 36-44-3(8)(G); and *D* equals the total aggregate amount of Tax Allocation Increments paid into the Special Fund by or in respect of all participating jurisdictions over the life of the Doraville TAD.

**“Final Other Distribution Percentage”** represents each participating jurisdiction’s (*i.e.*, the City’s and the County’s as the case may be) pro rata share of the amount *not* derived from Tax Allocation Increment (if any) remaining in the Doraville TAD Special Fund after all Redevelopment Costs and TAD Financings for the Doraville TAD have been paid or provided for, as set forth in O.C.G.A. § 36-11-11(c) and shall be expressed by the following formula:

$$E = F \div G$$

where *E* equals that participating jurisdiction’s Final Other Distribution Percentage; *F* equals the aggregate amount of that participating jurisdiction’s total contribution to the Doraville TAD Special Fund in the form of Tax Allocation Increment or otherwise; and *G* equals the total aggregate amount of contributions to the Special Fund by or in respect of all participating jurisdictions.

**“Governing Authority”** means the County’s Governing Authority as described in the County’s Organizational Act, Ga. L. 1956, p. 3237, as amended, particularly by Ga. L. 1981, p. 4304, as further amended from time to time.

**“Projects”** mean, collectively, the specific redevelopment and/or capital improvement projects to be undertaken in the Doraville TAD in accordance with the Redevelopment Plan and City Resolution and as permitted by law, as described more fully in said documents.

**“Redevelopment Agency”** means the Urban Redevelopment Agency of the City of Doraville, Georgia, which will act as the redevelopment agency in accordance with the Redevelopment Powers Law.

**“Redevelopment Area”** means that certain area located within the City and within the County as defined in O.C.G.A. § 36-44-3(7), created by and established as a redevelopment area by the City in the City Resolution and designated as “Doraville Transit-Oriented Development Redevelopment Area,” as more fully described in the City Resolution and the Redevelopment Plan.

**“Redevelopment Costs”** means any expenditures made or estimated to be made or monetary obligations incurred or estimated to be incurred to achieve the redevelopment of a redevelopment area or any portion thereof designated by a redevelopment plan or any expenditures made to carry out or exercise any powers granted by this chapter. Without limiting the generality of the foregoing, redevelopment costs may include any one or more of the following:

- A. Capital costs, including the costs incurred or estimated to be incurred for the construction of public works or improvements, new buildings, structures, and fixtures, including facilities owned or operated by school districts and systems; the renovation, rehabilitation, reconstruction, remodeling, repair, demolition, alteration, or expansion of existing buildings, structures, and fixtures, including facilities owned or operated by school districts and systems; the acquisition of equipment; and the clearing and grading of land;
- B. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under this chapter occurring during the estimated period of

construction of any project with respect to which any capital costs within the meaning of subparagraph (A) of this paragraph are financed in whole or in part by such obligations and for a period not to exceed 42 months after completion of any such construction and including reasonable reserves related thereto and all principal and interest paid to holders of evidences of indebtedness issued to pay for other redevelopment costs and any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity;

- C. Professional service costs, including those costs incurred for architectural, planning, engineering, financial, marketing, and legal advice and services;
- D. Imputed administrative costs, including reasonable charges for the time spent by public employees in connection with the implementation of a redevelopment plan;
- E. Relocation costs as authorized by a redevelopment plan for persons or businesses displaced by the implementation of a redevelopment plan, including but not limited to those relocation payments made following condemnation under Chapter 4 of Title 22, "The Georgia Relocation Assistance and Land Acquisition Policy Act";
- F. Organizational costs, including the costs of conducting environmental impact and other studies, and the costs of informing the public with respect to the creation and implementation of redevelopment plans;
- G. Payments to a political subdivision or board of education in lieu of taxes to compensate for any loss of tax revenues or for any capital costs incurred because of redevelopment activity; provided, however, that any such payments to a political subdivision or board of education shall not exceed in any year the amount of the contribution to the tax allocation increment in that year by such political subdivision or board of education.

**“Redevelopment Powers Law”** means Chapter 44 of Title 36 of the Official Code of Georgia Annotated, as amended.

**“Redevelopment Plan”** means that written plan of redevelopment for the Redevelopment Area adopted by the City in the City Resolution and designated as the “Doraville Transit-Oriented Development Redevelopment Plan,” as more fully described in the City Resolution, and as defined by O.C.G.A. § 36-44-3(9).

**“Redevelopment Powers Law”** means Chapter 44 of Title 36 of the Official Code of Georgia Annotated, as amended.

**“Released Parcels”** means the parcels of the Doraville TAD shown on **Exhibit C** hereto expected to be released from the Doraville TAD by the City commencing with calendar year 2028.

**“Series 2017 Obligations”** means the Assembly Community Improvement District Assessment Bonds (Assembly District Project), Series 2017A in the original aggregate principal amount of \$53,005,000.

**“Series 2022 Obligations”** means the (i) Assembly Community Improvement District Assessment Bonds (Assembly District Project), Series 2022A in the original aggregate principal amount of \$ \_\_\_\_\_ and (ii) Assembly Community Improvement District Assessment Bonds

(Assembly District Project), Federally Taxable Series 2022B in the original aggregate principal amount of \$\_\_\_\_\_.

**“Special Fund”** means the special fund with respect to the Doraville TAD created pursuant to O.C.G.A. § 36-44-11(c) of the Redevelopment Powers Law.

**“TAD Advisory Committee”** means the advisory committee heretofore created and governed pursuant to Section 3.6 hereof.

**“TAD Financing”** means those certain tax allocation bonds, notes or other obligations issued by the City in accordance with O.C.G.A. § 36-44-3(12) or funds borrowed from financial institutions in accordance with O.C.G.A. § 36-44-16 of the Redevelopment Powers Law with respect to the Doraville TAD, that the City may issue or borrow as necessary to implement the provisions of the Redevelopment Plan, as provided in the City Resolution, which may include one or more series of bonds, notes or other obligations and which may be issued at one or more times.

**“Tax Allocation District” or “Doraville TAD”** means that certain area of the City within the Redevelopment Area defined and created as a tax allocation district, as provided in O.C.G.A. § 36-44-3(13), by the City pursuant to the City Resolution and designated as Doraville Transit-Oriented Development Redevelopment Area and Tax Allocation District Number One – Doraville Transit-Oriented Development, as more fully described in the City Resolution and in the Redevelopment Plan, as the Redevelopment Area may be amended by the City in the future to reflect the release of any Released Parcels from the Redevelopment Area.

**“Tax Allocation Increment”** means the tax allocation increment as defined by O.C.G.A. § 36-44-3(14) of the Redevelopment Powers Law and derived from ad valorem taxes on real property within the Doraville TAD.

## ARTICLE II

**Section 2.1 Representations of the City.** The City makes the following representations as the basis for the undertakings on its part herein contained:

(a) The Doraville TAD was duly created by the City pursuant to its redevelopment powers as authorized by the Redevelopment Powers Law and the City Resolution, and the Doraville TAD became effective on December 31, 2015. The Redevelopment Plan was duly adopted by the City pursuant to the Redevelopment Powers Law and the City Resolution.

(b) The City has made certain findings with respect to the Redevelopment Plan in accordance with the Redevelopment Powers Law, including, without limitation, that (i) the Redevelopment Area has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the Redevelopment Plan, and (ii) the improvement of the Redevelopment Area is likely to enhance the value of a substantial portion of the real property in the Doraville TAD.

(c) The City has heretofore approved financings (secured by, among other things, the positive tax allocation increment derived from the Doraville TAD) represented by the Series 2017 Obligations and intends to authorize the issuance of the Series 2022 Obligations or other authorized means of TAD Financing as may be necessary to further implement provisions of the Redevelopment Plan.

(d) Pursuant to Article IX, Section II, Paragraph VII of the Georgia Constitution, the City is authorized to issue tax allocation bonds and to incur other obligations, and to enter into contracts for any period not exceeding 30 years with private persons, firms, corporations, and business entities.

(e) Pursuant to Article IX, Section III, Paragraph I of the Georgia Constitution, the City is authorized to contract for any period not exceeding 50 years with any other public agency, public corporation, or public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided such contracts deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide.

(f) The City has the power to enter into this Agreement and perform all obligations contained herein, and has, by proper action, duly authorized the execution, delivery and performance of this Agreement.

**Section 2.2 Representations of the County.** The County makes the following representations as the basis for the undertakings on its part herein contained:

(a) Pursuant to Article IX, Section III Paragraph I of the Georgia Constitution, the County is authorized to contract for any period not exceeding 50 years with any other public agency, public corporation, or public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided such

contracts deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide.

(b) County ad valorem taxes on real property derived from the Doraville TAD shall be included in the computation of tax allocation increments of the Doraville TAD with the consent of the County Commission as expressed in the County Resolution, subject to the conditions and limitations set forth in the County Resolution and this Agreement.

(c) The County has the power to enter into this Agreement and perform all obligations contained herein, and has, by proper action, duly authorized the execution, delivery and performance of this Agreement including, without limitation, the inclusion of ad valorem property taxes levied by the County on taxable real property within the Doraville TAD in the computation of the Tax Allocation Increment for the purposes set forth in the Redevelopment Plan.

(d) The County shall have no financial obligation as a result of the redevelopment and improvement of the Doraville TAD or the Redevelopment Area other than the inclusion of County real property ad valorem taxes in the computation of the tax allocation increments of the proposed TAD as provided herein. TAD Financing shall not constitute an indebtedness or a charge against the general taxing power of the County.



## ARTICLE III

### Section 3.1 Term of the Agreement.

(a) Except as otherwise provided herein, the term of this Agreement (the “*Term*”) shall commence on the dated date on the first page hereof, and this Agreement shall remain in full force and effect until the first to occur of (i) the payment in full or defeasance of the Series 2017 Obligations and the Series 2022 Obligations, (ii) December 31, 2057 or (iii) the termination of the Doraville TAD. Following the termination of this Agreement, the consent of the County to the inclusion of its ad valorem taxes on real property within the Doraville TAD in the computation of Tax Allocation Increment and the County’s participation in the Doraville TAD shall cease, no further funds attributable to County ad valorem taxes on real property shall thereafter be paid into the Special Fund, and the County’s pro rata share of the Tax Allocation Increment on deposit in the Special Fund at the time of termination shall be paid to the County by the City or its Redevelopment Agency, as applicable, within sixty (60) days after such termination. Subject to the foregoing, all amounts payable to the County hereunder shall have been paid in full prior to the termination of this Agreement (including, without limitation, those payable under Sections 3.4(g) and 3.4(k) hereof).

(b) The City shall cause a review of TAD operations not later than June 30, 2027. Such review shall include an inquiry into whether it is necessary or appropriate to terminate the Doraville TAD as to the Released Parcels, revisit the scope of the Redevelopment Plan and the amount of anticipated future TAD Financings. Following such review, the Doraville TAD Advisory Committee shall by majority vote make a recommendation to the City as to whether it is appropriate to reduce the amount of anticipated future TAD Financings, terminate the Doraville TAD as to the Released Parcels, and/or cause an early termination of the Doraville TAD to the extent permitted by law, including the Redevelopment Powers Law and existing contractual obligations. The recommendation of the Doraville TAD Advisory Committee shall be shared with City, its Redevelopment Agency, the County and Assembly CID.

(c) Notwithstanding anything herein to the contrary, and notwithstanding the term of this Agreement or the term of the County’s consent, pursuant to O.C.G.A. § 36-44-11(a), positive tax allocation increments of the Doraville TAD made available to the City pursuant to the terms of this Agreement shall be allocated to the City for each year from the effective date of the creation of the Doraville TAD until that time when all Redevelopment Costs and all tax allocation bonds of the Doraville TAD have been paid or provided for.

**Section 3.2 Certification of Tax Allocation Increment Base.** The City and the County hereby agree that the Tax Allocation Increment Base for the Doraville TAD that was certified by the State Revenue Commissioner as of December 31, 2015 is the taxable value of all real property subject to ad valorem property taxation located within the Doraville TAD, net of all exemptions and exclusions as of such applicable date.

**Section 3.3 County’s Consent to Inclusion of Ad Valorem Property Taxes in Computation of Tax Allocation Increment.**

(a) Pursuant to the County Resolution, the County consented and agreed to inclusion of County ad valorem taxes levied on real property after December 31, 2017 in the computation of the Tax Allocation Increment for the Doraville TAD.

(b) The County may terminate its consent with respect to future TAD Financings (but not with respect to the Series 2022 Obligations) in the event that the mix of uses within the Doraville TAD deviates substantially from that which is described in the Redevelopment Plan.

**Section 3.4 City’s Covenants.**

(a) The original aggregate principal amount of any and all TAD Financings issued by the City relating to the Doraville TAD shall not exceed **[amount of Series 2022 Bonds]**, provided that TAD Financings issued to effect the refunding of all or part of outstanding TAD Financing shall not be taken into account under such limitation. All TAD Financings shall mature no later than December 31, 2057. Accordingly, as of the date of issuance of the Series 2022 Obligations, the original aggregate principal amount of all TAD Financings issued by the City is \$\_\_\_\_\_. In the event that the original aggregate principal amount of all TAD Financings issued by the City with respect to the Doraville TAD exceeds **[\$\_\_\_\_\_]** (except as aforesaid) (the “Excess TAD Financing”), no portion of the County’s Tax Allocation Increment shall be used to repay such Excess TAD Financing or pay Redevelopment Costs with respect to such Excess TAD Financing.

(b) [Reserved]

(c) [Reserved]

(d) [Reserved]

(e) The City shall cause the Assembly CID to provide the Governing Authority with comprehensive annual financial reports regarding the amount of positive Tax Allocation Increments paid into the Special Fund and the use of such funds, for each year that the Doraville TAD remains in existence, on or about June 30 of each calendar year, commencing June 30, 2023. Upon providing thirty days’ written notice to the City, the County’s auditor, at the request and expense of the County, may audit the Special Fund.

(f) The City shall continue to promptly notify the County in writing of any special conditions or requirements imposed at any time by any other taxing authority participating in the Doraville TAD. In the event that any such special condition or requirement touches upon a subject which is also addressed in this Agreement, then the County shall have the option to revise this Agreement to provide that any benefit to the County from this Agreement shall be at least commensurate with any corresponding benefit accruing to any other taxing authority participating in the Doraville TAD.

(g) The City shall cause the Assembly CID to reimburse the County’s reasonable out-of-pocket transaction costs paid to third parties relating to the Doraville TAD (not including

administration and overhead), including but not limited to legal, consulting and other fees and expenses, including such fees incurred by the Tax Assessor's Office relating to the processing or implementation of the County Resolution or any future consents or approvals (the "**County Transaction Costs**") in an aggregate amount not to exceed \$50,000 for each separate Intergovernmental Agreement or amendment thereto, or such greater amount as may be approved by the Doraville TAD Advisory Committee pursuant to Section 3.6 hereof. Such reasonable costs shall be immediately reimbursed from the next available proceeds of positive tax allocation increments.

(h) [Reserved]

(i) All projects financed with the proceeds of the Tax Allocation Increment or any TAD Financing shall meet all relevant local, County and State building standards and requirements. All construction contracts entered into in connection therewith shall comply with the County's First Source Jobs Ordinance, Code of DeKalb County, as revised, 1988, § 2-231 *et seq.* and the County's Local Small Business Enterprise Program Ordinance, Code of DeKalb County, as revised, 1988, § 2-200 *et seq.* (the "County Ordinances") The City and the County acknowledge that the Redevelopment Costs for construction of projects financed with the TAD Financing supporting the Series 2017 Obligations satisfied, and the allocable portion of the TAD Financing related to the refunding of the Series 2017 Obligations and supporting the Series 2022 Obligations satisfy this provision. The City and County also acknowledge that a portion of the proceeds of the Series 2022 Obligations will be used to acquire infrastructure for public use from the property owner, which directly contracted for, and funded, the costs of such construction, and accordingly, the County Ordinances were and are not applicable to such construction projects, or with respect to debt service paid on the TAD Financing supporting the Series 2022 Obligations.

(j) To the extent that the City or any entity of the City approves any new project within the Doraville TAD which requires new infrastructure or infrastructure improvements the construction of which would be a County responsibility as required by the applicable County Code, policies, and building code requirements, and as provided in the applicable Service Delivery Strategy, as amended from time to time, and to the extent that such new infrastructure or infrastructure improvements are not paid for from tap fees or other user fees or otherwise by private third parties, the cost of such new infrastructure and infrastructure improvements shall be funded on a current basis from the proceeds of the Tax Allocation Increment or TAD Financings. Such required new infrastructure will include a fire station, to be constructed in accordance with County standards, when new projects within the Doraville TAD have been approved that will cause the response time for less than ninety (90%) of the annual working structure fires and other emergencies in any year at any location within the Doraville TAD to be less than 240 seconds for the first unit on the scene or 480 seconds for the full complement of engines and trucks.

(k) Pursuant to the provisions of O.C.G.A. § 36-44-3(8)(G), the City will promptly make County Redevelopment Cost Payments annually (calculated in any year as that portion of the excess Tax Allocation Increment remaining in the Special Fund or other fund established for the Doraville TAD if any, after making required debt service or other payments or deposits that are required pursuant to the documents related to any outstanding TAD Financing (excluding Excess TAD Financing), which is attributable to the County's share of the millage levied on taxable real property in the City of Doraville), in the discretion of the County, either (i) directly

to the County, or (ii) to be applied in redemption of any outstanding TAD Financings (excluding Excess TAD Financings) prior to their stated maturities.

(l) [Reserved].

(m) Except as provided herein, the City may use the proceeds of any Tax Allocation Increment solely for the debt service or other required deposits that are required pursuant to the documents related to any TAD Financing, the proceeds of which shall be used solely for the payment of Redevelopment Costs associated with those public infrastructure projects listed in **Exhibit B** hereto.

(n) Unless otherwise agreed by the City and the County, the City shall not use the proceeds of any TAD Financing or Tax Allocation Increment for the acquisition of assets which are to be privately owned, for developer administrative costs or project management fees other than out-of-pocket costs which are directly related to the installation of public infrastructure and documented and verified to the satisfaction of the Doraville TAD Advisory Committee, or for developer administrative costs or project management fees in excess of 10% of infrastructure project costs. In the event that the City's costs of administration exceed 2% of the proceeds of any associated TAD Financing, no portion of the County's tax increment shall be used to fund the administrative costs which are other than out-of-pocket costs directly related to the installation of public infrastructure projects, which are not documented and verified to the satisfaction of the Doraville TAD Advisory Committee, or which exceed of 2% of the proceeds of the associated TAD Financing.

(o) Any funds remaining in the Special Fund after all Redevelopment Costs and all TAD Financings have been paid or otherwise satisfied that were derived from the County Tax Allocation Increment shall be paid to the County within 60 days after the end of the calendar year in accordance with the County's Final Increment Distribution Percentage. Any funds remaining in the Special Fund after all Redevelopment costs and all TAD Financings have been paid or otherwise satisfied that were not derived from the County other than the County Tax Allocation Increment shall be paid to the County within 60 days after the end of the calendar year in accordance with the County's Final Other Distribution Percentage.

(p) [Reserved]

(q) New and existing developments within the Doraville TAD, excluding the Released Parcels, that include a housing component shall meet the following affordability requirements (the "Affordability Requirements") for the duration of the County's participation in the Doraville TAD: A minimum of twenty percent (20%) of all new and existing rental units and twenty percent (20%) of new and existing for-sale housing units must be rented or sold, respectively, at prices that are affordable to persons and/or families whose income does not exceed eighty percent (80%) of the current year's Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area ("MSA") Median Income ("AMI"), as determined based on the U.S. Department of Housing and Urban Development ("HUD"). The rental price limits shall be determined based on the HUD Fair Market Rent established for the MSA and HUD Rent Limit calculations. The for-sale price limits shall be determined based on the HUD and Federal Housing Administration's ("FHA") Mortgage Limits for the MSA. The Affordability Requirements shall be measured from time to time on an aggregate

basis for all rental units and for-sale housing units, respectively, within the Doraville TAD, excluding the Released Parcels, on the date of measurement and not on an individual property or project development basis. The County shall establish an appropriate process for enforcing compliance with this Section on the part of developers and property owners. In addition, the County shall monitor, on an annual basis, all residential rentals and sales within the Doraville TAD, excluding the Released Parcels, to determine compliance with the above Affordability Requirements and shall annually report to the City with respect to compliance with the above Affordability Requirements in the preceding year. The parties acknowledge their intent to revisit the provisions of this Section 3.4(q), and their agreement to negotiate in good faith with respect to any revision of Section 3.4(q) which they mutually determine to be acceptable.

(r) [Reserved]

(s) For so long as there is outstanding any pledge or contingent pledge of the County's special economic development taxing authority, as authorized by O.C.G.A. § 48-5-220(20) or any similar law, in support of any project located within the Doraville TAD, the City shall not issue any TAD Financing without the specific express consent of the Governing Authority, by resolution.

**Section 3.5 Limited Obligation of County.** The County shall have no financial obligation as a result of the redevelopment and improvement of the Doraville TAD or the Redevelopment Area, other than the inclusion of County ad valorem taxes on real property in the Doraville TAD in the computation of the Tax Allocation Increment of the Doraville TAD as provided herein. TAD Financing shall not constitute indebtedness or a charge against the general taxing power of the County. Except as expressly provided herein, nothing in this Agreement is intended to supersede the rights and obligations of the parties under the Service Delivery Strategy as it may be amended from time to time.

**Section 3.6 TAD Advisory Committee; Representation, and Powers.** The City has heretofore created the TAD Advisory Committee to consider TAD matters, including requests for TAD Financing for Projects. The Doraville TAD Advisory Committee is and shall be made up of five (5) members, which shall consist of two members appointed by the City Council of the City, two members appointed by the Governing Authority with substantial expertise in finance and/or tax allocation districts, and one member (also with substantial expertise in finance and/or tax allocation districts, but who is independent of the City and the County) who is appointed by the four remaining members of the Doraville TAD Advisory Committee. The Doraville TAD Advisory Committee has the power to (a) review all proposed development agreements and TAD Financings with respect to the future redevelopment of the Doraville TAD and (b) make a recommendation to the Redevelopment Agency and the City for approval or disapproval of such development agreements or TAD Financings, prior to being presented to the Redevelopment Agency and the City for approval. In the exercise of the foregoing powers, the Doraville TAD Advisory Committee and the Redevelopment Agency shall employ a review process consistent with the principles articulated in **Exhibit A** attached hereto. In addition to the foregoing, the Doraville TAD Advisory Committee has the following powers:

(a) Upon the unanimous approval of the Doraville TAD Advisory Committee:

(i) The City shall use the proceeds of the Tax Allocation Increment or any TAD Financing to finance any County Transaction Costs in excess of \$50,000; and

(ii) After December 31, 2057, if all outstanding TAD Financings have been paid in full or sufficient funds have been set aside for such payment in accordance with the documents by which such TAD Financings have been issued, the City, within thirty (30) days of receiving notice of such unanimous approval of the Doraville TAD Advisory Committee, shall terminate the Doraville TAD to the extent permitted pursuant to the Redevelopment Powers Law.

(b) Upon the approval by a majority of the members of the Doraville TAD Advisory Committee:

(i) The City shall consider the recommendation of the Doraville TAD Advisory Committee as described in Section 3.1(b) of this Agreement. In the event that the recommendation of the Doraville TAD Advisory Committee is to undertake an early termination of the Doraville TAD, terminate the Doraville TAD as to the Released Parcels, or to reduce the amount of anticipated TAD Financings, to the extent allowed by law and by existing contractual obligations, the City shall immediately begin steps to implement the recommendation of the Doraville TAD Advisory Committee unless the recommendation is rejected by a vote of two-thirds of the City Council present and voting, provided however, that in no event shall the Doraville TAD, excluding the Released Parcels, be terminated prior to the payment or provision for the payment in full of all TAD Financings, as required under O.C.G.A. § 36-44-11(a) and amounts payable under this Agreement.

## ARTICLE IV

**Section 4.1 No Set-Off.** Nothing in this Agreement shall otherwise impair, diminish, or affect any other right or remedy available to the County: (i) as a result of the City's breach, default, or failure under this Agreement or (ii) to enforce the obligations of the City under this Agreement. Except as provided herein, no dispute or litigation between the City and the County with respect to this Agreement shall affect any party's duties to perform its obligations or its rights or remedies while such dispute or litigation is pending.

### **Section 4.2 Events of Default; Remedies.**

(a) The following shall be an "event of default" under this Agreement:

(1) Failure by the City to fund (from the proceeds of Tax Allocation Increments or TAD Financings) any new infrastructure or infrastructure improvements with the Doraville TAD whose construction would normally be a County responsibility, as required in Section 3.4(j) hereof.

(2) Pursuant to Section 3.4(k), the accumulation of an unpaid balance in excess of \$1 million.

(3) Failure by the City to materially observe and perform any other covenant, condition or agreement on its part to be observed or performed under this Agreement, as determined unanimously by the two members of the Doraville TAD Advisory Committee appointed by the Governing Authority, for a period of 30 days after written notice specifying such failure and requesting that it be remedied is given to the City and the Redevelopment Agency by the County, unless the City and the County, upon advice of counsel, shall agree in writing to an extension of such time prior to its expiration; provided, however, that if the failure stated in the notice is correctable but cannot be corrected within the applicable period, the City and the County will not unreasonably withhold their consent to an extension of such time if corrective action is instituted by the City within the applicable period and diligently pursued until such failure is corrected.

This Section 4.2(a)(3) is subject to the following limitation: if by reason of force majeure, the City is unable in whole or in part to carry out the agreements on its part herein contained, the City shall not be deemed in default during the continuance of such inability. The term "force majeure" as used herein shall mean, without limitation, the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections; riots; landslides; earthquakes; fires; storms; droughts; floods; explosions; or breakage or accident to machinery, transmission pipes or canals.

(b) Whenever an event of default as provided in subparagraph (a) hereinabove shall have happened and be subsisting, the County may take one or more of the following remedial steps:

(1) If no TAD Financing is outstanding, the County shall have the option to terminate this Agreement and revoke its consent of the inclusion of its ad valorem taxes on real property within the Doraville TAD in the computation of the Tax Allocation Increment for the Doraville TAD. Upon the exercise of the County's option to terminate this Agreement as provided in this subparagraph (b)(1), the County's pro rata share of the Tax Allocation Increment accruing from and after the date no debt service or other payments associated with any TAD Financing are due and outstanding through such termination date shall be paid to the County by the City or its Redevelopment Agency, as applicable.

(2) If TAD Financing is outstanding, the County shall have the option to revoke its consent to the inclusion of its ad valorem taxes on real property within the Doraville TAD as security for the issuance of any future TAD Financings.

(3) The County may take whatever action at law or in equity as may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the City under this Agreement.

Notwithstanding the foregoing, whenever an event of default in subparagraph (a) hereinabove shall have happened and is subsisting, the City shall not be authorized to issue any additional TAD Financing.

**Section 4.3 Governing Law.** This Agreement and the rights and obligations of the parties hereto shall be governed, construed, and interpreted according to the laws of the State of Georgia.

**Section 4.4 Entire Agreement.** This Agreement expresses the entire understanding and all agreements between the parties hereto with respect to the matters set forth herein.

**Section 4.5 Survival of Warranties.** All agreements, covenants, certifications, representations, and warranties of the parties hereunder, or made in writing by or on behalf of them in connection with the transactions contemplated hereby shall survive the execution and delivery hereof, regardless of any investigation or other action taken by any person relying thereon.

**Section 4.6 Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

**Section 4.7 Amendments in Writing.** This Agreement may be amended, supplemented or otherwise modified solely by a document in writing duly executed and delivered by the County and the City. No waiver, release, or similar modification of this Agreement shall be established by conduct, custom, or course of dealing, but solely by a document in writing duly executed and delivered by duly authorized officials of the City and the County.

**Section 4.8 Notices.** Except as otherwise specifically provided herein, any notices, demands, approvals, consents, requests, and other communications hereunder shall be in writing and shall be deemed given when the writing is delivered in person, or one business day after being sent by reputable overnight registered delivery service, charges prepaid, or three business days after being mailed, if mailed, by certified mail, return receipt requested, postage prepaid, to the



City and the County at the addresses shown below or at such other addresses as may be furnished by the City and the County in writing from time to time:

**CITY:**

City of Doraville, Georgia  
3725 Park Avenue  
Doraville, GA 30340  
Attention: City Manager

With a copy to:

Alston & Bird LLP  
1201 West Peachtree Street  
Suite 4900  
Atlanta, GA 30309-3424  
Attention: Mark E. Moore

**DEKALB COUNTY:**

DeKalb County, Georgia  
1300 Commerce Drive  
5th Floor  
Decatur, GA 30030  
Attention: Chief Executive Officer

With a copy to the County Attorney:

Viviane H. Ernstes, Esq.  
DeKalb County Government  
1300 Commerce Drive  
5th Floor  
Decatur, GA 30030  
Phone: (404) 371-3016

And a copy to:

Kutak Rock LLP  
3424 Peachtree Road NE  
Suite 900  
Atlanta, GA 30326  
Attention: Thomas P. Lauth III

**Section 4.9 Limitation of Rights.** Nothing in this Agreement, express or implied, shall give to any person, other than the parties hereto and their successors and assigns hereunder, any benefit or any legal or equitable right, remedy, or claim under this Agreement.



**IN WITNESS WHEREOF**, the City and the County have caused this Intergovernmental Agreement to be executed in their respective official names and have caused their respective official seals to be hereunto affixed and attested by their duly authorized officers, all as of the date set forth hereinabove.

**CITY OF DORAVILLE, GEORGIA**

By: \_\_\_\_\_  
Joseph Geierman  
Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Allison Tarpley  
City Clerk

**DEKALB COUNTY, GEORGIA**

By: \_\_\_\_\_  
Michael Thurmond  
Chief Executive Officer

(SEAL)

ATTEST:

\_\_\_\_\_  
Barbara H. Sanders, Clerk  
Board of Commissioners

Approval as to Substance:

Approval as to Form:

\_\_\_\_\_  
Luz Borrero  
Deputy Chief Operating Officer

\_\_\_\_\_  
Viviane H. Ernstes  
County Attorney

## **Exhibit A**

As a condition of this Intergovernmental Agreement, it will be the responsibility of the Doraville TAD Advisory Committee and Doraville City Council to adopt by majority vote a written policy which will govern the application submittal and review process for any funding from the Doraville TAD.

The Doraville TAD policy, at a minimum, will include requirements for submittal of a formal application for future TAD funding, which will include information on organization and structure of the applicant; their prior experience with comparable projects; the amount of TAD funding being requested and its specific uses; a financial analysis supporting the need for the requested TAD funding; an analysis of whether the project would generate sufficient increment to support its funding request; a detailed project description; including size, number of units, land use type(s), phasing and timing; evidence of land control; the development's proposed sources of debt and equity financing; and assurances of compliance with land use regulatory requirements.

The policy will also detail the priorities for TAD funding; when applications for funding will be accepted; and their review and approval procedures. It will also detail the amount of any application fee, if so included. These TAD policies will be adopted by the majority of the Doraville TAD Advisory Committee and Doraville City Council prior to the awarding of any funds and will guide the operation of TAD #1.

The Parties hereby agree and acknowledge that this condition has been satisfied.

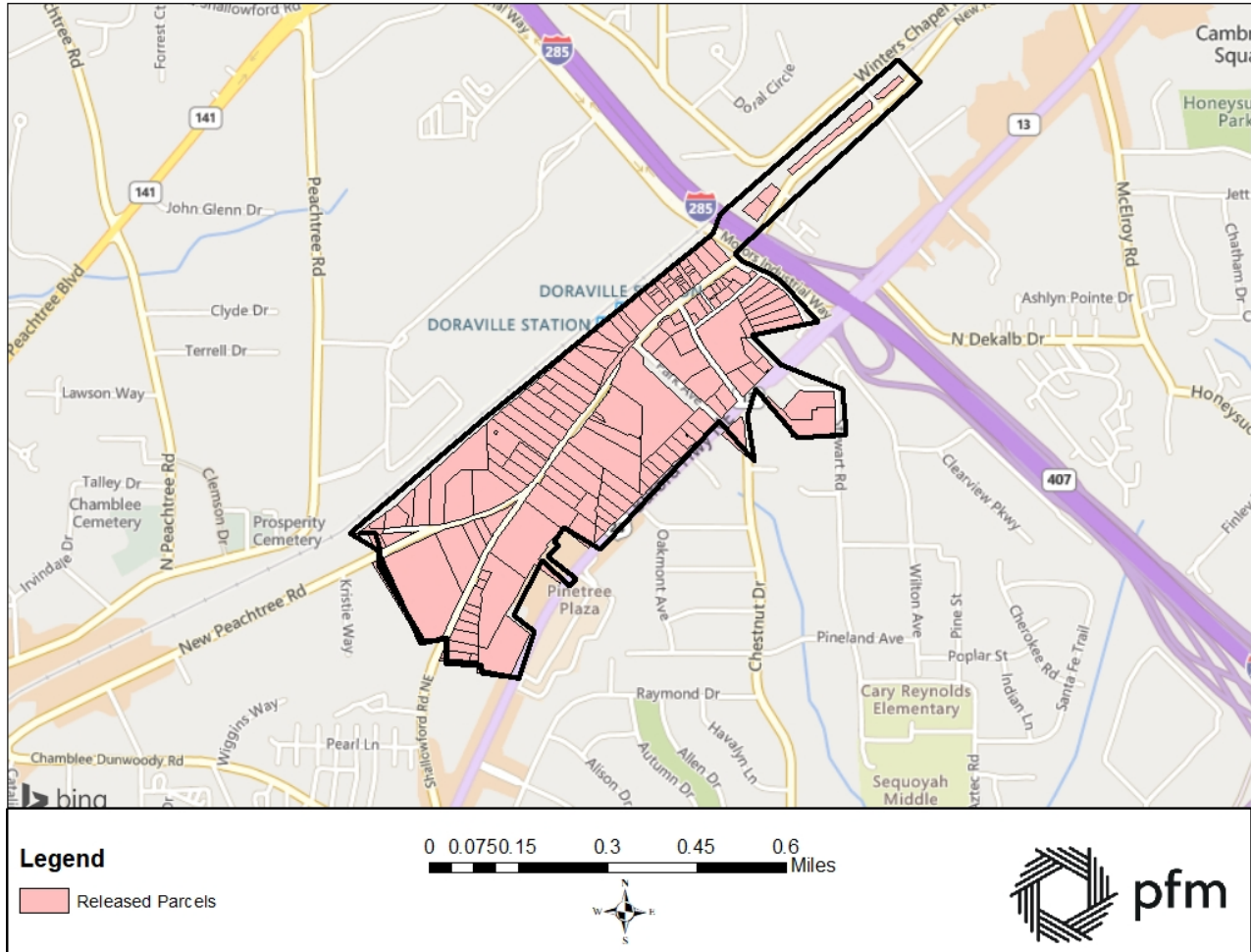
## **Exhibit B**

### **List of Approved Public Infrastructure Projects**

Public infrastructure costs associated with a cultural and transit-oriented development consisting of film and tv studios and associated improvements, residential housing, office, retail, hotel, and other commercial components within the District, including site preparation, concrete demolition and foundation removal, mass grading, bio swales and water detention ponds, utility relocation, environmental remediation, entryways to mass transit facilities, streets, sidewalks, covered bridge, intersection improvements, signage, storm water utilities, streetscapes, parking structures, park amenities, public safety improvements, subsurface utilities and related architectural and engineering design, all in connection with the provision of pedestrian, bicycle, motor vehicle and other transportation related infrastructure, as more particularly described in the Valuation Advisory of Jones Lang LaSalle, dated August 31, 2022 on file with the City.

## Exhibit C

### Released Parcels



In the event there is a conflict between the geographic area depicted in the image above and the following parcel list or then-current list of constituent tax parcels, the geographic area depicted shall control.

<b>PARCEL ID</b>	<b>TAX DISTRICT</b>	<b>SITE ADDRESS</b>
18 310 02 003	TDRV1	5801 New Peachtree Road Doraville, GA 30340
18 310 02 007	TDRV1	3630 Shallowford Road Doraville, GA 30340
18 310 02 009	TDRV1	3666 Shallowford Road Doraville, GA 30340
18 310 02 010	TDRV1	3662 Shallowford Road Doraville, GA 30340
18 310 02 011	TDRV1	3658 Shallowford Road Doraville, GA 30340
18 310 04 003	TDRV1	5935 New Peachtree Road Doraville, GA 30340
18 310 04 005	TDRV1	5921 New Peachtree Road Doraville, GA 30340
18 310 04 006	S18T	5911 New Peachtree Road Doraville, GA 30340
18 310 04 007	S18T	5899 New Peachtree Road Doraville, GA 30340
18 310 04 008	TDRV1	5891 New Peachtree Road Doraville, GA 30340
18 310 04 009	TDRV1	5879 New Peachtree Road Doraville, GA 30340
18 310 04 010	TDRV1	5873 New Peachtree Road Doraville, GA 30340
18 310 04 013	TDRV1	5260 Buford Highway Doraville, GA 30340
18 310 04 016	TDRV1	3651 Shallowford Road Doraville, GA 30340
18 310 04 017	TDRV1	3645 Shallowford Road Doraville, GA 30340
18 310 04 018	TDRV1	3639 Shallowford Road Doraville, GA 30340
18 310 04 019	TDRV1	3631 Shallowford Road Doraville, GA 30340
18 310 04 020	TDRV1	3623 Shallowford Road Doraville, GA 30340
18 310 04 021	TDRV1	3617 Shallowford Road Doraville, GA 30340
18 310 04 025	S18T	5312 Buford Highway Doraville, GA 30340
18 310 04 026	TDRV1	5338 Buford Highway Doraville, GA 30340
18 310 04 027	S18T	5312 Buford Highway Doraville, GA 30340
18 310 04 028	S18T	5859 New Peachtree Road Doraville, GA 30340
18 310 04 029	S18T	5294 Buford Highway Doraville, GA 30340
18 310 04 034	TDRV1	5200 Buford Highway Doraville, GA 30340
18 310 04 039	TDRV1	3671 Shallowford Road Doraville, GA 30340
18 310 04 040	TDRV1	5310 Buford Highway Doraville, GA 30340
18 310 04 041	TDRV1	5320 Buford Highway Doraville, GA 30340
18 310 04 042	TDRV1	5316 Buford Highway Doraville, GA 30340
18 310 04 047	TDRV1	3609 Shallowford Road Doraville, GA 30340
18 310 04 048	TDRV1	5306 Buford Highway Doraville, GA 30340
18 310 04 049	TDRV1	3655 Shallowford Road Doraville, GA 30340
18 310 04 050	TDRV1	3605 Shallowford Road Doraville, GA 30340
18 310 04 051	TDRV1	3659 Shallowford Road Doraville, GA 30340
18 310 04 053	TDRV1	5927 New Peachtree Road Doraville, GA 30340
18 310 04 054	TDRV1	5933 New Peachtree Road Doraville, GA 30340
18 310 05 001	TDRV1	5754 South Peachtree Road Doraville, GA 30340
18 310 05 002	TDRV1	5770 South Peachtree Road Doraville, GA 30340
18 310 05 005	TDRV1	5788 South Peachtree Road Doraville, GA 30340
18 310 05 006	TDRV1	5796 New Peachtree Road Doraville, GA 30340
18 310 05 007	TDRV1	5810 New Peachtree Road Doraville, GA 30340



<b>PARCEL ID</b>	<b>TAX DISTRICT</b>	<b>SITE ADDRESS</b>
18 310 05 008	TDRV1	5828 New Peachtree Road Doraville, GA 30340
18 310 05 011	TDRV1	5856 New Peachtree Road Doraville, GA 30340
18 310 05 012	TDRV1	5864 New Peachtree Road Doraville, GA 30340
18 310 05 013	TDRV1	5872 New Peachtree Road Doraville, GA 30340
18 310 05 014	TDRV1	5876 New Peachtree Road Doraville, GA 30340
18 310 05 015	TDRV1	5888 New Peachtree Road Doraville, GA 30340
18 310 05 016	TDRV1	5896 New Peachtree Road Doraville, GA 30340
18 310 05 017	TDRV1	5904 New Peachtree Road Doraville, GA 30340
18 310 05 018	TDRV1	5912 New Peachtree Road Doraville, GA 30340
18 310 05 019	TDRV1	5918 New Peachtree Road Doraville, GA 30340
18 310 05 020	S10T	5928 New Peachtree Road Doraville, GA 30340
18 310 05 021	S10T	5936 New Peachtree Road Doraville, GA 30340
18 310 05 022	S10T	5944 New Peachtree Road Doraville, GA 30340
18 310 05 023	S10T	5952 New Peachtree Road Doraville, GA 30340
18 310 05 024	S10T	5968 New Peachtree Road Doraville, GA 30340
18 310 05 025	S10T	5980 New Peachtree Road Doraville, GA 30340
18 310 05 026	S10T	5994 New Peachtree Road Doraville, GA 30340
18 310 05 027	TDRV1	5908 New Peachtree Road Doraville, GA 30340
18 310 05 028	S10T	6000 New Peachtree Road Doraville, GA 30340
18 310 05 029	TDRV1	5880 New Peachtree Road Chamblee, GA 30341
18 310 05 035	TDRV1	5880 New Peachtree Road Doraville, GA 30340
18 310 05 036	TDRV1	5856 New Peachtree Road Doraville, GA 30340
18 310 05 037	TDRV1	5776 New Peachtree Road Doraville, GA 30340
18 310 05 038	TDRV1	5922 New Peachtree Road Doraville, GA 30340
18 310 05 039	TDRV1	5774 South Peachtree Road Doraville, GA 30340
18 310 05 040	TDRV1	5932 New Peachtree Road Doraville, GA 30340
18 310 05 042	S10T	5990 New Peachtree Road Doraville, GA 30340
18 310 05 043	TDRV1	5774 New Peachtree Road Doraville, GA 30340
18 310 05 044	TDRV1	5762 South Peachtree Road Doraville, GA 30340
18 311 01 001	TDRV1	5424 Buford Highway Doraville, GA 30340
18 311 01 002	S10T	3725 Park Avenue Doraville, GA 30340
18 311 01 003	S10T	3774 Central Avenue Doraville, GA 30340
18 311 01 006	S10T	3765 Park Avenue Doraville, GA 30340
18 311 01 007	S10T	6007 New Peachtree Road Doraville, GA 30340
18 311 01 008	TDRV1	5999 New Peachtree Road Doraville, GA 30340
18 311 01 009	TDRV1	6021 New Peachtree Road Doraville, GA 30340
18 311 01 010	TDRV1	6027 New Peachtree Road Doraville, GA 30340
18 311 01 011	TDRV1	5432 Buford Highway Doraville, GA 30340
18 311 01 012	S10T	6017 New Peachtree Road Doraville, GA 30340
18 311 02 012	TDRV1	5417 Buford Highway Doraville, GA 30340
18 311 03 049	TDRV1	3712 Stewart Road Doraville, GA 30340

<b>PARCEL ID</b>	<b>TAX DISTRICT</b>	<b>SITE ADDRESS</b>
18 311 03 052	TDRV1	5455 Buford Highway Doraville, GA 30340
18 311 05 003	TDRV1	3771 Central Avenue Doraville, GA 30340
18 311 05 004	TDRV1	5456 Buford Highway Doraville, GA 30340
18 311 05 011	TDRV1	5470 Buford Highway Doraville, GA 30340
18 311 05 013	TDRV1	5466 Buford Highway Doraville, GA 30340
18 311 05 014	TDRV1	5458 Buford Highway Doraville, GA 30340
18 311 05 016	44	5464 Buford Highway Doraville, GA 30340
18 311 05 017	44	5462 Buford Highway Doraville, GA 30340
18 311 06 001	S10T	3760 Park Avenue Doraville, GA 30340
18 311 06 002	S18T	5364 Buford Highway Doraville, GA 30340
18 311 06 003	TDRV1	5412 Buford Highway Doraville, GA 30340
18 311 06 004	TDRV1	5408 Buford Highway Doraville, GA 30340
18 311 06 005	S18T	5406 Buford Highway Doraville, GA 30340
18 311 06 006	S18T	5382 Buford Highway Doraville, GA 30340
18 311 06 007	S18T	5378 Buford Highway Doraville, GA 30340
18 311 06 008	S18T	5368 Buford Highway Doraville, GA 30340
18 311 06 009	S18T	5366 Buford Highway Doraville, GA 30340
18 311 06 010	TDRV1	5344 Buford Highway Doraville, GA 30340
18 311 06 011	S18T	5406 Buford Highway Doraville, GA 30340
18 321 02 001	S10T	6002 New Peachtree Road Doraville, GA 30340
18 321 02 002	S10T	6010 New Peachtree Road Doraville, GA 30340
18 321 02 003	S10T	6020 New Peachtree Road Doraville, GA 30340
18 321 02 004	S10T	6026 New Peachtree Road Doraville, GA 30340
18 321 02 005	S10T	3808 Central Avenue Doraville, GA 30340
18 321 02 006	S10T	3812 Central Avenue Doraville, GA 30340
18 321 02 007	S10T	3814 Central Avenue Doraville, GA 30340
18 321 02 008	S10T	6030 New Peachtree Road Doraville, GA 30340
18 321 02 009	S10T	6040 New Peachtree Road Doraville, GA 30340
18 321 02 010	S10T	3811 Central Avenue Doraville, GA 30340
18 321 02 011	S10T	3813 Central Avenue Doraville, GA 30340
18 321 02 012	S10T	3817 King Avenue Doraville, GA 30340
18 321 02 013	S10T	3813 King Avenue Doraville, GA 30340
18 321 02 014	S10T	3809 King Avenue Doraville, GA 30340
18 321 02 015	S10T	3805 King Avenue Doraville, GA 30340
18 321 02 016	S10T	6044 New Peachtree Road Doraville, GA 30340
18 321 02 017	S10T	6046 New Peachtree Road Chamblee, GA 30341
18 321 02 018	S10T	6048 New Peachtree Road Doraville, GA 30340
18 321 02 019	S10T	3816 King Avenue Doraville, GA 30340
18 321 02 020	S10T	3814 King Avenue Doraville, GA 30340
18 321 02 021	S10T	3810 King Avenue Doraville, GA 30340
18 321 02 022	S10T	6056 New Peachtree Road Doraville, GA 30340

<b>PARCEL ID</b>	<b>TAX DISTRICT</b>	<b>SITE ADDRESS</b>
18 321 02 023	S10T	6066 New Peachtree Road Doraville, GA 30340
18 321 02 024	S10T	6072 New Peachtree Road Doraville, GA 30340
18 321 02 025	S10T	6080 New Peachtree Road Doraville, GA 30340
18 321 04 001	TDRV1	6049 New Peachtree Road Doraville, GA 30340
18 321 04 002	TDRV1	2646 Church Drive Doraville, GA 30340
18 321 04 003	TDRV1	2671 Church Drive Doraville, GA 30340
18 321 05 002	TDRV1	3814 Stewart Road Doraville, GA 30340
18 321 05 003	TDRV1	3820 Stewart Road Doraville, GA 30340
18 321 05 004	TDRV1	3828 Stewart Road Doraville, GA 30340
18 321 05 005	TDRV1	3836 Stewart Road Doraville, GA 30340
18 321 05 006	TDRV1	3844 Stewart Road Doraville, GA 30340
18 321 05 007	TDRV1	3852 Stewart Road Doraville, GA 30340
18 321 05 011	TDRV1	2697 Church Drive Doraville, GA 30340
18 321 06 002	TDRV1	6077 New Peachtree Road Doraville, GA 30340
18 321 06 003	TDRV1	6071 New Peachtree Road Doraville, GA 30340
18 321 06 004	TDRV1	6067 New Peachtree Road Doraville, GA 30340
18 321 06 005	TDRV1	6063 New Peachtree Road Doraville, GA 30340
18 321 06 006	TDRV1	3787 King Avenue Doraville, GA 30340
18 321 06 007	TDRV1	3785 King Avenue Doraville, GA 30340
18 321 06 008	TDRV1	2694 Church Drive Doraville, GA 30340
18 321 06 009	TDRV1	2702 Church Drive Doraville, GA 30340
18 321 06 010	TDRV1	3862 Stewart Road Doraville, GA 30340
18 321 06 012	TDRV1	6057 New Peachtree Road Doraville, GA 30340
18 321 10 002	TDRV1	6110 New Peachtree Road Doraville, GA 30340
18 321 10 003	TDRV1	6138 New Peachtree Road Doraville, GA 30340
18 321 15 023	TDRV1	6159 New Peachtree Road Doraville, GA 30360
18 321 15 053	TDRV1	6242 New Peachtree Road Doraville, GA 30340
18 321 15 054	TDRV1	6230 New Peachtree Road Doraville, GA 30340