



DeKalb County Government

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

Agenda Item

File ID: 2018-2104

Substitute

Public Hearing: YES NO

Department: Board of Commissioner - District 1

SUBJECT:

Commission District(s): Districts 1, 4, 7

Stone Mountain CID Annexation of Twenty (20) Commercial Properties (No Cost to the County)

Information Contact: Commissioner Nancy Jester

Phone Number: 404-371-2844

PURPOSE:

To allow for the expansion of the Stone Mountain Community Improvement District

NEED/IMPACT:

The Stone Mountain CID, in order to increase the ability to improve the Stone Mountain business community, needs to expand to include business in the City of Tucker. This would allow for additional business to join and participate in the self-taxing district's improvement programs. The proposed annexation meets the legal requirement of consent (75.88%)

FISCAL IMPACT:

No Fiscal Impact to the county

RECOMMENDATION:

To approve the resolution and authorize the chief executive officer to execute all necessary documents to allow for the expansion of the Stone Mountain Community Improvement District.

**RESOLUTION OF THE GOVERNING AUTHORITY OF
DEKALB COUNTY, GEORGIA CONSENTING TO EXPANSION OF THE
STONE MOUNTAIN COMMUNITY IMPROVEMENT DISTRICT**

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 Stone Mountain Community Improvement District (hereinafter “SMCID”) was created by Resolution of the DeKalb County Governing Authority (“Governing Authority”) on April 26, 2011; and

WHEREAS, a majority of the owners of real property within a proposed expansion area which will be subject to taxes, fees, and assessments levied by the Stone Mountain Community Improvement District Board (“District Board”) have consented in writing to their inclusion into the SMCID, as indicated by Exhibit “A” attached hereto; and

WHEREAS, the owners of real property within the proposed expansion area of the SMCID which constitutes at least 75% by value of all real property within said expansion area which will be subject to taxes, fees and assessments levied by the District Board, according to the most recently approved DeKalb County ad valorem tax digest, have consented in writing to their inclusion into the SMCID, as also indicated by Exhibit “A” attached hereto; and

WHEREAS, the Governing Authority has determined that the expansion of the SMCID would promote the provision of governmental services and facilities within the District; and

WHEREAS, the Governing Authority has determined that the expansion of the SMCID would be in the best interest of the citizens of DeKalb County.

NOW, THEREFORE, BE IT RESOLVED, that the DeKalb County Governing Authority consents to the expansion of the boundaries of the Stone Mountain Community Improvement District as indicated by Exhibit “B” attached hereto.

ADOPTED by the DeKalb County Board of Commissioners, this _____ day of _____, 2018.

Jeff Rader
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2018.

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:

Viviane H. Ernstes
Interim County Attorney
DeKalb County, Georgia

Exhibit "A"



IRVIN J. JOHNSON

Tax Commissioner
DeKalb County, GA

Property Tax Division

Sheri Borilz, Director

June 6th, 2018

Emory Morsberger

RE: Stone Mountain Community Improvement District Expansion

Dear Mr. Morsberger:

I hereby certify that a majority of the owners within the expanded Stone Mountain Community Improvement District ("Stone Mtn CID"), representing at least 75% of the total property value, have consented to expand the Stone Mtn CID. Attached is a spreadsheet entitled "2018 Expansion SMCID final" 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 Stone Mtn CID providing written consent is 10, which represents a majority (53%) of the total number of owners. The majority of the properties are all within the city limits of Tucker; one property is in unincorporated DeKalb. The total number of properties added to the CID is 20. The percent by value of real property within the Stone Mtn CID owned by the consenting majority is 75.88 %.

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,

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Deputy Tax Commissioner
Director, Property Tax

<u>Parcel Number</u>	<u>Owner</u>	<u>Address</u>	<u>Total Value</u>	<u>40% Value</u>	
<u>Consenting Owners:</u>					
18 215 01 002	90 SEARS ROEBUCK AND CO	4650 HUGH HOWELL RD	6,000,000	2,400,000	1
18 169 04 002	90 CI ATLANTA STONE MOUNTAIN LLC	4441 R Sentry Dr	736,100	294,440	1
18 222 02 024	90 SOUTH ROYAL 5203 LLC	5203 S ROYAL ATLANTA DR	900,000	360,000	1
18 169 01 009	90 RICHS DEPARTMENT STORES INC	4401 SARR PKWY	11,000,000	4,400,000	1
18 185 01 023	90 A AND D INVESTMENT HOLDINGS	2016 TUCKER INDUSTRIAL RD	433,200	173,280	1
18 169 01 014	90 1664 STONE MOUNTAIN HOLDINGS	1664 ROADHAVEN DR	434,990	173,996	1
18 185 01 050	90 BRANDA LLC	4496 ELMDALE DR	783,000	313,200	1
18 124 01 006	04 Bluegrass Folding Carton	5853 E Ponce de Leon	4,257,600	1,703,040	1
18 224 07 025	90 Flexible Metal Hose	2467 MOUNTAIN INDUSTRIAL BLVD	2,282,757	913,103	1
18 185 01 065	90 GREEN CYCLE LANDSCAPE MANAGEMENT INC	4466 ELMDALE DR	344,300	137,720	1
TOTAL CONSENTING:					
	10		27,171,947	10,868,779	

<u>Non-Consenting Owners:</u>					
18 138 01 006	90 WHITE RICHARD W JR	5530 E Ponce de Leon	1,400,000	560,000	1
18 169 01 015	90 STONE MOUNTAIN PROPERTIES LLC	4478 GREER CIR	1,707,600	683,040	1
18 185 01 067	90 Howell Don	2010 KILMAN DR	780,000	312,000	1
18 223 06 018	90 FOISON MATERIALS LLC	5025 S ROYAL ATLANTA DR	1,304,208	521,683	1
18 185 01 085	90 PIONEER RUBBER AND GASKET CO	4461 BIBB BLVD	1,240,200	496,080	1
18 185 01 080	90 Noorani Corporation	4444 Elmdale Dr	597,200	238,880	1
18 185 01 086	90 Howell Don	2000 TUCKER INDUSTRIAL RD	744,700	297,880	
18 185 01 088	90 HOWELL PROPERTIES	1998 Kilman Dr	540,000	216,000	1
18 185 09 029	90 GOLDEN ALLIANCE MANAGEMENT LLC	1924 TUCKER INDUSTRIAL RD	202,800	81,120	1
18 214 01 037	90 Rodney Sieg	2168 TUCKER INDUSTRIAL RD	119,200	47,680	1
TOTAL NON-CONSENTING:					
	9		8,635,908	3,454,363	

Total Value	35,807,855	14,323,142
Consenting Value	27,171,947	10,868,779
Consenting Value Percentage	75.88%	

Total Owners	19
Consenting Percentage	53%

Exhibit “B”

