



DeKalb County Government

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

Agenda Item

File ID: FileID 2018-1786

Substitute

3/13/2018

Public Hearing: YES NO

Department: Recreation, Parks and Cultural Affairs

SUBJECT:

Commission District(s): District 4 & 6

GEORGE LUTHER DRIVE ACQUISITION FROM GEORGIA DEPARTMENT OF TRANSPORTAION

Information Contact: Chuck O. Ellis, Recreation, Parks & Cultural Affairs Director

Phone Number: 404-371-2475

PURPOSE:

To acquire approximately 14 acres of property at 817 George Luther Drive 15-252-04-047 (4.07 acres) and 15-253-01-003 (9.92 acres) at a cost not to exceed \$2,215,000.00 to be funded from 2001 Parks Bond Acquisition Countywide Fund account 104364.80314.541100.05.600008 [\$2,111,168.48] and 2006 Parks Bond Acquisition Fund account 101886.80461.541100.5.13.600650 [\$103,831.52].

NEED/IMPACT:

This property is adjacent to DeKalb County's Avondale Dunaire Park and will be used to expand the park. The additional 14 acres will allow RPCA to enhance the recreational opportunities at the park by adding walking trails, soccer fields, and other athletic/recreational programs. The property may also be used to satisfy the conversion requirements of the Land Water Conservation Fund replacement program with the National Parks Service.

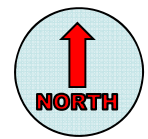
The property has been used as a dumping site in the past and after acquisition, RPCA will invest in remediation of the property. This will include the removal of an estimated 22,220 tires at a cost of \$79,992.00. Total cost of remediation is estimated at \$272,272.00 and includes removal of contaminated soil, asbestos, and asphalt. The appraised value of the two parcels comprising this project exceeds \$3.9 million, making acquisition a sound deal at a total acquisition cost of \$2,215,000.

FISCAL IMPACT:



The estimated cost of this project is \$2,215,000. A budget of \$1,850,000 was approved by the Board of Commissioners in 2015. An additional \$365,000 is needed to complete the project and is to be funded from the 2001 Parks Bond Acquisition Countywide Fund account. This item has no impact on the 2018 operating budget.

RECOMMENDATION:

To approve the acquisition of property at 817 George Luther Drive 15-252-04-047 (4.07 acres) and 15-253-01-003 (9.92 acres) at a cost not to exceed \$2,215,000.00 to be funded from 2001 Parks Bond Acquisition Countywide Fund account 104364.80314.541100.05.600008 [\$2,111,168.48] and 2006 Parks Bond Acquisition Fund account 101886.80461.541100.5.13.600650 [\$103,831.52]; and authorize the chief executive officer to execute all necessary documents in the completion of the project



Site: GA DOT George Luther Drive
Address: 817 George Luther Drive
Parcel: 15-252-04-047 – (4.07ac); 15-253-01-003 – (9.92ac)
Acres: 13.99
District: 4/6

-  **Acquisition**
-  **DeKalb County Property**