



DeKalb County Government

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

Agenda Item

File ID: 2025-1064

Substitute

9/9/2025

Public Hearing: YES ☐ NO ☒

Department: Board of Commissioner - District 5

SUBJECT:

Commission District(s): Commission Districts 3 & 6

Expansion of the East Metro DeKalb Community Improvement District (CID)

Information Contact: Commissioner Mereda Davis Johnson

Phone Number: (404) 371-2159

PURPOSE:

Authorize the Expansion of the East Metro DeKalb CID

NEED/IMPACT:

The East Metro DeKalb CID has added a single parcel and seeks to formalize its expansion. State Law requires the creation and proposed expansion of existing community improvement districts to be approved by the County's 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 County Attorney.

**A RESOLUTION OF THE GOVERNING AUTHORITY OF
DEKALB COUNTY, GEORGIA CONSENTING TO THE EXPANSION OF THE
EAST METRO DEKALB 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 East Metro DeKalb Community Improvement District ("East Metro CID") was created by Resolution of the DeKalb County Governing Authority ("Governing Authority") on May 13, 2014; and

WHEREAS, the boundaries of the East Metro DeKalb CID are sought to be expanded to include the additional parcel 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 East Metro DeKalb Community Improvement District Board ("District Board") have consented in writing to their inclusion into the East Metro DeKalb 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 East Metro DeKalb 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 East Metro DeKalb CID, as indicated by Exhibit "B" attached hereto; and

WHEREAS, the Governing Authority has determined that expansion of the East Metro DeKalb 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 East Metro DeKalb CID to include the additional parcel 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.

ADOPTED by the DeKalb County Board of Commissioners, this ____ day of _____, 2025.

Michelle Long Spears
Presiding Officer
Board of Commissioners

APPROVED by the Chief Executive Officer of DeKalb County this ____ day of _____, 2025.

Lorraine Cochran-Johnson
Chief Executive Officer

ATTEST:

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

APPROVED AS TO FORM:

William J. Linkous, III
County Attorney

Exhibit "A"

Tax Commissioner Certification Letter



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 East Metro 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:

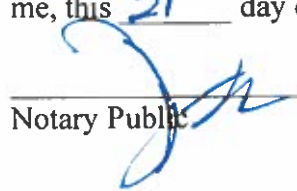
1. A majority of the owners of real property within the District which will be subject to taxes, fees and assessments levied by the Board of the District; and
2. The owners of real property within the District which constitutes at least seventy-five percent (75%) by value of all real property within 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 21 day of April, 2025.


Irvin J. Johnson, Tax Commissioner
DeKalb County, Georgia


Witness

Sworn to and subscribed before
me, this 21 day of April, 2025.


Notary Public



East Metro DeKalb CID 2025 Expansion

Parcel ID	Owner of Record	Property Address	Total Value	Type
15 163 01 009	QuickTrip Corporation	4832 Covington Hwy, Decatur, GA 30035	\$ 97,240.00	C

Exhibit “B”
Consent of District Board

RESOLUTION OF THE BOARD OF DIRECTORS OF
EAST METRO COMMUNITY IMPROVEMENT DISTRICT

AUGUST 25, 2025

On the 25th day of August of the year 2025, the Board of Directors of the said Community Improvement District did meet, pursuant to the bylaws and the policy of the CID, in a called meeting, with a quorum present and with authorization to vote, it is hereby resolved as follows:

WHEREAS, the main purpose of the CID is to collect monies levied on commercial properties for the sole benefit of those properties within the CID; and

WHEREAS, the CID is allowed by law to increase the number of properties contributing to the CID; and

WHEREAS, the CID must approve by resolution any expansion and present the same to the governing authority in the jurisdiction where the property is located; and

WHEREAS, it is in the best interest of the properties within the CID for the CID to increase the value and number of properties contributing to the CID,

The CID hereby approves this resolution for expansion as follows:

BE IT RESOLVED

Effective on this date as stated in this Resolution, by a majority vote of the voting members Board of Directors present, the stated CID hereby resolves and ordains as follows:

It being the best interest of the CID and in furtherance of the mission of the stated CID that the CID shall authorize, and approve the addition of commercial

properties, by consent, within its borders to the member properties already subject to the tax assessment at the current rate with all the privileges and obligations thereto under the authority of the Community Improvement District as defined in the DeKalb County Code of Ordinances, Appendix B, Article XIX, Division 5, Section 1316 as Amended in 2008. It is further resolved that the added commercial property that is the subject of this resolution is and shall be property owned by the QuickTrip Corporation located at 4832 Covington Hwy, Decatur, GA 30035 within unincorporated DeKalb County and with county Parcel ID 15 163 01 009.

It is hereby RESOLVED this 25th day of August 2025.

A handwritten signature in blue ink, reading "Frederick L. Daniels, Jr.", written over a horizontal line.

Board Chairman
Frederick L. Daniels, Jr.



MEMORANDUM

This communication is confidential and protected by the attorney-client privilege and attorney work product rule. It is intended only for the individual or entity to which it is addressed and should not be given to persons or entities not directly involved with the subject matter on behalf of the County. It expresses the professional judgment of the attorney(s) rendering the opinion regarding the legal issues expressly addressed herein. By rendering an opinion, the attorney(s) does not insure or guarantee any particular result or outcome of any transaction or lawsuit.

September 4, 2025

By email

To: CEO Lorraine Cochran-Johnson
Members, DeKalb County Board of Commissioners

From: Matthew C. Welch, Deputy County Attorney ^{MCW}

Subject: **East Metro CID Expansion – Legal Requirements**
Agenda Item No. 2025-1064

As you may be aware, a request for the BOC to approve an expansion to the East Metro Community Improvement District (“CID”) appears on the Board of Commissioners’ Meeting Agenda for September 9, 2025, as Item No. 2025-1064. The referenced item has been held pending additional information from the CID, which has been provided and is attached hereto. The legal process for approving the expansion of the CID is more fully outlined below.

The DeKalb County Community Improvement Districts Act of 2008 provides that a CID may be expanded pursuant to the following requirements:

- (1) Written consent of a majority of the owners of real property within the area sought to be annexed and which real property will be subject to taxes, fees, and assessments levied by the board of the district is first obtained;
- (2) Written consent of owners of real property within the area sought to be annexed which constitutes at least seventy-five (75) percent by value of the property which will be subject to taxes, fees, and assessments levied by the board and for this purpose value shall be determined by the most recent approved county ad valorem tax digest;
- (3) *The adoption of a resolution consenting to the annexation by the board of the district; and*

September 4, 2025

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- (4) The adoption of a resolution consenting to the annexation by the governing authority of DeKalb County, if any portion of the district is or is to be in the unincorporated area of DeKalb County, and such municipalities as may have area within the district before or after the annexation.¹

Item 2025-1064 was held pending completion of the third requirement, the adoption of a resolution consenting to the annexation by the East Metro CID Board. Such resolution has now been received and is attached to this memo, making item 2025-1064 ripe for action. A formal substitute with all necessary attachments will be made at the meeting scheduled for Tuesday, September 9, 2025.

Please let me know if you have any questions.

cc: Zachary L. Williams, COO
Dionne McKenzie, BOC Interim Chief of Staff
John Manson, Senior Policy Analyst
William J. Linkous, III, County Attorney
Terry G. Phillips, Deputy County Attorney
Lucas B. Earle, Assistant County Attorney

¹ DeKalb County Code Appx. B, Art. XIX, § 1320(b) (emphasis added) (attached to this memo).

RESOLUTION OF THE BOARD OF DIRECTORS OF
EAST METRO COMMUNITY IMPROVEMENT DISTRICT

AUGUST 25, 2025

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Board Chairman

Frederick L. Daniels, Jr.