



Legislation Details (With Text)

**File #:** 2023-0131    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Preliminary Item  
**File created:** 1/23/2023    **In control:** PWI-Public Works & Infrastructure Committee  
**On agenda:** 2/7/2023    **Final action:**  
**Title:** Commission District(s): 3 & 6  
 Agreement for the Construction and Financing of Sewer Upgrades with TAMA BAG FACTORY QBE LLC Not to Exceed \$279,500 (the "Agreement").

**Indexes:**

**Attachments:** 1. 1851 2nd Avenue (Bag Factory) sewer agreement DeKalb edits\_FINAL

Date	Ver.	Action By	Action	Result
2/16/2023	1	Board of Commissioners	approved	Pass
2/7/2023	1	PWI-Public Works & Infrastructure Committee	recommended for approval.	Pass
2/7/2023	1	Committee of the Whole	Accepted to the BOC agenda and assigned	

**Public Hearing:** YES  NO     **Department:** Watershed Management

**SUBJECT:**

**Commission District(s):** 3 & 6

Agreement for the Construction and Financing of Sewer Upgrades with TAMA BAG FACTORY QBE LLC Not to Exceed \$279,500 (the "Agreement").

**Information Contact:** David Hayes

**Phone Number:** 770-414-6240

**PURPOSE:**

To consider approving an agreement for the Construction and Financing of Sewer Upgrades in the Intr trenchment Creek model shed with TAMA BAG FACTORY QBE LLC.

**NEED/IMPACT:**

TAMA BAG FACTORY QBE LLC seeks to enhance the community by constructing 281 housing units along with commercial space at 1845 2nd Avenue, 1851 2nd Avenue, and 1939 Alexander Avenue, Decatur, GA, 30032, (the "Project") and the Project requires upgrading and expanding portions of the existing sanitary sewer infrastructure and lines to accommodate additional discharge of wastewater into the sewer system. The proposed project is located in an Economic Opportunity Zone and includes dedicated, public greenspace as well as enhanced pedestrian accessibility. The purpose of this Agreement is for the parties to enter a binding contract evidencing their agreement as to the installation and financing of the improvements for this development. This development will enhance its surrounding community as per section 3 of the County policy for allocating wastewater capacity credits, hence allowing the company to participate in the completion of capacity credit

generation. The improvements will consist of upgrades and expansion of certain portions of the DeKalb County sanitary sewer infrastructure and lines servicing the Intrenchment Creek model shed. The improvements will allow for a total of 281 housing units, 5000 square feet of restaurant space, and 5000 square feet of office/commercial space that supports the residential community (e.g., leasing office). The County, through its Department of Watershed Management and/or its contractor, will determine those portions of the sanitary sewer infrastructure and lines to be upgraded and expanded (the “Work”). The work will be completed no later than January 1, 2024. Completed improvements shall generate 135,388 gallons per day in sewer capacity credits as calculated per DeKalb County’s Capacity Assurance Banking Credit Program. Company agrees that upon completion of the improvements and before Company shall be allowed access to the County’s sanitary sewer system, Company shall reimburse the County up to \$279,500 of the total estimated cost of \$559,000 for sewer improvements in the Intrenchment Creek model shed. (“Company’s Contribution”).

**FISCAL IMPACT:**

The Company’s contribution shall not exceed \$279,500 and the County's contribution is not anticipated to exceed \$279,500

**RECOMMENDATION:**

To authorize the CEO or designee to execute the Agreement and all necessary documents in a form acceptable to the County Attorney.