



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-1697 **Version:** 1 **Name:**
Type: Resolution **Status:** Preliminary Item
File created: 2/7/2018 **In control:** Board of Commissioners
On agenda: 2/13/2018 **Final action:** 2/13/2018
Title: Commission District(s): All
Resolution Consenting to Amended Leases for the Spruill Arts Center property, owned by Spruill Center for the Arts, Inc., and located at 4681 Ashford Dunwoody Road, Dunwoody, Georgia

Indexes:

Attachments: 1. Spruill Memo, Agenda and Draft Consents_1-31-18

Date	Ver.	Action By	Action	Result
2/13/2018	1	Board of Commissioners	approved	Pass

Public Hearing: YES ☐ NO ☒ **Department:** Board of Commissioners - District 1

SUBJECT:

Commission District(s): All

Resolution Consenting to Amended Leases for the Spruill Arts Center property, owned by Spruill Center for the Arts, Inc., and located at 4681 Ashford Dunwoody Road, Dunwoody, Georgia

Information Contact: Commissioner Nancy Jester, (District 1)

Phone Number: 404-371-2844

PURPOSE:

To consider approving a consent to the amended leases for the Spruill Arts Center property.

NEED/IMPACT:

The County approved a resolution giving consent to lease the Spruill Arts Center property in 2007, and again in 2015. The property was developed accordingly. For financing purposes, the tenant, HDP Spruill, LLC now wishes to amend and separate the original lease into three (3) separate leases, for the existing hotel, restaurant and retail uses. The lease amendments also require the County's approval.

The Spruill Arts Center property is located at 4681 Ashford Dunwoody Road in the City of Dunwoody. The property includes the historic Spruill family house built in 1867 (the "Property"). In 1991, the Spruill family conveyed the Property to the Spruill Center for the Arts, Inc. pursuant to a deed which provides a contingency that if the Arts Center ever ceases to exist as a non-profit corporation or cultural arts center, title to the Property shall automatically vest in the County for use solely as a park or recreational area. Because of this contingent interest, the parties must obtain the County's consent prior to entering into the attached leases.

FISCAL IMPACT:

No cost to the County.

RECOMMENDATION:

To approve the resolution and authorize the chief executive officer to execute all necessary documents in substantially final form.