



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2020-1235    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Action  
**File created:** 10/6/2020    **In control:** Board of Commissioners  
**On agenda:** 10/27/2020    **Final action:** 10/13/2020  
**Title:** Commission District(s): 3 & 6  
Authorize the exchange of approximately 40.00 acres of land in the County's Intrenchment Creek Park for approximately 52.9 acres of adjacent property owned by Bouldercrest 70, LLC and Blackhall Real Estate Phase II, LLC, affiliates of Blackhall Studios (collectively "Blackhall"); and accept the donation of a number of improvements to be made by Blackhall, valued at an amount of approximately \$1,500,000.00.

### Indexes:

**Attachments:** 1. 2020 10.13 Item 2020-1235, 2. Blackhall REEA 2020-10-03 Clean, 3. Blackhall Term Sheet October 6 2020 FINAL

Date	Ver.	Action By	Action	Result
10/13/2020	1	Board of Commissioners	taken off table	Pass
10/13/2020	1	Board of Commissioners	deferred to the next meeting	Fail
10/13/2020	1	Board of Commissioners	approved substitute	Pass
10/13/2020	1	Board of Commissioners	tabled	Pass
10/6/2020	1	Special Called Meeting	deferred	Pass

### Substitute

**Public Hearing:** YES ☐ NO ☒    **Department:** Chief Executive Office

### SUBJECT:

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

Authorize the exchange of approximately 40.00 acres of land in the County's Intrenchment Creek Park for approximately 52.9 acres of adjacent property owned by Bouldercrest 70, LLC and Blackhall Real Estate Phase II, LLC, affiliates of Blackhall Studios (collectively "Blackhall"); and accept the donation of a number of improvements to be made by Blackhall, valued at an amount of approximately \$1,500,000.00.

**Information Contact:** Zachary L. Williams, Chief Operating Officer

**Phone Number:** 404-371-2475

### PURPOSE:

To consider exchanging approximately 40.00 acres of land in the County's Intrenchment Creek Park for approximately 52.9 acres of adjacent property owned by Blackhall.

### NEED/IMPACT:

The Real Estate Exchange Agreement outlines the terms of the agreement whereby the County will exchange approximately 40.00 acres of land in the County's Intrenchment Creek Park for approximately 52.9 acres of real

property owned by Blackhall. The Real Estate Exchange Agreement includes a provision requesting Blackhall use its best efforts to ensure that thirty percent (30%) of the construction work for the donated improvements be performed by women and minorities.

**FISCAL IMPACT:**

At this time, there is no cost to exchange real property with Blackhall.

**RECOMMENDATION:**

(1) Adopt the attached Real Estate Exchange Agreement, dated October 9, 2020, in a form acceptable to the County Attorney or her designee and in compliance with the attached agreement; (2) authorize the Chief Executive Officer to execute the Real Estate Exchange Agreement in a form acceptable to the County Attorney or her designee; (3) authorize the exchange and closing of this transaction; (4) accept the donation of a number of improvements to be made by Blackhall, valued at an amount of approximately \$1,500,000.00; and (5) authorize the Chief Executive Officer to execute all necessary documents in connection with completing this real estate transaction.