



CITY OF STONECREST, GEORGIA

Stonecrest CID Advisory Committee

Councilman Jimmy Clanton, Jr. – District 1
Matthew Hampton – Member
Jim Kelly – Member
Bernard Knight – Member

Councilman Rob Turner - District 2
Cornell McBride – Member
Michael McClinton – Member
Jonathan Bartlett – Ex Officio
Christopher Sanders – Ex Officio

CID ADVISORY COMMITTEE MEETING AGENDA

VIRTUAL MEETING

September 14, 2021 at 5:00 p.m.

Citizen Access: [Stonecrest YouTube Live Channel](#)

- I. CALL TO ORDER:** Councilman Jimmy Clanton, Chair
- II. ROLL CALL:** Councilman Jimmy Clanton, Chair
- III. AGENDA:**
 - a. Approval of the Minutes from 8/31/21
 - b. Public Comments, Jonathan Bartlett
 - c. Update on East Metro Dekalb CID, Christopher Sanders
 - d. Discussion of East Metro Dekalb CID Board Appointment, Jonathan Bartlett
 - e. Review of Draft MOU with East Metro Dekalb CID, Christopher Sanders
 - f. Discussion of Additional/Alternative CID Agreement Structures, Bernie Knight
 - g. Proposed formation of Executive Committee of the CID Advisory Committee, Bernie Knight
 - h. Committee Member Comments
- IV. ADJOURNMENT**

Attachments:

1. Minutes of the 8/31/21 Meeting
2. Draft MOU with East Metro Dekalb CID (2017)
3. Map of East Metro CID
4. Dekalb Co. Resolution Establishing the East Metro CID (2014)
5. Dekalb Co. Resolution Expanding the East Metro CID (2015)
6. Stonecrest Charter Section 1.06
7. Stone Mountain CID and Dekalb Co. Cooperation Agreement (2011)
8. Stone Mountain CID and Dekalb Co. Master Agreement (2015)

9. Written Consent for the Stonecrest/Lithonia Industrial Park CID
10. East Metro CID Parcels within the City of Stonecrest

Additional Background:

1. [ULI Technical Assistance Panel for the East Metro Dekalb CID \(2016\)](#)
2. [Ready for the Smarter City: How CIDs are Building the Future \(2021\)](#)



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CID ADVISORY COMMITTEE MEETING AGENDA

VIRTUAL MEETING

August 31, 2021 at 5:00 p.m.

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER:

The meeting was called to order by Mr. Bartlett at 5:00 pm.

II. ROLL CALL:

Mr. Bartlett called the roll and all members were present. Also present were Mayor Pro Tem George Turner, Acting City Manager Janice Allen Jackson and Deputy City Manager Jim Nichols.

III. AGENDA:

a. Committee member introductions

Committee members introduced themselves in turn.

b. Committee objectives

Mr. Bartlett described the goals and objectives of the Committee by reading from the resolution that established the Committee and was approved by City Council on August 9, 2021.

Councilman Clanton and Councilman Rob Turner added their thanks to the Committee members and shared their hopes for a successful Committee that supports the growth of the community and its commercial areas.

c. Election of Chair and Vice Chair

Nominations were heard for Chair of the CID Advisory Committee. Councilman Rob Turner nominated Councilman Jimmy Clanton. There was a second by Mr. Knight and by a vote of 7-0 Councilman Jimmy Clanton was elected Chair.

Nominations were heard for Vice Chair of the CID Advisory Committee. Councilman Rob Turner nominated Matthew Hampton. There was a second by Councilman Clanton and by a vote of 7-0 Matthew Hampton was elected Vice Chair.

d. Approval of meeting schedule

There was discussion about the meeting schedule going forward. The Committee must meet at least quarterly per the requirements of the resolution that established the Committee, but can meet as frequently as desired. While there was interest in a weekly cadence presented by Mr. Knight, there was a motion by Councilman Clanton to meet on a bi-weekly basis and that motion carried 7-0.

The committee agreed that for the time being it will meet every other Tuesday at 5:00 pm. The next meeting is scheduled for September 14, 2021. The meeting schedule may be revisited as dictated by the Committee's progress.

e. Comments

There were no public comments received. Each committee member shared closing comments. Mr. McClinton shared concerns about the potential to be taxed in multiple CIDs, or the opportunity to choose which CID to join. It was explained that neither scenario is considered likely but could be addressed in future meetings. In closing, Mayor Pro Tem George Turner shared his gratitude to the members and his hopes for a successful Committee.

IV. ADJOURNMENT

The meeting was adjourned at approximately 5:45.

Submitted by Jonathan Bartlett, September 2, 2021

**MASTER AGREEMENT BETWEEN CITY OF STONECREST AND
EAST METRO DEKALB COMMUNITY IMPROVEMENT DISTRICT**

This Agreement is made and entered into this ____ day of _____, 2017 by and between Stonecrest, Georgia (“City”), a political subdivision of the State of Georgia, and the East Metro DeKalb Community Improvement District (“CID”), a community improvement district organized and existing under the laws of the State of Georgia with offices in DeKalb County.

W I T N E S S E T H:

WHEREAS, CID is a community improvement district authorized under 2008 Ga. Laws 3815 and approved by DeKalb County by Resolution prior to the incorporation of the city; and

WHEREAS, CID was created to address and improve transportation in the East DeKalb area; and

WHEREAS, by Resolution adopted May 13, 2014 the DeKalb County Board of Commissioners, prior to the incorporation of the City of Stonecrest, determined that facilitating and expediting the implementation of transportation improvement projects in the East DeKalb area through the CID will enhance air quality, reduce highway and street congestion, promote public safety, enhance economic development, and generally improve the quality of life in the East DeKalb area and the County as a whole; and

WHEREAS, the CID is uniquely positioned to facilitate and expedite the implementation of transportation improvement projects previously identified by the Council and yet to be identified by the Council; and

WHEREAS, the City desires to enter into a master agreement with CID establishing the framework whereunder CID shall be authorized to proceed with the implementation of the remaining transportation improvement projects as projects are identified by the Council.

NOW THEREFORE, in consideration of the mutual promises and benefits hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.

This Agreement is a master agreement that sets forth the basic terms and conditions pursuant to which CID will perform services for the City. Upon the identification and approval of a transportation improvement project (“Project”) by the Council, the City will issue a written Notice to Proceed to CID. The Notice to Proceed will specify the details for the Project and must include a term for completion and a total cost for the Project. CID will proceed to implement such Project consistent with the provisions of this Agreement and with any additional provisions associated with a particular Project as identified and approved by the Council and set forth in the Notice to Proceed. In the event of any discrepancy or inconsistency between the terms and conditions of the Agreement and the terms and conditions of a particular Project identified and approved by the Council as set forth in the Notice to Proceed, the latter shall govern and control.

2.

The services to be performed under this Agreement shall commence within ten (10) calendar days after CID’s receipt of the first written Notice to Proceed from the City for an identified and approved Project and shall be for an initial term of three hundred sixty-five (365) calendar days from and including the date of receipt of the notice to proceed (“Initial Term”) and shall automatically renew for five (5) additional terms of three hundred sixty-five (365) calendar days upon the same terms and conditions as set forth in this Agreement unless the City provides written notice of its intent not to renew at least sixty (60) days prior to the expiration date of the current term of the Agreement. It is understood by the parties that more than one (1) Project may

be in progress simultaneously during the term of this Agreement. It is further understood by the Parties that any outstanding Notices to Proceed terminate simultaneously with this Agreement.

In the case of termination of the Agreement before completion of the work, CID will be paid only for the work completed as of the date of termination as determined by the City.

3.

Within ten (10) business days of the identification and approval by the Council of a Project(s), the City shall place the sum(s) identified by the Council into an appropriate account established by the City's Director of Finance and notify CID of same by issuing a Notice to Proceed.

4.

Within ten (10) days of receipt of the Notice to Proceed, and after consulting with the City's Director of Public Works, CID shall proceed to enter into a contract with a qualified engineering firm or construction firm, as the case may be, ("Consultant") to perform the work required to complete the Project(s), at a cost not to exceed the sum(s) identified by the Council and with a term not to exceed the term of this Agreement. If CID cannot identify an acceptable Consultant or provide an acceptable contract within thirty (30) days of receipt of the Notice to Proceed, the Notice to Proceed shall automatically terminate. All contracts must state (1) that CID can terminate the contract(s) at any time for any reason whatsoever; (2) that the contract(s) is between CID and the Consultant, and the City has no obligations to the Consultant; and (3) require the Consultant to indemnify, defend and hold CID harmless for any damages and/or injuries resulting from the work.

5.

The City and CID shall approve all Project scope of work and schedules of work to be issued to the Consultant by CID. Prior to issuing all Project scope and schedules of work, CID shall submit said scopes and schedules to City for approval. Upon the City's and CID's joint approval of the scope of work and schedules of work, CID shall issue work authorization to the Consultant. Invoices submitted by Consultant to CID shall promptly be submitted to the City for review and approval. CID shall require that the Consultant's invoices be itemized on a percent completed basis as described in the Project scope and schedule of work to show the date of service and description of service in sufficient detail and specificity to allow the City to determine precisely what work and service (including CID's administrative fees not to exceed two percent (2%) each payment covers. The City will approve invoices, at the City's sole discretion, within two (2) weeks of receipt from CID and shall remit payment to CID for approved line items only. Upon receipt of payment from the City, CID shall submit payment to the Consultant for approved line items only. In case of termination of the Agreement before completion of work, CID will be paid only for the work completed as of the date of termination as determined by the City.

6.

CID agrees to cooperate and work with the City and obtain any permits as may be necessary and appropriate to complete the Project(s) in an expedited manner. Any Project work affecting utilities shall be coordinated through the City, or the State of Georgia, as applicable. The City is authorized to inspect and approve any work performed pursuant to this Agreement.

7.

Any notices required under this Agreement shall be sent via facsimile, with an original by first class mail, to the following:

If to the City:

with a copy to:

If to CID:

Nicole M. Hall, President
East Metro DeKalb Community Improvement District
5686 Fulton Industrial Boulevard
366152
Atlanta, GA 30336

with a copy to:

Fred Daniels, Chairman
East Metro DeKalb Community Improvement District
Citizens Trust Bank
75 Piedmont Ave. – Suite 1200
Atlanta, GA 30303^[SEP]_[SEP]
Fax: 404.575.8234

All notices sent to the above addresses shall be binding unless such address has been changed in writing provided to the other party.

8.

The City and CID each binds itself and its partners, successors, executors, administrators, and assigns to the other party of this Agreement and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither this Agreement or the rights granted by it shall be assigned or transferred by CID or the City under any circumstances. This restriction on assignments and transfers shall apply to assignments or transfers by operation of law, as well as by contract, merger, or consolidation. Any attempted assignment or transfer in abrogation of this prohibition is void. Nothing herein shall be construed as creating any personal liability on the part of any officers or

agents of the City, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the parties to this Agreement.

9.

CID shall be responsible for the accuracy of the work and any error and/or omission made by CID in any phase of the work under this Agreement.

10.

If CID is asked by the City or if the CID identifies requirements to perform work beyond the scope of this Agreement or any specific Notice to Proceed for which payment is desired, it shall notify the City in writing, state that the work is considered outside the basic scope of work of this Agreement or any specific Notice to Proceed, give a proposed cost for the additional work, and obtain the approval in writing from the City prior to performing the additional work for which it is to be paid. The City shall in no way be held liable for any work performed under this Paragraph 10 which has not first been approved in writing by the City.

11.

All documents, including drawings, estimates, specifications, and data, are and remain the property of the City. CID agrees that the City may reuse any and all plans, specifications, drawings, estimates, or any other data or documents described herein in its sole discretion without first obtaining permission of CID and without any payment of any monies to CID therefor. However, any reuse of the documents by the City on a different site shall be at its risk and CID shall have no liability where such documents are reused.

12.

Notwithstanding Paragraph 2, the City may unilaterally terminate this Agreement, in whole or in part, for the City's convenience, or because of failure of CID to fulfill the obligations of this

Agreement in any respect. The City shall terminate by delivering to CID, with at least thirty (30) days notice, a Notice of Termination specifying the nature, extent, and effective date of termination. If terminated by the City, the written notice shall be sent to CID as provided in Paragraph 7. If this Agreement is so terminated, CID shall be paid as provided hereinbefore.

13.

As between the City and CID as the other party, CID shall assume responsibility and liability for any damage, loss, or injury, including death, of any kind or nature whatever to person or property, including employees and property of the City, caused by or resulting from any error or omission of CID, or the negligent act of CID, or its subcontractors or Consultants or any of their officers, agents, servants, or employees, arising from the performance of the work under this Agreement. CID shall defend, indemnify, and hold harmless the City and all of its officers, agents, servants, or employees, arising from the performance of the work under this Agreement. CID shall defend, indemnify, and hold harmless the City and all of its officers, agents, servants, or employees from and against any and all claims, loss, damage, charge, or expense to which they or any of them may be put or subjected by reason of any such damage, loss, or injury. CID expressly agrees to defend against claims brought or actions filed against the City, where such claim or action involves, in whole or in part, the subject of the indemnity contained herein, whether such claims or actions are rightfully or wrongfully brought or filed. Provided, however, that nothing herein contained shall be construed to be a waiver of the City's sovereign immunity or any other immunities.

14.

CID shall provide to the City or require that the Consultant provide to the City the following:

1. Certificates of Insurance in companies doing business in Georgia and acceptable to the City covering:
 - a. Statutory Workers' Compensation Insurance, or proof that CID or Consultant is not required to provide such coverage under State law;
 - b. Professional Liability Insurance on CID's or Consultant's services in this Agreement with limit of \$1,000,000;
 - c. Comprehensive General Liability Insurance covering all operations:
 - Each Occurrence - \$1,000,000
 - Fire Damage - \$250,000
 - Medical Expense - \$ 10,000
 - Personal & Advertising Injury General Aggregate - \$2,000,000
 - Products & Completed Operations - \$2,000,000
 - Contractual Liability where applicable.
 - d. Business Auto Liability Insurance with a minimum \$1,000,000 Combined Single limit/Each Occurrence (Including operation of non-owned, owned and hired autos).
2. Certificate of Insurance must be executed in accordance with the following provisions:
 - a. Certificates to contain policy number, policy limits, and policy expiration date of all policies issued in accordance with this Agreement;
 - b. Certificates to contain location and operations to which the insurance applies;
 - c. Certificates to contain CID or Consultant's protective coverage for any subcontractor's operations;
 - d. Stonecrest, GA shall be named as Additional Insured under any General Liability, Business Auto and Umbrella policies.
 - e. Certificates are to be issued:

3. CID or Consultant shall be wholly responsible for securing certificates of insurance coverage as set forth above from all subcontractors who are engaged in this work.
4. CID agrees to carry or require via contract that the Consultant carry statutory Worker's Compensation Insurance and to have all subcontractors likewise carry such insurance.

15.

This Agreement shall be governed by and construed and enforced in accordance with the laws of Georgia.

16.

This Agreement shall be deemed to have been made and performed in Stonecrest, Georgia. For the purpose of venue, all suits or causes of action arising out of this Agreement shall be brought in the courts of DeKalb City, Georgia.

17.

This Agreement may be modified or amended by the City to reduce the scope of work or Project description upon seven (7) days written notice; the written notice shall be sent to CID as provided in Paragraph 7; provided, however, that the City shall be responsible for payment for work completed under the original scope of work or Project description through the seven (7) days written notice period.

18.

The relationship between the City and CID shall be that of owner and independent contractor.

19.

This Agreement constitutes the sole contract between the City and the CID. The terms, conditions, and requirements of this Agreement may not be modified, except by Change Order. No verbal agreement or conversation with any officer, agent, or employee of the City, either before or after the execution of the Agreement, shall affect or modify any of the terms or obligations herein contained. No representations, oral or written, shall be binding on the parties unless expressly incorporated herein. No Change Order shall be enforceable unless approved by official action of the City as provided by law or in this Agreement.

20.

If any provision of this Agreement or the application thereof to any person or circumstance shall to any extent be held invalid, then the remainder of this Agreement or the application of such provision to persons or circumstances, other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

21.

Each party warrants and represents that it is authorized to execute and enter into this Agreement.

22.

Time is of the essence of this Agreement.

23.

The effective date of this Agreement shall be the date first written above.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have set their hands and caused their seals to be affixed hereupon in four (4) counterparts, each to be considered an original by their authorized representatives.

EAST METRO DEKALB COMMUNITY IMPROVEMENT DISTRICTS

DEKALB CITY, GEORGIA

By: _____ (SEAL)
Signature

By: _____ (SEAL)
JASON LARY
Mayor,
Stonecrest, Georgia

Name (Typed or Printed)

Date

ADMINISTRATOR
Title

47-2008150
Federal Tax I.D. Number

Date

NOTARY:

ATTEST:

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
____ DAY OF _____, 20____

, CCC
Clerk of the City of Stonecrest

Notary Public
My Commission Expires: _____

APPROVED AS TO SUBSTANCE:

APPROVED AS TO FORM:

Department Director

City Attorney Signature

City Attorney Name
(Typed or Printed)

CERTIFICATE OF RESOLUTION

I, _____, certify the following:

That I am the duly elected and authorized Secretary of the East Metro DeKalb Community Improvement district (hereinafter referred to as the "CID"), a CID organized and authorized under the laws of the State of Georgia. That said CID has, through lawful Resolution of the Council of Directors of the CID, duly authorized and directed Fred Daniels, in his official capacity as Chairman of CID, to enter into and execute the following described agreement with:

The City of Stonecrest, a political subdivision of the State of Georgia and East Metro DeKalb Community Improvement District.

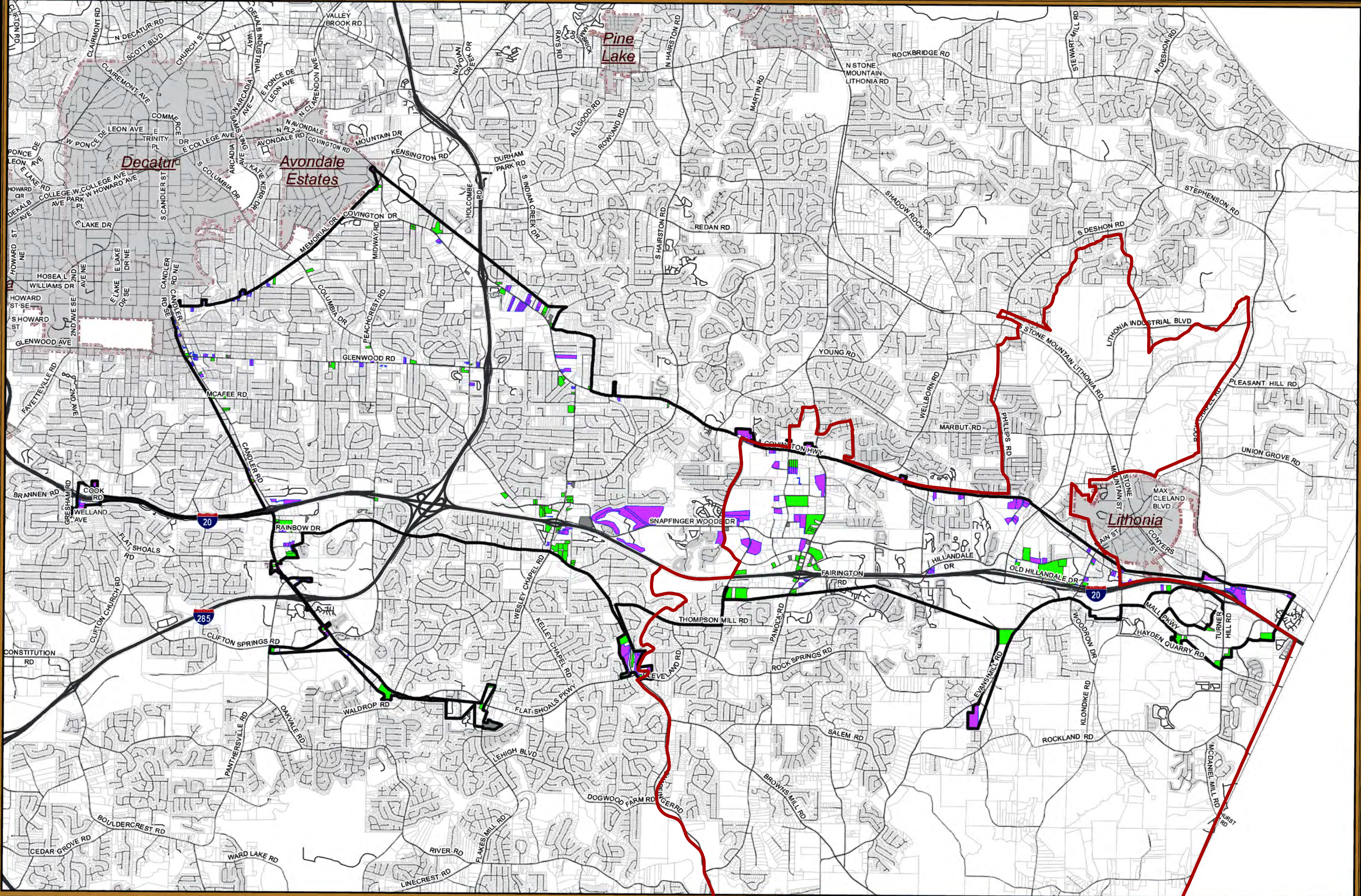
That the foregoing Resolution of the Council of Directors has not been rescinded, modified, amended, or otherwise changed in any way since the adoption thereof, and is in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have set my hand and seal.

This _____ day of _____, 20__.

_____(SEAL)

Secretary (Printed Name)



Proposed East Metro DeKalb CID

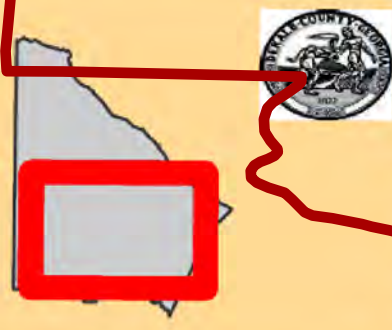
DeKalb County, GA

Date Printed: 5/12/2014

Data Source:



- Legend**
- EastMetroDeKalbCID
 - ProposedEastMetroCID
 - Unknown
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 - NC



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REV. 10/02

DEKALB COUNTY

ITEM NO. 14

**BOARD OF COMMISSIONERS
BUSINESS AGENDA / MINUTES**

MEETING DATE: May 13, 2014

HEARING TYPE
Action

ACTION TYPE
Resolution

SUBSTITUTE

SUBJECT: East Metro DeKalb Community Improvement District

DEPARTMENT: Office of the CEO

PUBLIC HEARING: YES NO

ATTACHMENT: YES No

PAGES: 19

INFORMATION CONTACT: Commissioner Larry Johnson
Commissioner Stan Watson
Interim CEO Lee May

PHONE NUMBER:
(404) 371-2425
(404) 371-3681
(404) 371-6271

PURPOSE:

The purpose of this agenda item is for the Board of Commissioners to consider and approve a resolution to create the East Metro DeKalb Community Improvement District (CID).

NEED/IMPACT:

Consent of the commercial property owners within this district, provides evidence of a need for improvements to (1) street construction and maintenance, (2) parks and recreational areas and facilities, (3) stormwater and sewage collection and disposal systems, (4) development, storage, treatment and distribution of water, (5) public transportation, (6) terminal, dock and parking facilities, and (7) other such services and facilities appropriate for creation and improvement by a community improvement district. Because the district will operate on the revenues from its self-imposed tax increase, and state and federal grants, the creation of this district will provide a solution to these needs without having a negative impact on DeKalb County's revenues or resources.

RECOMMENDATION(S):

The recommendation is approval of this resolution to create the East Metro DeKalb Community Improvement District, which shall have initial boundaries as described in the Resolution. Exhibit "A" is a map of the proposed CID, and Exhibit "B" is a list of tax parcels.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION : 2014-05-13 Item I4

MOTION was made by Stan Watson, seconded by Kathie Gannon and passed 6-0-0 to approve Substitute resolution to create the East Metro DeKalb Community Improvement District, which shall have initial boundaries as described in the Resolution. Exhibit "A" is a map of the proposed CID, and Exhibit "B" is a list of tax parcels.

MAY 13 2014

ADOPTED: _____
(DATE)



PRESIDING OFFICER
DEKALB COUNTY BOARD OF
COMMISSIONERS

MAY 13 2014

CERTIFIED: _____
(DATE)

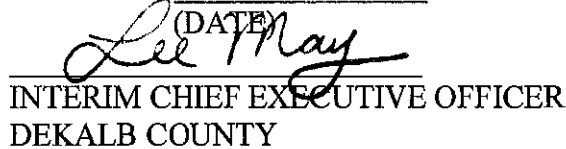


CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY INTERIM CHIEF EXECUTIVE OFFICER ONLY

JUN 03 2014

APPROVED: _____
(DATE)



INTERIM CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____
(DATE)

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

FOR : Stan Watson, Kathie Gannon, Sharon Barnes Sutton, Larry Johnson, Jeff Rader, Elaine Boyer

AGAINST : None

ABSTAIN : None

ABSENT : None

RESOLUTION

A RESOLUTION TO CREATE THE EAST METRO DEKALB COMMUNITY IMPROVEMENT DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, by Act of the Georgia Legislature, 2008 Ga. Laws 3817 (H.B. 816), the Legislature enacted the DeKalb County Community Improvement Districts Act of 2008 ("Act"); and

WHEREAS, a majority of the owners of real property within the proposed East Metro DeKalb Community Improvement District ("East Metro DeKalb CID"), as shown on the map attached hereto as Exhibit "A", incorporated herein by reference, which real property will be subject to taxes, fees, and assessments levied by the East Metro DeKalb CID District Board ("District Board"), have consented in writing to the creation of the East Metro DeKalb CID with the proposed boundaries as shown on the above-referenced map; and

WHEREAS, the owners of real property within the proposed East Metro DeKalb CID constituting at least 75% by value of all real property within said East Metro DeKalb CID that will be subject to taxes, fees and assessments levied by the District Board, according to the most recent approved DeKalb County ad valorem tax digest, have consented in writing to the creation of the East Metro DeKalb CID with the proposed boundaries as shown on the above-referenced map; and

WHEREAS, the governing authority of DeKalb County has determined that the activation 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.

NOW, THEREFORE, BE IT RESOLVED, that the governing authority of DeKalb County consents to the creation of a community improvement district to be known as the East Metro DeKalb CID and to be comprised of the geographical area as shown on the map and list attached hereto as Exhibit "A" and Exhibit "B", respectively for the provision of the following governmental services and facilities:

- (1) Street and road construction and maintenance, including curbs, sidewalks, street lights, improvement of truck traffic capacity, and devices to control the flow of traffic on streets and roads;
- (2) Parks and recreation areas and facilities, including the installation and maintenance of general landscape improvements and area branding;
- (3) Stormwater and sewage collection and disposal systems;
- (4) Development, storage, treatment, purification and distribution of water;
- (5) Public transportation, including, but not limited to, services intended to reduce the volume of automobile traffic, to transport two or more persons in common vehicles or conveyances, to improve air quality, and to provide bicycle and pedestrian facilities;
- (6) Terminal and dock facilities and parking facilities; and
- (7) Such other services and facilities as may be provided for by general law, specifically including enhanced security services.

BE IT FURTHER RESOLVED that the governing authority of DeKalb County shall appoint its two appointees to the District Board in a separate action.

BE IT FURTHER RESOLVED that a caucus of electors, as defined in the Act, be held on June 20, 2014 at the Hilton Garden Inn, 7890 Mall Ring Road, Lithonia, Georgia, 30058, for the purpose of electing five (5) District Board members. Registration shall begin at 9:00 a.m. and conclude at 9:30 a.m., with no person arriving at the registration table after 9:30 a.m. being permitted to vote. Notice to electors of said caucus of electors shall be published in the legal organ of DeKalb County as provided by law.

BE IT FURTHER RESOLVED that all District Board members shall take an oath of office upon election to faithfully administer their duties under the Act.

BE IT FURTHER RESOLVED that the Clerk to the Board of Commissioners and Interim Chief Executive Officer of DeKalb County, Georgia is directed to forward an executed copy of this resolution to the Tax Commissioner of DeKalb County.

ADOPTED by the Board of Commissioners of DeKalb County, Georgia, this _____ day of _____, 2014.

LARRY JOHNSON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Interim Chief Executive Officer of DeKalb County, Georgia, this _____ day of _____, 2014.

LEE MAY
Interim Chief Executive Officer
DeKalb County, Georgia

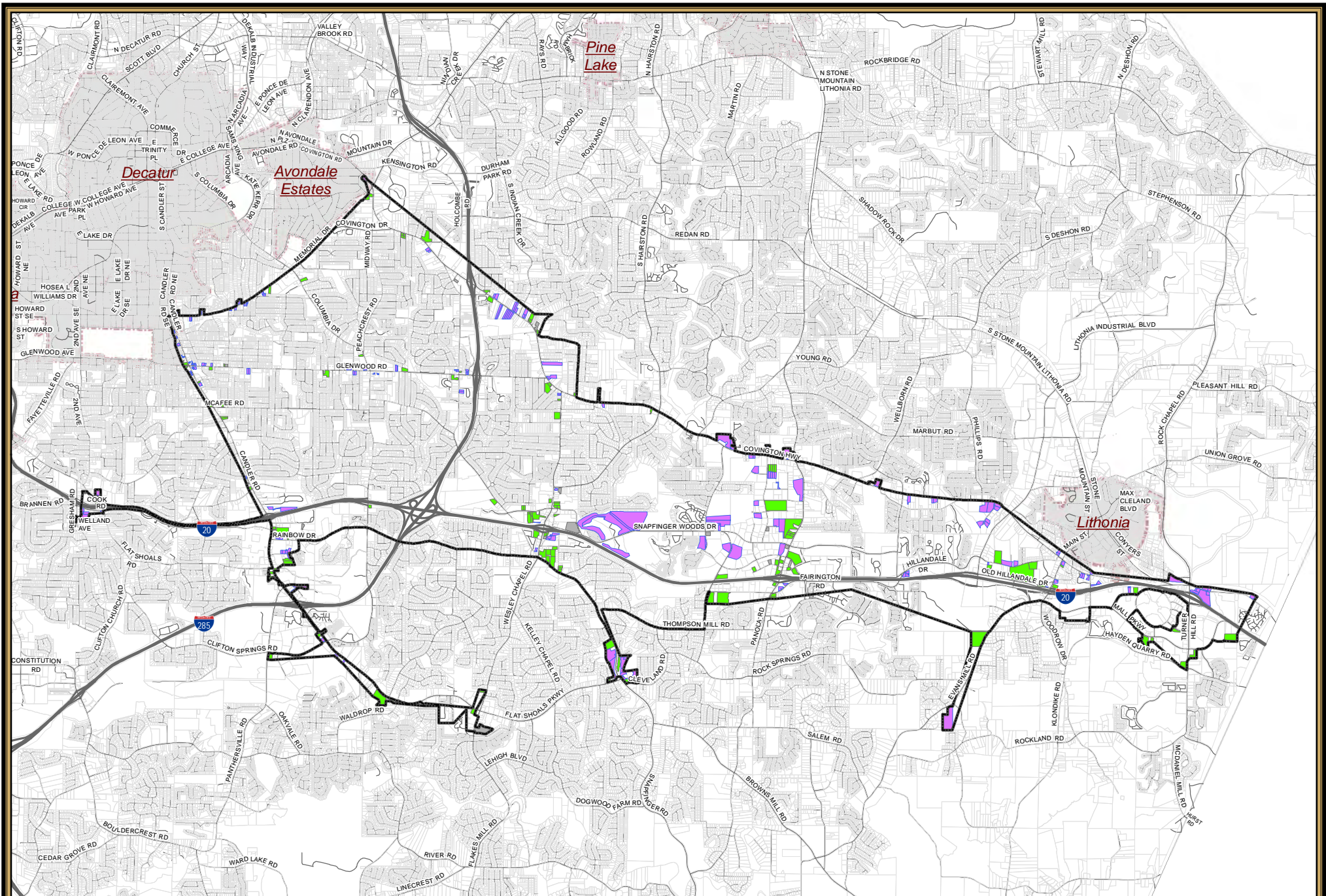
ATTEST:

BARBARA H. SANDERS, CCC
Clerk to the Board of Commissioners
And Chief Executive Officer of
DeKalb County, Georgia

APPROVED AS TO FORM:

O.V. BRANTLEY
County Attorney
DeKalb County, Georgia

Exhibit A – Proposed East Metro DeKalb Community Improvement District Map



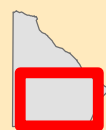
Proposed East Metro DeKalb CID

DeKalb County, GA

Date Printed: 5/12/2014
Data Source:



- Legend**
- EastMetroDeKalbCID
 - ProposedEastMetroCID**
 - Unknown
 - C
 - NC



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Exhibit B – List of Tax Parcels



CLAUDIA G. LAWSON
Tax Commissioner
DeKalb County, GA

Office of the Tax Commissioner

Robert Goodman, Assistant Tax Commissioner

May 12, 2014

Mr. Gerald McDowell

RE: East Metro Community Improvement District

Dear Mr. McDowell:

I hereby certify that a majority of the owners within the East Metro Community Improvement District ("East Metro CID") as defined by the attached list, representing at least 75% of the total property value have consented to the creation of the East Metro CID. Attached is a spreadsheet entitled "East Metro DeKalb Community Improvement District" that identifies the consenting/non consenting owners and the value of their respective properties.

Based on the information provided to our office, the number of property owners within the East Metro CID providing written consent is 104, which represents a majority (51.2%) of the total number of owners. The percent by value of real property within the East Metro CID owned by the consenting majority is 75.2%.

This correspondence is sent pursuant to Section 4 of the Local Act of the Georgia Legislature governing the creation of community improvement districts in DeKalb County, which is set forth at 2008 Ga. Laws 3817.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Goodman".

Robert Goodman
Assistant Tax Commissioner

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
1		15 200 05 020	1336 COLUMBIA DRIVE LLC	1336 COLUMBIA DRIVE	\$ 507,100	C
2		16 041 06 016	5461 HILLANDALE LLC	5461 HILLANDALE DRIVE	\$ 1,055,000	C
3		15 231 06 001	A & N INVESTMENT LLC	4065 MEMORIAL DRIVE	\$ 1,141,200	C
4		15 195 08 078	A PARENTS CHOCIE CORPORATION	4518 COVINGTON HIGHWAY	\$ 540,100	C
		15 195 08 040	A PARENTS CHOCIE CORPORATION	4524 COVINGTON HIGHWAY	\$ 521,700	C
		15 195 08 080	A PARENTS CHOCIE CORPORATION	4528 COVINGTON HIGHWAY	\$ 73,200	C
5		15 151 05 014	ADVANCE CANDLER LLC	2090 CANDLER ROAD	\$ 577,600	C
6		15 126 04 002	ALEXANDER KEITH B OR ALEXANDER SONJA H	2520 EAST WESLEY CHAPEL WAY	\$ 91,700	C
7		16 107 01 030	ALLEN FAMILY INVESTMENTS LLC	3235 EVANS MILL RD	\$ 2,939,800	C
8		15 131 01 077	ALPHA ACADEMY AND CHILD CARE	4138 SNAPPINGER WOODS DR	\$ 397,100	C
9		15 170 06 027	ANDREW LUCY T	2650 MCAFFEE ROAD	\$ 396,200	C
10		16 041 03 007	ANTHONYS DIRT PANOL LLC	2853 PANOLA ROAD	\$ 1,508,310	C
11		16 007 10 024	APD SOLUTIONS DEKALB LLC	2276 MARTIN TER # A	\$ 410,000	C
		16 007 10 025	APD SOLUTIONS DEKALB LLC	4880 PANOLA SLOPE WAY # A	\$ 410,000	C
		16 007 10 026	APD SOLUTIONS DEKALB LLC	4890 PANOLA SLOPE WAY # A	\$ 410,000	C
12		16 023 02 003	ATLANTA LIQUIDATION LLC	5075 MINOLA DR	\$ 1,650,000	C
13		15 096 03 005	AXOM ENTERPRISES LLC	3063 SNAPPINGER RD	\$ 271,700	C
14		15 196 03 007	BARANCO AND ASSOCIATES	4301 COVINGTON HWY	\$ 240,000	C
15		15 065 01 003	BAZAAR HAIR FASHION INC	3270 SNAPPINGER ROAD	\$ 202,900	C
16		15 183 11 016	BUCKLEY HAROLD	3848 GLENWOOD AVENUE	\$ 182,600	C
17		15 134 05 003	BYJAD FAMILY LTD PARTNERSHIP	2458 COLUMBIA DRIVE	\$ 206,900	C
18		15 186 03 012	C F REAL ESTATE LLC	1741 COLUMBIA DRIVE	\$ 230,200	C
19		15 127 03 008	CARMACK DELMAR BRADLEY CARMACK SHIRLEY	2760 PLEASANT WOOD DRIVE	\$ 141,000	C
20		15 131 01 143	CHICK FIL A INC	2445 WESLEY CHAPEL ROAD	\$ 883,500	C
21		15 061 10 033	CITIZENS TRUST BANK	3700 FLAT SHOALS PKWY	\$ 942,900	C
		15 130 02 001	CITIZENS TRUST BANK	2592 S HAIRSTON RD	\$ 704,550	C
22		15 170 05 018	CLARK ANTHONY	2007 CANDLER ROAD	\$ 185,900	C
		15 170 05 048	CLARK ANTHONY D	2003 CANDLER ROAD	\$ 139,800	C
23		15 187 05 057	COLUMBIA DRIVE LLC	1804 COLUMBIA DRIVE	\$ 84,980	C
24		15 186 03 024	COLUMBIA DRIVE PLAZA LLC	1761 COLUMBIA DRIVE	\$ 751,600	C
25		15 162 03 028	DANA M HARRIS ABRAHAM PC	5102 COVINGTON HWY	\$ 300,760	C
26		16 041 04 012	DECKO QUALITY SERVICES LLC	2671 PANOLA ROAD	\$ 1,239,700	C
27		15 219 11 045	ECONOMY PROPERTIES LLC	1472 RICHARD ROAD	\$ 148,200	C
		15 219 11 046	ECONOMY PROPERTIES LLC	1164 RICHARD ROAD	\$ 130,000	C
		15 219 11 048	ECONOMY PROPERTIES LLC	3757 COVINGTON HIGHWAY	\$ 145,000	C
		15 219 11 047	ECONOMY PROPERTIES LLC	3771 COVINGTON HIGHWAY	\$ 139,400	C
28		15 137 03 032	F C CANDLER ROAD INC	2459 CANDLER ROAD	\$ 416,000	C
29		15 061 03 022	FIRST UNION NATIONAL BANK CORP	4825 FLAT SHOALS PARKWAY	\$ 948,100	C

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
30		16 040 01 016	FIRST SOUTHERN BANK	2568 PARK CENTRAL BLVD	\$ 370,400	C
		16 041 02 010	FIRST SOUTHERN BANK	2727 PANOLA RD	\$ 1,342,900	C
31		16 042 03 005	G B E LLC	2911 PANOLA ROAD	\$ 329,970	C
32		15 162 02 015	GARCIA JOHNNY	4982 COVINGTON HY	\$ 97,600	C
33		16 024 03 006	GAZELLE PARTNERS LLC VII	2944 MILLER ROAD	\$ 213,500	C
34		15 170 10 007	GEORGE WALTER III	1876 CANDLER ROAD	\$ 178,000	C
35		15 126 10 023	GOLDEN GLIDE INC	2536 SNAPPINGER ROAD	\$ 574,600	C
		15 126 10 029	GOLDEN GLIDE INC	2750 WESLEY CHAPEL ROAD	\$ 973,900	C
		15 126 10 025	GOLDEN GLIDE INC	2700 WESLEY CHAPEL ROAD	\$ 236,800	C
36		15 070 03 006	GREGORY B LEVETT AND SONS	4347 FLAT SHOALS PARKWAY	\$ 1,002,700	C
37		15 121 06 012	GRID PROPERTIES LLC	1555 FAIRLAKE DRIVE	\$ 130,600	C
		15 140 02 022	GRID PROPERTIES LLC	2501 FLAT SHOALS ROAD	\$ 108,700	C
		15 121 06 016	GRID PROPERTIES LLC	1547 FAIRLAKE DRIVE	\$ 241,500	C
38		16 182 01 017	HARDAWAY COMPANY THE	7566 HONEYCREEK COURT	\$ 536,600	C
39		16 039 03 045	HATCO LLC	2292 PARK CENTRAL BLVD	\$ 67,400	C
		16 039 03 044	HATCO LLC	2282 PARK CENTRAL BLVD	\$ 67,400	C
		16 039 03 043	HATCO LLC	2280 PARK CENTRAL BLVD	\$ 67,387	C
		16 039 03 042	HATCO LLC	2276 PARK CENTRAL BLVD	\$ 68,520	C
		16 039 03 041	HATCO LLC	2272 PARK CENTRAL BLVD	\$ 996,000	C
40		16 151 03 017	HAVERTY FURNITURE COMPANIES	7990 MALL PARKWAY	\$ 4,000,000	C
41		16 040 01 001	HORIZON GLOBAL ENTERPRISES LP	2657 PANOLA ROAD	\$ 700,000	C
		15 069 02 004	HORIZON GLOBAL ENTERPRISES LP	4525 FLAT SHOALS PARKWAY	\$ 66,900	C
42		16 137 15 017	HOWARD LEMUEL	2716 EVANS MILL ROAD	\$ 125,000	C
43		15 068 01 063	HUDSON HOLDING COMPANY	FLAT SHOALS PARKWAY	\$ 363,100	C
44		15 070 03 003	INFINITE ESTATE LLC	4401 FLATSHOALS PKWY	\$ 100,300	C
45		15 158 01 001	INSTITUTE OF STUDENT FINANCIAL AID & ADMINISTRATIVE SERVICES	1976 WESLEY CHAPEL ROAD	\$ 1,920,500	C
46		16 171 01 021	KAISER FOUNDATION HEALTH	8011 MALL PARKWAY	\$ 3,340,000	C
		16 041 01 008	KAISER FOUNDATION HEALTH PLAN	5440 HILLANDALE DRIVE	\$ 4,588,100	C
47		15 189 07 022	KIM JAE CHUL	1820 AUSTIN DRIVE	\$ 180,000	C
		15 170 01 009	KIM JAE CHUL KIM SUNG MAE	3165 GLENWOOD ROAD	\$ 153,800	C
48		16 105 04 003	KIMBERLY OBRIEN 2009 REVO	6450 OLD HILLANDALE DR	\$ 254,100	C
49		15 151 05 017	KLOPP PROPERTY MANAGEMENT LLC	2076 CANDLER ROAD	\$ 482,700	C
50		16 120 01 015	KLOPP WILLIAM R	6480 CHUPP ROAD	\$ 1,808,700	C
51		16 171 01 008	KU YUNG CHIEN KU PING YEN	3207 TURNER HILL ROAD	\$ 800,000	C
52		16 138 03 019	LEW HUDSON FAMILY LIMITED	6641 HILLANDALE DRIVE	\$ 350,000	C
53		15 127 02 001	MALCOLM CUNNINGHAM PROPERTIES	4334 SNAPPINGER WOODS DR	\$ 2,092,700	C
54		15 116 11 007	MARDO ENTERPRISES INC	2567 GRESHAM ROAD	\$ 83,200	C
55		16 041 04 013	MARSHALL JOSEPH D JR	2661 PANOLA ROAD	\$ 214,800	C

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
56		15 098 01 006	MCDONALD PAMELA NURSE LLOYD	2772 PLEASANT WOOD DRIVE	\$ 58,300	C
		15 098 01 007	MCDONALD PAMELA NURSE LLOYD	2772 PLEASANT WOOD DRIVE	\$ 102,500	C
57		15 104 03 002	MCDONALDS CORP 010/0106	3541 FLAT SHOALS ROAD	\$ 1,886,600	C
		16 183 01 010	MCDONALDS CORPORATION	2964 TURNER HILL ROAD	\$ 1,946,800	C
		16 041 07 016	MCDONALDS CORPORATION	5387 PANOLA INDUSTRIAL BLVD	\$ 153,100	C
		16 041 07 012	MCDONALDS CORPORATION	2791 PANOLA ROAD	\$ 1,114,800	C
		16 138 02 013	MCDONALDS CORPORATION	2826 EVANS MILL ROAD	\$ 1,060,000	C
58		15 126 07 004	MCDONALDS REAL ESTATE COMPANY	2621 OLD WESLEY CHAPEL ROAD	\$ 171,500	C
		15 126 07 002	MCDONALDS REAL ESTATE COMPANY	2636 WESLEY CHAPEL ROAD	\$ 820,300	C
		15 231 06 010	MCDONALDS REAL ESTATE COMPANY	4075 MEMORIAL DR	\$ 1,137,300	C
59		15 220 05 035	MOUNTAINPRIZE INC	3858 COVINGTON HIGHWAY	\$ 2,532,600	C
		15 131 03 009	MOUNTAINPRIZE INC	2452 WESLEY CHAPEL ROAD	\$ 632,000	C
		15 131 03 011	MOUNTAINPRIZE INC	2470 WESLEY CHAPEL ROAD	\$ 325,400	C
		15 131 03 012	MOUNTAINPRIZE INC	2450 WESLEY CHAPEL ROAD	\$ 225,000	C
60		16 151 03 015	NDR ENTERPRISES AT STONECREST	7890 MALL RING ROAD	\$ 6,828,800	C
61		15 165 01 015	NEWBURGER SIDNEY H ANDES JERRY M	4467 GLENWOOD ROAD	\$ 1,000,000	C
		16 023 02 036	NEWBURGER SIDNEY H KLOPP WILLAIM R	3024 MILLER ROAD	\$ 1,096,500	C
62		15 116 01 063	NKN ENTERPRISES LLC	2585 GRESHAM RD SE	\$ 486,500	C
63		15 201 11 003	NU LOOK FURNITURE INC	3433 MEMORIAL DRIVE	\$ 259,000	C
64		16 041 06 017	OASIS HEALTHCARE SYSTEMS	5404 HILLANDALE PARK COURT	\$ 907,400	C
65		15 167 11 061	OPTIMA INTERNATIONAL INC	3843 GLENWOOD ROAD	\$ 712,500	C
66		15 104 05 002	OTTO TRACT NO 4 LLC	2866 PANTERSVILLE RD	\$ 137,470	C
67		15 090 03 037	OTTO TRACT NO 5 LLC	3916 FLAT SHOALS PARKWAY	\$ 232,800	C
68		15 089 04 003	OTTO TRACT NO 6 LLC	3260 PANTERSVILLE RD	\$ 131,000	C
69		16 040 01 022	PANOLA CROSSINGS LLC	2617 PANOLA RD	\$ 4,544,500	C
70		15 137 04 008	PARKER CURTIS	2436 CANDLER ROAD	\$ 19,600	C
71		15 104 02 011	PC CENTER LLC	2909 WARREN ROAD	\$ 72,900	C
		15 104 02 005	PC CENTER LLC	3530 FLAT SHOALS ROAD	\$ 361,500	C
72		16 042 06 051	PEACHLAND INVESTMENT GROUP LLC	2984 PANOLA ROAD	\$ 1,140,200	C
73		15 137 03 022	PYE LEON G	2427 CANDLER ROAD	\$ 154,400	C
74		15 126 10 009	QUEEN PROPERTIES L L C	4251 EAST SIDE DRIVE	\$ 300,000	C
75		16 041 06 018	QUICKTRIP CORPORATION	5445 HILLANDALE DR	\$ 296,400	C
		15 197 04 006	QUICKTRIP	1346 AUSTIN DR	\$ -	C
76		15 131 03 013	RACETRAC PETROLEUM INC	4292 NEW SNAPPINGER WOODS DRIVE	\$ 143,800	C
		15 163 05 026	RACETRAC PETROLEUM INC	4847 COVINGTON HIGHWAY	\$ 719,800	C
		15 163 05 045	RACETRAC PETROLEUM INC	1894 CLARKE LANE	\$ 116,300	C
		15 163 05 046	RACETRAC PETROLEUM INC	4849 COVINGTON HIGHWAY	\$ 4,700	C
77		15 121 02 026	RAINBOW VILLAGE LTD	2624 CANDLER ROAD	\$ 2,400,000	C

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
		15 121 07 029	RAINBOW VILLAGE LTD	2598 CANDLER ROAD	\$ 200,000	C
78		15 096 02 140	RAW PROPERTIES INC	3150 SNAPPINGER ROAD	\$ 69,200	C
79		15 121 06 015	RB COMMUNICATIONS INC	1517 FAIRLAKE DR	\$ 24,300	C
80		16 041 07 015	REVA PROPERTIES INC	5354 SNAPPINGER PARK DRIVE	\$ 1,390,600	C
81		15 131 01 129	SANFORD PORTER III	4118 SNAPPINGER WOODS DR	\$ 306,000	C
82		15 126 02 009	SANFORD REALTY COMPANY INC	4171 SNAPPINGER RD	\$ 13,700	C
		15 126 02 011	SANFORD REALTY COMPANY INC	4177 9 SNAPPINGER WOODS DR	\$ 2,979,500	C
		15 126 02 016	SANFORD REALTY COMPANY INC	4171 SNAPPINGER RD	\$ 37,200	C
		15 126 02 023	SANFORD REALTY COMPANY INC	4169 SNAPPINGER WOODS DR	\$ 15,100	C
		15 126 02 024	SANFORD REALTY COMPANY INC	4157 SNAPPINGER RD	\$ 447,700	C
		15 126 02 025	SANFORD REALTY COMPANY INC	4173 SNAPPINGER WOODS DR	\$ 90,600	C
		15 126 02 026	SANFORD REALTY COMPANY INC	4167 SNAPPINGER RD	\$ 155,000	C
83		16 171 01 020	SAQ ENTERPRISE INC	8065 MALL PARKWAY	\$ 1,181,300	C
84		16 120 02 012	SFN DEKALB HOLDINGS LLC	6659 CHUPP RD	\$ 226,300	C
		16 120 02 005	SFN DEKALB HOLDINGS LLC	6600 OLD HILLANDALE DR	\$ 2,121,500	C
85		15 126 06 011	SHIVE SHAKTI GROUP INC	4200 WESLEY CLUB DRIVE	\$ 1,229,000	C
86		15 163 03 038	SIMMONS TRICHELLE G	1951 WESLEY CHAPEL ROAD	\$ 79,930	C
87		16 041 04 001	SMITH JAMES L BREEZLEY ROBERT J	2663 PANOLA ROAD	\$ 176,100	C
88		16 024 03 007	SNAPPINGER PARK DRIVE LLC	5246 SNAPPINGER PARK DRIVE	\$ 1,273,500	C
89		15 126 10 028	SNAPPINGER PLAZA II LLC	2714 WESLEY CHAPEL ROAD	\$ 1,155,600	C
90		16 040 01 025	SNAPPINGER WOODS LLC	2460 PARK CENTRAL BLVD	\$ 4,192,500	C
91		15 090 04 015	SO FRESH & SO CLEAN LLC	3921 FLAT SHOALS PARKWAY	\$ 710,000	C
92		15 104 05 003	SPECK ASSETS LLC	3615 FLAT SHOALS RD	\$ 891,100	C
93		15 183 07 008	SPIEGELMAN PROPERTIES LLC	1759 CANDLER RD	\$ 407,100	C
		15 183 07 007	SPIEGELMAN PROPERTIES LLC	472 MORGAN PLACE SE	\$ 33,700	C
94		15 140 02 027	STAFFORD ROSALIE K	2447 FLAT SHOALS ROAD	\$ 109,400	C
95		15 104 02 004	STEIN ALLEN	3522 FLAT SHOALS ROAD	\$ 293,400	C
96		16 042 06 052	STEWART RON L	2998 PANOLA ROAD	\$ 386,800	C
97		15 217 04 022	SUNTRUST BANK	3604 MEMORIAL DRIVE	\$ 1,219,300	C
98		16 170 01 026	THE SHOPS AT STONECREST LLC	7331 STONECREST CONCOURSE	\$ 1,000,000	C
99		15 065 02 005	TLB HOLDINGS LLC	5526 FLAT SHOALS PARKWAY	\$ 220,700	C
100		15 126 10 026	TOTAL HEALTH SERVICES INC SUITE 139	2566 SNAPPINGER ROAD	\$ 313,600	C
101		15 187 06 048	UNITED BOLTON I LLC	4226 GLENWOOD ROAD	\$ 150,000	C
102		15 196 01 002	W W FOWLER FAMILY LP	4274 COVINGTON HIGHWAY	\$ 287,700	C
		15 170 13 003	W W FOWLER FAMILY LP	3285 GLENWOOD ROAD	\$ 375,000	C
103		15 190 02 004	WATKINS MORTUARY INC	4582 COVINGTON HWY	\$ 80,000	C
		15 190 02 006	WATKINS MORTUARY INC	4592 COVINGTON HWY	\$ 66,500	C
104		16 182 01 013	WELLS FARGO BANK NA	3150 TURNER HILL ROAD	\$ 1,420,000	C

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
		15 132 01 005	WELLS FARGO BANK NATIONAL ASSO	2131 SNAPPINGER ROAD	\$ 278,100	C
1		15 163 03 044	1923 1929 WESLEY CHAPEL RD	1923 WESLEY CHAPEL RD	\$ 128,300	NC
		15 163 03 045	1923 1929 WESLEY CHAPEL RD	1929 WESLEY CHAPEL RD	\$ 40,000	NC
2		15 140 03 037	2478 FLAT SHOALS ROAD LLC	2478 FLAT SHOALS RD	\$ 59,200	NC
		15 140 03 016	2478 FLAT SHOALS ROAD LLC	2486 FLAT SHOALS RD	\$ 53,600	NC
3		16 137 05 015	3R GREENWOOD INC	2800 EVANS MILL RD	\$ 248,800	NC
		16 137 05 038	3R GREENWOOD INC	2802 EVANS MILL RD	\$ 206,700	NC
4		16 183 02 007	AMO-CON L L C	8233 COVINGTON HWY	\$ 168,000	NC
5		16 169 09 001	ANY OCCASION EVENTS LLC	7703 CONYERS ST	\$ 507,900	NC
		16 169 09 042	ANY OCCASION EVENTS LLC	7707 CONYERS ST	\$ 5,700	NC
6		15 183 10 010	AUSTIN JIMMY	3290 GLENWOOD AVE SE	\$ 202,300	NC
		15 117 01 113	AUSTIN JIMMY	2549 FLAT SHOALS RD	\$ 156,400	NC
7		16 138 03 033	AVF FOOD GROUP LLC	6651 HILLANDALE DR	\$ 142,900	NC
		16 138 03 034	AVF FOOD GROUP LLC	6653 R HILLANDALE DR	\$ 18,600	NC
8		15 190 05 016	BLANZ GWENDOLYN F	4810 COVINGTON HWY	\$ 410,000	NC
		15 163 01 008	BLANZ GWENDOLYN F	4822 COVINGTON HWY	\$ 58,600	NC
9		15 121 02 011	BROOKSTONE EQUITIES LLC	2806 RAINBOW DR	\$ 240,100	NC
		15 116 01 075	BROOKSTONE EQUITIES LLC	2579 GRESHAM RD	\$ 30,600	NC
		15 116 01 077	BROOKSTONE EQUITIES LLC	2583 WELLAND AVE	\$ 4,300	NC
10		15 195 02 002	CAMARENA JAIME	4426 COVINGTON HWY	\$ 269,800	NC
		15 195 02 003	CAMARENA JAIME	4434 COVINGTON HWY	\$ 177,000	NC
11		15 183 26 017	CANDLER RD 1770 LLC	1770 CANDLER RD	\$ 166,500	NC
		15 183 26 004	CANDLER RD 1770 LLC	1778 CANDLER RD	\$ 63,100	NC
12		15 220 02 068	CEEED PROPERTIES LLC	3927 COVINGTON HWY	\$ 134,200	NC
		15 220 02 060	CEEED PROPERTIES LLC	3915 COVINGTON HWY	\$ 100,350	NC
13		15 195 08 084	COVINGTON CORNERS LLC	4484 COVINGTON HWY	\$ 629,300	NC
		15 195 08 038	COVINGTON CORNERS LLC	4488 COVINGTON HWY	\$ 262,400	NC
		15 195 08 085	COVINGTON CORNERS LLC	4480 COVINGTON HWY	\$ 208,300	NC
14		16 072 01 001	COWART JOHN H	6540 COVINGTON HWY	\$ 373,000	NC
		16 071 05 002	COWART JOHN H	6502 COVINGTON HWY	\$ 50,000	NC
15		16 151 03 018	CS STONECREST LLC	7846 STONECREST SQ	\$ 1,842,900	NC
		16 151 03 019	CS STONECREST LLC	7848 STONECREST SQ	\$ 21,100	NC
16		15 170 12 004	CURTIS GLENN P SR	1813 CANDLER RD	\$ 200,000	NC
		15 170 12 005	CURTIS GLENN P SR	1819 CANDLER RD	\$ 69,500	NC
17		15 117 01 123	DAILEY TROY RICHARD	2341 BRANNEN RD	\$ 20,000	NC
		15 117 01 118	DAILEY TROY RICHARD	2341 BRANNEN RD REAR	\$ 60,000	NC
18		15 201 02 024	GLORIFIED HOLDINGS LLC	3250 MEMORIAL DR	\$ 194,100	NC
		15 201 02 025	GLORIFIED HOLDINGS LLC	3260 MEMORIAL DR	\$ 162,700	NC

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
	19	15 065 01 041	T & J INDUSTRIES DEVELOPMENT	4670 CLEVELAND RD	\$ 280,200	NC
		15 065 01 028	T & J INDUSTRIES DEVELOPMENT	4600 CLEVELAND RD	\$ 147,700	NC
	20	15 131 03 001	DECATUR PROPERTY MANAGEMENT	2388 WESLEY CHAPEL RD	\$ 223,100	NC
		15 131 03 002	DECATUR PROPERTY MANAGEMENT	2394 WESLEY CHAPEL RD	\$ 160,700	NC
	21	16 137 09 007	DISCOUNT AUTO PARTS INC	6747 OLD COVINGTON RD	\$ 118,620	NC
		16 137 09 002	DISCOUNT AUTO PARTS INC	7522 COVINGTON HWY	\$ 617,500	NC
	22	15 126 09 005	DONAUSTIN INC	2644 OLD WESLEY CHAPEL RD	\$ 214,800	NC
		15 126 09 003	DONAUSTIN INC	2642 WESLEY CHAPEL RD	\$ 161,000	NC
		15 126 09 004	DONAUSTIN INC	2634 OLD WESLEY CHAPEL RD	\$ 75,000	NC
		15 126 08 001	DONAUSTIN INC	2642 OLD WESLEY CHAPEL RD	\$ 73,500	NC
	23	15 220 03 001	DUBLIN DOREN	4051 COVINGTON HWY	\$ 300,000	NC
		16 105 04 009	DUBLIN DOREN	6453 CHUPP RD	\$ 123,600	NC
	24	16 104 04 015	E'S LAWN CARE INC	2536 LITHONIA WEST DR	\$ 157,600	NC
		16 104 04 021	E'S LAWN CARE INC	2522 LITHONIA WEST DR	\$ 90,100	NC
	25	15 162 05 013	EGBE JOHN E OR	5129 COVINGTON HWY	\$ 133,200	NC
	26	16 152 09 002	ELMORE CHARLES HILTON	7759 COVINGTON HWY	\$ 10,400	NC
		16 151 01 001	ELMORE CHARLES HILTON	2838 KLONDIKE RD	\$ 164,500	NC
	27	16 026 02 018	EPL ENTERPRISE INC	5758 COVINGTON HWY	\$ 220,000	NC
		16 026 02 002	EPL ENTERPRISE INC	5810 COVINGTON HWY	\$ 100,000	NC
	28	15 183 26 011	EVANS JAMES E	3198 GLENWOOD AVE SE	\$ 57,400	NC
		15 183 26 013	EVANS JAMES E	1795 ALEXANDER DR	\$ 6,500	NC
		15 183 26 016	EVANS JAMES E	1809 R ALEXANDER DR	\$ 1,200	NC
		15 183 26 010	EVANS KATRINA	3196 GLENWOOD AVE SE	\$ 69,300	NC
	29	15 127 02 005	EVERGREEN ENTERPRISES	4406 SNAPPINGER WOODS DR	\$ 411,700	NC
		15 127 02 060	EVERGREEN ENTERPRISES	4430 R SNAPPINGER WOODS DR	\$ 41,800	NC
		15 128 01 001	EVERGREEN ENTERPRISES	4513 SNAPPINGER WOODS DR	\$ 57,900	NC
		15 128 04 001	EVERGREEN ENTERPRISES	4674 SNAPPINGER WOODS DR	\$ 758,800	NC
		15 128 04 002	EVERGREEN ENTERPRISES	4632 SNAPPINGER WOODS DR	\$ 57,500	NC
	30	16 039 04 057	FITNESS INTERNATIONAL LLC	6088 COVINGTON HWY	\$ 60,800	NC
		16 039 04 058	FITNESS INTERNATIONAL LLC	6092 COVINGTON HWY	\$ 47,000	NC
	31	16 025 01 014	FLACK INVESTMENTS LLC	5020 SNAPPINGER WOODS DR	\$ 287,200	NC
		16 025 01 016	FLACK INVESTMENTS LLC	5024 SNAPPINGER WOODS DR	\$ 14,400	NC
		16 025 01 021	FLACK INVESTMENTS LLC	5022 R SNAPPINGER WOODS DR	\$ 1,900	NC
	32	16 026 01 003	FRANCIS MICHAEL	5907 COVINGTON HWY	\$ 174,800	NC
		16 026 01 004	FRANCIS MICHAEL	5919 COVINGTON HWY	\$ 79,900	NC
	33	15 183 11 018	GEORGIA ALABAMA COMMERCIAL	3364 GLENWOOD AVE SE	\$ 593,400	NC
		15 126 07 003	GEORGIA ALABAMA COMMERCIAL INV	2650 WESLEY CHAPEL RD	\$ 600,000	NC
		16 024 01 014	GEORGIA ALABAMA COMMERCIAL INV	5033 SNAPPINGER WOODS DR	\$ 903,700	NC

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
	34	16 137 15 009	GEORGIA OSTEOPATHIC INSTITUTE	2708 EVANS MILL RD	\$ 300,000	NC
	35	15 183 09 010	GHAZIPURA MOHAMMED Z	3200 GLENWOOD AVE SE	\$ 27,700	NC
		15 183 09 011	GHAZIPURA MOHAMMED Z	3204 GLENWOOD RD	\$ 20,000	NC
	36	15 121 06 008	GIBBS GARAGE INC	2975 S RAINBOW DR	\$ 374,100	NC
		15 121 06 011	GIBBS GARAGE INC	1537 FAIRLAKE DR	\$ 58,600	NC
	37	16 138 01 002	GLENCOR SERVICES INC	2979 KLONDIKE RD	\$ 122,200	NC
	38	15 196 03 011	HADDAD DEKALB COUNTY PROPERTY	4367 COVINGTON HWY	\$ 228,200	NC
		15 196 03 019	HADDAD DEKALB COUNTY PROPERTY	4371 COVINGTON HWY	\$ 201,100	NC
	39	15 170 13 024	HLC LLC	3203 GLENWOOD RD	\$ 243,700	NC
		15 170 13 027	HLC LLC	3181 8 GLENWOOD RD SE	\$ 160,500	NC
		15 170 13 095	HLC LLC	3197 GLENWOOD RD SE	\$ 65,700	NC
		15 170 13 026	HLC LLC	3187 GLENWOOD RD SE	\$ 65,000	NC
	40	15 183 26 008	HONG HYUNG JA	3190 GLENWOOD AVE SE	\$ 111,500	NC
		15 183 26 009	HONG HYUNG JA	3192 GLENWOOD RD	\$ 101,200	NC
	41	15 090 01 006	HUNTLEY KRIS	4055 FLAT SHOALS PKWY	\$ 75,000	NC
		15 090 01 005	HUNTLEY KRIS	4047 FLAT SHOALS PKWY	\$ 75,000	NC
	42	15 202 07 003	IPARCEL NET LLC	2946 MEMORIAL DR	\$ 120,500	NC
		15 202 07 001	IPARCEL NET LLC	2934 MEMORIAL DR SE	\$ 55,000	NC
	43	15 065 01 035	KK FOODMART INC	3236 SNAPPINGER RD	\$ 175,000	NC
		15 065 01 031	KK FOODMART INC	3230 SNAPPINGER RD	\$ 122,300	NC
	44	15 104 07 001	JOHNSON P S ONE INC	3048 LUMBY DR	\$ 287,500	NC
		15 104 09 003	JOHNSON P S ONE INC	2970 LUMBY DR	\$ 195,300	NC
		15 104 09 002	JOHNSON P S ONE INC	2980 LUMBY DR	\$ 45,000	NC
	45	15 164 01 016	JONES CLARENCE JR OR	1912 AUSTIN DR	\$ 97,000	NC
		15 164 01 017	JONES CLARENCE JR OR	1920 AUSTIN DR	\$ 41,200	NC
	46	16 183 03 003	JONES JIMMY J	8296 COVINGTON HWY	\$ 57,300	NC
		16 183 03 004	JONES JIMMY J	8312 COVINGTON HWY	\$ 44,400	NC
	47	15 195 02 004	KAJIM DESMOND	4440 COVINGTON HWY	\$ 281,800	NC
		16 039 04 050	KAJIM DESMOND	5976 COVINGTON HWY	\$ 251,400	NC
		16 039 04 011	KAJIM DESMOND	5978 COVINGTON HWY	\$ 176,100	NC
		16 039 04 054	KAJIN DESMOND	5980 R COVINGTON HWY	\$ 93,500	NC
		16 039 04 051	KAJIN DESMOND	5980 R COVINGTON HWY	\$ 78,400	NC
	48	15 167 04 015	KARANDIAN SHOKROLLAH	3987 GLENWOOD RD SE	\$ 199,100	NC
		15 167 04 016	KARANDIAN SHOKROLLAH	3981 GLENWOOD RD	\$ 99,400	NC
	49	16 137 05 034	KEY HERMAN A	7705 COVINGTON HWY	\$ 232,600	NC
		16 152 04 030	KEY HERMAN A	2758 KLONDIKE RD	\$ 131,000	NC
	50	15 170 12 007	KIM CHRISTINE HAEJUN	1825 CANDLER RD	\$ 31,000	NC
		15 170 12 008	KIM CHRISTINE HAEJUN	1831 CANDLER RD	\$ 31,000	NC

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
		15 170 12 006	KIM CHRISTINE HAEJUN	1823 CANDLER RD	\$ 29,400	NC
51		16 023 03 015	LARISCY DAVID L	5053 CHATOOGA DR	\$ 345,700	NC
52		15 186 03 007	LAU REAL ESTATE LLC	4034 GLENWOOD RD SE	\$ 331,200	NC
		15 186 03 021	LAU REAL ESTATE LLC	4026 GLENWOOD RD	\$ 64,500	NC
53		15 201 05 014	LEATHERS JAMES HARRISON JR	3207 MEMORIAL DR	\$ 20,200	NC
		15 201 05 001	LEATHERS JAMES HARRISON JR	3201 MEMORIAL DR	\$ 17,800	NC
		15 201 02 023	LEATHERS JAMES HARRISON JR	3242 MEMORIAL D	\$ 202,000	NC
54		16 183 03 001	LOWERY JOSEPH	8252 COVINGTON HWY	\$ 66,700	NC
		16 183 03 008	LOWERY JOSEPH	8228 COVINGTON HWY	\$ 2,000	NC
55		15 121 02 031	MAGNOLIA CIRCLE LP	3076 RAINBOW DR	\$ 10,800	NC
56		15 117 01 120	M ENTERTAINMENT AND CONSULTING	2339 BRANNEN RD SE	\$ 346,300	NC
		15 117 01 124	M ENTERTAINMENT AND CONSULTING	2339 R BRANNEN RD SE REAR	\$ 116,100	NC
		15 117 01 125	M ENTERTAINMENT AND CONSULTING	2536 R GRESHAM RD	\$ 3,600	NC
57		16 042 04 003	MAROT DAVID JOSEPH	5384 FAIRINGTON RD	\$ 125,000	NC
		16 042 04 004	MAROT DAVID JOSEPH	5410 FAIRINGTON RD	\$ 64,000	NC
58		15 201 11 017	MEMORIAL DRIVE ACQUISITION CO	3385 MEMORIAL DR	\$ 104,100	NC
		15 201 11 021	MEMORIAL DRIVE ACQUISITION CO	3879 MEMORIAL DR	\$ 86,315	NC
		15 201 11 016	MEMORIAL DRIVE ACQUISITION CO	2860 BELVEDERE LN	\$ 61,745	NC
		15 201 11 018	MEMORIAL DRIVE ACQUISITION CO	2856 BELVEDERE LN	\$ 60,000	NC
		15 201 11 019	MEMORIAL DRIVE ACQUISITION CO	2860 MEMORIAL DR	\$ 47,900	NC
59		15 202 03 050	MEMORIAL HOMES LLC	3070 MEMORIAL DR SE	\$ 28,000	NC
		15 202 03 047	MEMORIAL HOMES LLC	3056 MEMORIAL DR	\$ 22,000	NC
		15 202 03 048	MEMORIAL HOMES LLC	3060 MEMORIAL DR SE	\$ 18,000	NC
		15 202 03 094	MEMORIAL HOMES LLC	1500 VENICE DR SE	\$ 17,000	NC
		15 202 03 110	MEMORIAL HOMES LLC	1504 VENICE DR	\$ 1,100	NC
60		15 121 02 014	MITCHELL BUSINESS PROPERTY	2920 RAINBOW DR	\$ 321,800	NC
		15 121 02 012	MITCHELL BUSINESS PROPERTY	2924 RAINBOW DR	\$ 145,600	NC
61		15 126 02 017	NIMU ENTERPRISES LLC	4209 SNAPPINGER RD	\$ 17,100	NC
62		15 169 01 006	NORTHWEST YOUTH POWER EARLY	3471 GLENWOOD RD SE	\$ 365,400	NC
		15 169 01 007	NORTHWEST YOUTH POWER EARLY	3463 GLENWOOD RD SE	\$ 77,400	NC
63		16 041 07 017	OLADAMI LLC	5322 SNAPPINGER PARK DR	\$ 362,600	NC
64		15 090 01 016	OMARD EUGENE C OR	4099 FLAT SHOALS PKWY	\$ 52,600	NC
65		15 090 04 002	PANOLA CAR WASH PARTNERS LLC	3945 FLAT SHOALS PKWY	\$ 527,700	NC
		15 090 04 004	PANOLA CAR WASH PARTNERS LLC	3947 FLAT SHOALS RD	\$ 41,800	NC
66		15 196 03 014	PALMETTO MARKET VILLAGE LLC	4407 COVINGTON HWY	\$ 246,000	NC
		15 196 03 015	PALMETTO MARKET VILLAGE LLC	4411 COVINGTON HWY	\$ 270,000	NC
		15 196 03 017	PALMETTO MARKET VILLAGE LLC	4435 COVINGTON HWY	\$ 269,700	NC
		15 196 03 018	PALMETTO MARKET VILLAGE LLC	4425 COVINGTON HWY	\$ 302,000	NC

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
		15 196 03 016	PALMETTO MARKET VILLAGE LLC	4415 COVINGTON HWY	\$ 324,100	NC
67		16 039 03 009	PANOLA CENTER INC	2310 R PARK CENTRAL BLVD REAR	\$ 92,200	NC
		16 039 03 032	PANOLA CENTER INC	2300 PARK CENTRAL BLVD	\$ 42,600	NC
		16 039 03 033	PANOLA CENTER INC	2320 R PARK CENTRAL BLVD	\$ 87,600	NC
		16 039 03 034	PANOLA CENTER INC	2330 R PARK CENTRAL BLVD	\$ 87,600	NC
		16 039 03 035	PANOLA CENTER INC	2340 R PARK CENTRAL BLVD	\$ 83,800	NC
		16 040 04 007	PANOLA CENTER INC	5352 MORSE DR	\$ 1,200	NC
68		15 170 10 016	PATRONIS JOHN	1890 CANDLER RD	\$ 390,200	NC
		15 170 10 005	PATRONIS JOHN	1892 CANDLER RD	\$ 41,900	NC
69		15 170 10 001	PATRONIS MARY KATHERINE	1900 CANDLER RD	\$ 247,900	NC
70		15 189 08 012	PETROLEUM REALTY II LLC	4530 GLENWOOD RD SE	\$ 185,000	NC
		15 089 01 002	PETROLEUM REALTY II LLC	3805 FLAT SHOALS PKWY	\$ 125,000	NC
		15 089 01 007	PETROLEUM REALTY II LLC	3801 FLAT SHOALS PKWY	\$ 62,100	NC
		15 189 08 014	PETROLEUM REALTY II LLC	1812 DANRICH DR	\$ 54,300	NC
		15 189 08 011	PETROLEUM REALTY II LLC	4532 GLENWOOD RD SE	\$ 52,700	NC
		15 189 08 013	PETROLEUM REALTY II LLC	1820 DANRICH DR	\$ 40,800	NC
71		16 137 05 004	PHILLIPS RENEE	7675 COVINGTON HWY	\$ 166,500	NC
		16 137 05 035	PHILLIPS RENEE	7681 COVINGTON HWY	\$ 144,300	NC
72		15 183 24 028	PLUMB IT CO INC	3007 MEMORIAL DR SE	\$ 201,800	NC
		15 183 24 027	PLUMB IT CO INC	3009 MEMORIAL DR SE	\$ 31,500	NC
73		15 166 01 088	POWELL J GARLAND JR	4091 GLENWOOD RD SE	\$ 52,300	NC
		15 166 01 096	POWELL J GARLAND JR	4071 A GLENWOOD RD SE	\$ 30,000	NC
		15 166 01 083	POWELL J GARLAND JR	4101 GLENWOOD RD SE	\$ 29,500	NC
		15 166 01 095	POWELL J GARLAND JR	4099 GLENWOOD AVE SE	\$ 21,500	NC
74		15 166 01 076	POWELL PROPERTY CONSULTANTS	4077 GLENWOOD RD SE	\$ 55,600	NC
		15 166 01 080	POWELL PROPERTY CONSULTANTS	4087 GLENWOOD RD SE	\$ 26,700	NC
75		15 096 03 006	R L D ENTERPRISES INC	3109 SNAPPINGER RD	\$ 69,400	NC
		15 096 03 007	R L D ENTERPRISES INC	3129 SNAPPINGER RD	\$ 7,500	NC
76		15 121 03 007	RAINBOW COMMONS CORP	2964 S RAINBOW DR	\$ 127,300	NC
		15 121 03 006	RAINBOW COMMONS CORP	2956 S RAINBOW DR	\$ 107,400	NC
		15 121 03 009	RAINBOW COMMONS CORP	2946 S RAINBOW DR	\$ 75,800	NC
		15 121 03 016	RAINBOW COMMONS CORP	2982 S RAINBOW DR	\$ 64,300	NC
77		15 188 04 011	RAINEY JAMES E	1817 AUSTIN DR	\$ 130,100	NC
		15 188 04 013	RAINEY JAMES E	1809 AUSTIN DR	\$ 76,800	NC
78		15 190 05 012	REO FUNDING SOLUTIONS III LLC	4742 COVINGTON HWY	\$ 44,480	NC
		16 108 02 002	REO FUNDING SOLUTIONS III LLC	3610 EVANS MILL RD	\$ 23,100	NC
79		15 196 01 078	RICHARDS PETER N	4324 COVINGTON HWY	\$ 455,000	NC
		15 196 01 077	RICHARDS PETER N	4312 COVINGTON HWY	\$ 117,600	NC

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
	80	16 104 04 008	ROSWELL HOLDINGS LLC	7077 COVINGTON HWY	\$ 222,775	NC
		16 104 04 002	ROSWELL HOLDINGS LLC	7101 COVINGTON HWY	\$ 196,175	NC
		16 121 03 019	ROSWELL HOLDINGS LLC	7129 COVINGTON HWY	\$ 69,800	NC
		16 121 03 017	ROSWELL HOLDINGS LLC	7137 COVINGTON HWY	\$ 66,500	NC
	81	15 183 10 006	ROTHSTEIN ALFRED L	3260 GLENWOOD AVE SE	\$ 195,700	NC
		15 183 10 020	ROTHSTEIN ALFRED L	3230 GLENWOOD RD	\$ 88,500	NC
	82	15 187 05 018	RUBY RYBYRO ENTERPRISES LLC	4192 GLENWOOD RD SE	\$ 137,700	NC
		15 187 05 062	RUBY RYBYRO ENTERPRISES LLC	4194 GLENWOOD AVE	\$ 58,500	NC
	83	15 201 08 002	SAFARI ENTERPRISES INC	3295 MEMORIAL DR	\$ 115,100	NC
		15 201 08 030	SAFARI ENTERPRISES INC	3279 MEMORIAL DR	\$ 91,800	NC
		15 201 08 003	SAFARI ENTERPRISES INC	3291 MEMORIAL DR	\$ 72,400	NC
		15 201 07 007	SAFARI ENTERPRISES INC	3229 MEMORIAL DR	\$ 46,300	NC
	84	15 065 01 002	SEITZ HARRY	3224 SNAPPFINGER RD	\$ 117,300	NC
		15 065 01 036	SEITZ HARRY	3220 SNAPPFINGER RD	\$ 108,300	NC
		15 096 02 010	SEITZ HARRY	3158 6 SNAPPFINGER RD	\$ 79,400	NC
		15 065 01 037	SEITZ HARRY	3234 SNAPPFINGER RD	\$ 29,800	NC
	85	16 088 02 005	SELMAN DON	6029 HILLANDALE DR	\$ 174,700	NC
		16 088 02 006	SELMAN DON	5991 HILLANDALE DR	\$ 108,800	NC
		16 088 02 001	SELMAN DON	5999 HILLANDALE DR	\$ 85,900	NC
	86	16 040 01 002	SNAPPFINGER BP LLC	5373 PENN CIR	\$ 20,500	NC
		16 041 04 009	SNAPPFINGER BP LLC	5372 SNAPPFINGER WOODS DR	\$ 1,617	NC
		16 025 01 024	SNAPPFINGER BP LLC	2544 MILLER RD	\$ 31,200	NC
		16 025 01 004	SNAPPFINGER BP LLC	5152 SNAPPFINGER WOODS DR	\$ 38,800	NC
		16 025 01 002	SNAPPFINGER BP LLC	2534 MILLER RD	\$ 27,200	NC
		16 024 02 001	SNAPPFINGER BP LLC	2800 MILLER RD	\$ 44,600	NC
		16 040 02 041	SNAPPFINGER BP LLC	5275 DIVIDEND DR	\$ 6,900	NC
		16 040 06 001	SNAPPFINGER BP LLC	5277 TRUMAN DR	\$ 10,200	NC
		16 041 02 009	SNAPPFINGER BP LLC	5395 SNAPPFINGER WOODS DR	\$ 649	NC
		16 024 01 004	SNAPPFINGER BP LLC	2811 MILLER RD	\$ 15,300	NC
		16 040 05 001	SNAPPFINGER BP LLC	2375 PANOLA RD	\$ 36,000	NC
		16 040 01 018	SNAPPFINGER BP LLC	5360 PENN CIR	\$ 7,200	NC
		16 039 05 010	SNAPPFINGER BP LLC	5360 PENN CIR	\$ 10,100	NC
	87	15 190 02 013	SPORT SERVICES DEVELOPMENT	4568 COVINGTON HWY	\$ 300,000	NC
	88	16 089 02 001	SRI REAL ESTATE PROPERTIES LLC	6689 COVINGTON HWY	\$ 1,130,900	NC
	89	16 009 01 001	STB LOTS LLC	2620 SHELL BARK RD	\$ 16,600	NC
		16 024 06 001	STB LOTS LLC	2641 LITHONIA WAY	\$ 3,400	NC
	90	16 089 02 011	SUNSHINE Z LLC	6835 COVINGTON HWY	\$ 225,000	NC
		16 089 02 010	SUNSHINE Z LLC	6835 COVINGTON HWY	\$ 68,100	NC

East Metro DeKalb Community Improvement District

C#	N#	PARCEL ID	OWNER OF RECORD	PROPERTY ADDRESS	TOTAL VALUE	TYPE
	91	15 186 09 016	TIMS AUTO PAINT AND BODY INC	3946 GLENWOOD RD	\$ 217,500	NC
		15 186 09 018	TIMS AUTO PAINT AND BODY INC	3964 GLENWOOD RD	\$ 211,000	NC
		15 186 09 063	TIMS AUTO PAINT AND BODY INC	3958 GLENWOOD AVE	\$ 121,100	NC
	92	16 183 02 006	VFBL JR LTD	8253 COVINGTON HWY	\$ 106,700	NC
		16 183 02 005	VFBL JR LTD	8311 COVINGTON HWY	\$ 45,000	NC
		16 183 02 012	VFBL LTD	8291 COVINGTON HWY	\$ 512,800	NC
		16 183 02 009	VFBL LTD	2852 TURNER HILL RD	\$ 69,600	NC
		16 183 02 011	VFBL LTD	8220 MALL PKWY	\$ 4,700	NC
		16 183 02 010	VFBL LTD	2860 TURNER HILL RD	\$ 1,400	NC
	93	15 137 03 007	VICARS CYPRIAN A	2860 TURNER HILL RD	\$ 121,500	NC
		15 137 03 008	VICARS CYPRIAN A	2403 CANDLER RD	\$ 103,500	NC
	94	15 183 07 012	VICTRUM BARBARA	1733 CANDLER RD	\$ 106,800	NC
		15 183 07 013	VICTRUM BARBARA	1735 CANDLER RD	\$ 19,700	NC
	95	16 202 03 003	VULCAN LANDS INC	8638 COVINGTON HWY	\$ 98,900	NC
		16 202 03 006	VULCAN LANDS INC	8648 COVINGTON HWY	\$ 32,700	NC
	96	15 096 02 009	WILSON ROBERT A	3138 SNAPPINGER RD	\$ 132,000	NC
		15 065 02 001	WILSON ROBERT A	5568 FLAT SHOALS PKWY	\$ 79,600	NC
		15 096 02 071	WILSON ROBERT A	3148 R SNAPPINGER RD REAR	\$ 37,400	NC
	97	15 126 06 001	WIREGRASS FINANCIAL LLC	2709 WESLEY CHAPEL RD	\$ 75,700	NC
		15 126 06 005	WIREGRASS FINANCIAL LLC	2719 WESLEY CHAPEL RD	\$ 10,300	NC
	98	16 120 01 052	YELLOW DOGWOOD PROPERTIES LLC	6535 CHUPP RD	\$ 266,200	NC
		16 120 01 054	YELLOW DOGWOOD PROPERTIES LLC	6582 CHUPP RD	\$ 76,600	NC
	99	15 121 01 009	YES PROPERTY INVESTMENTS INC	2566 I 20 EAST ACCESS RD	\$ 240,900	NC
		15 121 01 006	YES PROPERTY INVESTMENTS INC	2572 R CANDLER RD	\$ 87,000	NC
		15 121 01 004	YES PROPERTY INVESTMENTS INC	2570 CANDLER RD	\$ 9,000	NC
					\$ 146,706,603	
Total Value				\$	146,706,603	
Consenting Total Value (must be 75%)				\$	110,332,377	75.2%
Total Property Owners					203	
Consenting Total Owners (must be greater than 50%)					104	51.2%

DEKALB COUNTY

ITEM NO. 41

BOARD OF COMMISSIONERS
BUSINESS AGENDA / MINUTES
MEETING DATE: April 28, 2015

HEARING TYPE
Preliminary

ACTION TYPE
Resolution

SUBSTITUTE

SUBJECT: Expansion of the East Metro DeKalb Community Improvement District

DEPARTMENT: Board of Commissioners

PUBLIC HEARING: YES NO

ATTACHMENT: YES No

PAGES: 4

INFORMATION CONTACT: Commissioner Stan Watson-7
Commissioner Larry Johnson-3

PHONE NUMBER: 404-371-3681/404-371-2425

PURPOSE:

To allow for the Expansion of the East Metro DeKalb Community Improvement District

NEED/IMPACT:

The East Metro DeKalb CID, in order to increase the ability to improve the East Metro DeKalb business community, needs to include additional property owners within the South DeKalb area.

This expansion would allow for additional property owners to join and participate in the self-taxing district's improvement programs within the South DeKalb area.

All new property owners are within the boundary of the East Metro DeKalb CID. The map has only minor revisions.


RECOMMENDATION (S):

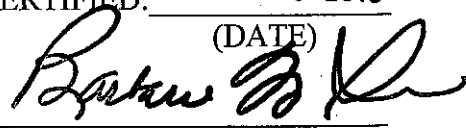
To approve the expansion of the East Metro DeKalb Community Improvement District

FOR USE BY COMMISSION OFFICE/CLERK ONLY


ACTION : 2015-04-28 Item H1

MOTION was made by Jeff Rader, seconded by Nancy Jester and passed 4-0-0-2 to approve substitute submitted from the floor today, the expansion of the East Metro DeKalb Community Improvement District. Commissioner Gannon was out of the room and not voting. Commissioner Watson was absent and not voting.

ADOPTED: APR 28 2015
(DATE)

PRESIDING OFFICER
DEKALB COUNTY BOARD OF
COMMISSIONERS

CERTIFIED: APR 28 2015
(DATE)

CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY INTERIM CHIEF EXECUTIVE OFFICER ONLY

APPROVED: MAY 12 2015
(DATE)

INTERIM CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____
(DATE)

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

FOR : Sharon Barnes Sutton, Larry Johnson, Jeff Rader, Nancy Jester

AGAINST : None

ABSTAIN : None

ABSENT : Stan Watson, Kathie Gannon



East Metro DeKalb Community Improvement District
2724 Wesley Chapel Road
#360909
Decatur, Georgia 30036

Frederick L. Daniels, Jr., Chairman
Robert "Trey" Ragsdale, Vice-Chairman
Trichelle Simmons, Secretary
Harold Buckley, Treasurer
James Clausell
Van Jakes
Jennifer Parker
Nathan Richardson

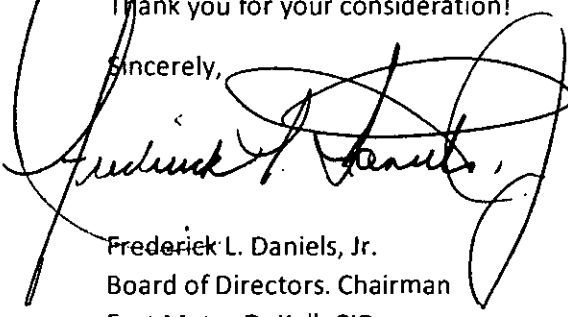
April 27, 2015

Dear Commissioner Stan Watson and Commissioner Larry Johnson,

The East Metro DeKalb Community Improvement District requests that DeKalb County authorize the expansion of the East Metro DeKalb Community Improvement District to include the property owners outlined in the Tax Commissioners' certification letter dated April 27, 2015.

Thank you for your consideration!

Sincerely,



Frederick L. Daniels, Jr.
Board of Directors, Chairman
East Metro DeKalb CID



CLAUDIA G. LAWSON
Tax Commissioner
DeKalb County, GA

Office of the Tax Commissioner

April 27, 2015

RE: East Metro Community Improvement District Expansion

Dear Nicole M. Hall:

I hereby certify that a majority of the owners within the East Metro Community Improvement District ("East Metro CID") as defined by the attached list, representing at least 75% of the total property value have consented to expand the East Metro CID. Attached is a spreadsheet entitled "East Metro DeKalb Community Improvement District Expansion" that identifies the consenting/non consenting owners and the value of their respective properties.

Based on the information provided to our office, the number of property owners within the East Metro CID providing written consent is 5, which represents a majority (56%) of the total number of owners. The percent by value of real property within the East Metro CID owned by the consenting majority is 77%.

This correspondence is sent pursuant to Section 4 of the Local Act of the Georgia Legislature governing the creation of community improvement districts in DeKalb County, which is set forth at 2008 Ga. Laws 3817.

Sincerely,

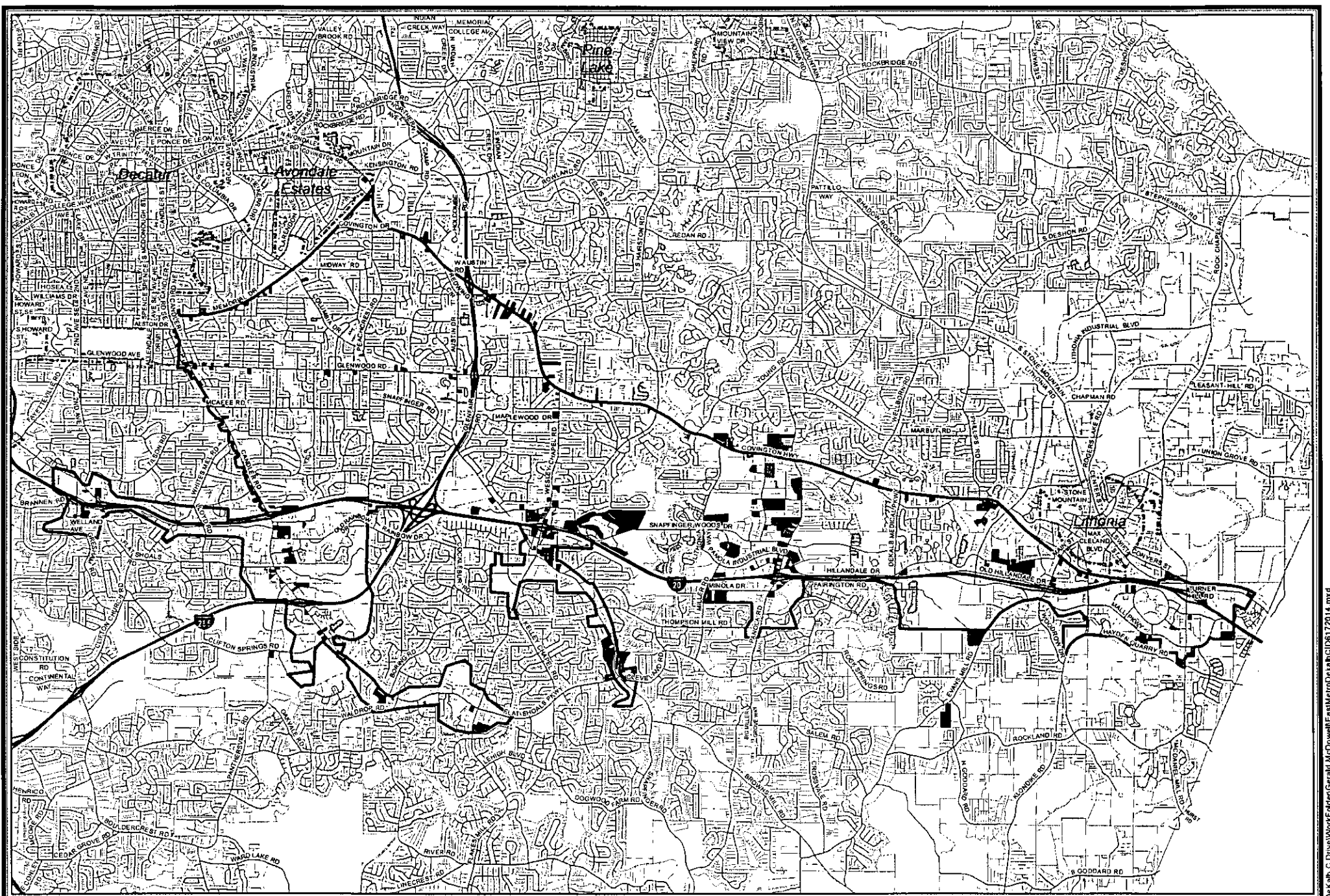
Pamela Partain
Director, Property Tax

East Metro DeKalb CID - 2015 Expansion

C# N#	PARCEL ID	Owner of Record	Property Address	Total Value	Type
1	15 137 04 005	DYSON-EVANS SANDRA	2364 CANDLER ROAD	\$ 97,300	C
2	16 039 04 034	HALPERN ENTERPRISES INC	6024 COVINGTON HIGHWAY	\$ 2,554,269	C
	16 039 04 055	HALPERN ENTERPRISES INC	2255 PANOLA ROAD	\$ 450,800	C
	16 039 04 056	HALPERN ENTERPRISES INC	6038 COVINGTON HIGHWAY	\$ 502,228	C
3	15 196 01 083	NONYE-JOHN MARTIN NONYE-JOHN FUNMILAYO	4406 CONVINGTON HIGHWAY	\$ 200,300	C
4	15 183 26 006	WASHINGTON LUTHER	3182 GLENWOOD ROAD	\$ 173,200	C
5	15 125 01 004	FRIENDSHIP FOUNDATION INC	3951 SNAPPINGER PKWY	\$ 2,470,600	C
				\$ 6,448,697	

1	15 126 02 007	BHAKTA HOSPITALITY	2565 WESLEY CHAPEL ROAD	\$ 850,000	NC
2	15 126 03 002	GOLDEN EAGLE PARTNERS LLC	2586 WESLEY CHAPEL ROAD	\$ 350,000	NC
3	15 126 02 008	SAHIL & SHAAYAAN BROTHERS LLC	2555 WESLEY CHAPEL ROAD	\$ 235,000	NC
4	15 126 02 001	CHATEAU BENYAY DECATUR LLC	2533 WESLEY CHAPEL ROAD	\$ 527,400	NC
				\$ 1,962,400	

[REDACTED]		
Consenting Total Value (must be 75%)	\$ 6,448,697	77%
Total Values	\$ 8,411,097	
[REDACTED]		
Total Consenting Properties (must be greater than 50%)	5	56%
Total Properties	9	



East Metro DeKalb CID





DeKalb County, GA

04/27/2015

Data Source:



Legend

-  Existing Parcels
-  2015 Expansion Parcels
-  GIS.TaxParcel
-  EMDCIDBoundary



DeKalb County GIS Disclaimer

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267 **SECTION 1.05.**
 268 Tourism, conventions, and trade shows.
 269 The Stonecrest Convention and Visitors Bureau is hereby created.

270 **SECTION 1.06.**
 271 Stonecrest/Lithonia Industrial Park Community Improvement District.

272 (a) The purpose of this section is to provide for the creation of a community improvement
 273 district within the City of Stonecrest subject to the conditions prescribed in Article IX,
 274 Section VII, Paragraph III of the Constitution of the State of Georgia. Such district shall be
 275 created for the provision of such of the following governmental services and facilities as may
 276 be provided for in the resolution activating such district, or as may be adopted by resolutions
 277 of the majority of the electors and the majority of the equity electors as defined in this
 278 section:

- 279 (1) Street and road construction and maintenance, including curbs, sidewalks, street
 280 lights, and devices to control the flow of traffic on streets and roads;
- 281 (2) Parks and recreational areas and facilities;
- 282 (3) Stormwater and sewage collection and disposal systems;
- 283 (4) Development, storage, treatment, purification, and distribution of water;
- 284 (5) Public transportation;
- 285 (6) Terminal and dock facilities and parking facilities; and
- 286 (7) Such other services and facilities as may be provided for by general law.

287 (b) Definitions. As used in this section, the term:

- 288 (1) "Agricultural" means the growing of crops for sale or the raising of animals for sale
 289 or use, including the growing of field crops and fruit or nut trees, the raising of livestock
 290 or poultry, and the operation of dairies, horse boarding facilities, and riding stables.
- 291 (2) "Board" means the governing body created for the governance of the community
 292 improvement district authorized by this section.
- 293 (3) "Caucus of electors" means the meeting of electors as provided in this section at
 294 which the elected board members of the district are elected or at which the governmental
 295 services and facilities to be provided by the district are determined. A quorum at such
 296 caucus shall consist of no less than 25 percent of electors and no less than 25 percent of
 297 equity electors present in person or proxy, and a majority of those present and voting
 298 shall be necessary to take any action. Notice of such meeting shall be given to such
 299 electors and equity electors by publishing notice thereof in the legal organ of the City of
 300 Stonecrest at least once each week for four weeks prior to such meeting.

- 301 (4) "Cost of the project" or "cost" of any project means and includes:
- 302 (A) All costs of acquisition by purchase or otherwise, construction, assembly,
- 303 installation, modification, renovation, or rehabilitation incurred in connection with any
- 304 project or any part of any project;
- 305 (B) All costs of real property, fixtures, or personal property used in or in connection
- 306 with or necessary for any project or for any facilities related thereto, including, but not
- 307 limited to, the cost of all land, estates for years, easements, rights, improvements, water
- 308 rights, connections for utility services, fees, franchises, permits, approvals, licenses, and
- 309 certificates; the cost of securing any such franchises, permits, approvals, licenses, or
- 310 certificates; the cost of preparation of any application therefor; and the cost of all
- 311 fixtures, machinery, equipment including all transportation equipment and rolling stock,
- 312 furniture, and other property used in or in connection with or necessary for any project;
- 313 (C) All financing charges and loan fees and all interest on bonds, notes, or other
- 314 obligations of a district which accrue or are paid prior to and during the period of
- 315 construction of a project and during such additional period as the board may reasonably
- 316 determine to be necessary to place such project in operation;
- 317 (D) All costs of engineering, surveying, architectural, and legal services and all
- 318 expenses incurred by engineers, surveyors, architects, and attorneys in connection with
- 319 any project;
- 320 (E) All expenses for inspection of any project;
- 321 (F) All fees of fiscal agents, paying agents, and trustees for bondholders under any trust
- 322 agreement, indenture of trust, or similar instrument or agreement all expenses incurred
- 323 by any such fiscal agents, paying agents, and trustees; and all other costs and expenses
- 324 incurred relative to the issuances of any bonds, notes, or other obligations for any
- 325 project;
- 326 (G) All expenses of or incidental to determining the feasibility or practicability of any
- 327 project;
- 328 (H) All costs of plans and specifications for any project;
- 329 (I) All costs of title insurance and examinations of title with respect to any project;
- 330 (J) Repayment of any loans made for the advance payment of any part of the foregoing
- 331 costs, including interest thereon and any other expenses of such loans;
- 332 (K) Administrative expenses of the board and such other expenses as may be necessary
- 333 for or incidental to any project or the financing thereof or the placing of any project in
- 334 operation; and
- 335 (L) The establishment of a fund or funds for the creation of a debt service reserve, a
- 336 renewal and replacement reserve, or such other funds or reserves as the board may
- 337 approve with respect to the financing and operation of any project and as may be

338 authorized by any bond resolution, trust agreement, indenture of trust, or similar
339 instrument or agreement pursuant to the provisions of which the issuance of any bonds,
340 notes, or other obligations of the district may be authorized.

341 Any cost, obligation, or expense incurred for any of the foregoing purposes shall be a part
342 of the cost of the project and may be paid or reimbursed as such out of the proceeds of
343 bonds, notes, or other obligations issued by the district.

344 (5) "District" means the geographical area designated as such by the resolution of the city
345 council consenting to the creation of the community improvement district or as thereafter
346 modified by any subsequent resolution of the city council within which the district is or
347 is to be located, or a body corporate and politic being a community improvement district
348 created and activated pursuant hereto, as the context requires or permits.

349 (6) "Electors" means the owners of real property used nonresidentially within the district
350 which is subject to taxes, fees, and assessments levied by the board, as they appear on the
351 most recent ad valorem real property tax return records of DeKalb County, or one officer
352 or director of a corporate elector, one trustee of a trust which is an elector, one partner of
353 a partnership elector, or one designated representative of an elector whose designation
354 is made in writing. An owner of property that is subject to taxes, fees, or assessments
355 levied by the board shall have one vote for an election based on numerical majority. An
356 owner of multiple parcels has one vote, not one vote per parcel, for an election based on
357 numerical majority. Multiple owners of one parcel have one vote for an election based
358 on numerical majority which must be cast by one of their number who is designated in
359 writing.

360 (7) "Equitably apportioned among the properties subject to such taxes, fees, and
361 assessments according to the need for governmental services and facilities created by the
362 degree of density of development of each such property", with reference to taxes, fees,
363 and assessments levied by the board, means that the burden of the taxes, fees, and
364 assessments shall be apportioned among the properties subject thereto based upon the
365 values established in the most recent ad valorem tax reassessment of such properties
366 certified by the chairperson of the DeKalb County Board of Tax Assessors, or with
367 respect to fees and assessments may be apportioned among the properties subject thereto
368 in direct or approximate proportion to the receipt of services or benefits derived from the
369 improvements or other activities for which the taxes, fees, or assessments are to be
370 expended, or with respect to fees and assessments may be apportioned in any other
371 manner or combination of manners deemed equitable by the board, including, but not
372 limited to, the recognition of differential benefits which may reasonably be expected to
373 accrue to new land development in contrast to lands and improvements already in
374 existence at the time of creation of the community improvement district.

- 375 (8) "Equity electors" means electors who cast votes equal to each \$1,000.00 in value of
376 all owned real property within the district which is then subject to taxes, fees, and
377 assessments levied by the board. The value of real property shall be the assessed value.
378 In the event the owner shall have multiple owners or be a corporation, trust, partnership,
379 limited liability company, or any other entity, one person shall be designated as elector
380 and such designation shall be made in writing.
- 381 (9) "Forestry" means the planting and growing of trees for sale in a program which
382 includes reforestation of harvested trees, regular underbrush and undesirable growth
383 clearing, fertilizing, pruning, thinning, cruising, and marking which indicate an active
384 tree-farming operation. It does not include the casual growing of trees on land otherwise
385 idle or held for investment, even though some harvesting of trees may occur thereon.
- 386 (10) "Project" means the acquisition, construction, installation, modification, renovation,
387 or rehabilitation of land, interests in land, buildings, structures, facilities, or other
388 improvements, including operation of facilities or other improvements, located or to be
389 located within or otherwise providing service to the district and the acquisition,
390 installation, modification, renovation, rehabilitation, or furnishing of fixtures, machinery,
391 equipment, furniture, or other property of any nature whatsoever used on, in, or in
392 connection with any such land, interest in land, building, structure, facility, or other
393 improvement; the creation, provision, enhancement, or supplementing of public services
394 such as fire, police, and other services, provided that same do not conflict with or
395 duplicate existing public services; and all for the essential public purposes set forth in
396 subsection (a) of this section.
- 397 (11) "Property owner" or "owner of real property" means any entity or person shown as
398 a taxpayer for one or more parcels of real estate on the most recent ad valorem tax
399 records of DeKalb County within the district. Ownership as shown by the most recent
400 ad valorem real property tax records of DeKalb County shall be prima-facie proof of
401 ownership. Multiple owners of one parcel shall constitute one property owner and shall
402 designate in writing one of their number to represent the whole.
- 403 (12) "Property used nonresidentially" means property or any portion thereof used for
404 neighborhood shopping, planned shopping center, general commercial, transient lodging
405 facilities, tourist services, office or institutional, office services, light industry, heavy
406 industry, central business district, parking, or other commercial or business use or vacant
407 land zoned or approved for any of the aforementioned uses which do not include
408 residential.
- 409 (13) "Residential" means a specific work or improvement undertaken primarily to
410 provide single-family or multifamily dwelling accommodations for persons and families
411 and such community facilities as may be incidental or appurtenant thereto.

412 (14) "Taxpayer" means an entity or person paying ad valorem taxes on real property
413 whether on one or more parcels of property within the district. Multiple owners of one
414 parcel shall constitute one taxpayer and shall designate in writing one of their number to
415 represent the whole.

416 (c) Creation. Pursuant to Article IX, Section VII of the Constitution of the State of Georgia,
417 there is created an administrative body being one community improvement district to be
418 located wholly within the City of Stonecrest, to be known as the Stonecrest/Lithonia
419 Industrial Park Community Improvement District, provided that the creation of the
420 community improvement district shall be conditioned upon:

421 (1) The adoption of a resolution consenting to the creation of the community
422 improvement district by the City of Stonecrest city council; and

423 (2) The written consent to the creation of the community improvement district by:

424 (A) A majority of the owners of real property within the district which will be subject
425 to taxes, fees, and assessments levied by the administrative body of the community
426 improvement district; and

427 (B) The owners of real property within the district which constitutes at least 75 percent
428 by value of all real property within the district which will be subject to taxes, fees, and
429 assessments levied by the administrative body of the community improvement district.

430 For this purpose, value shall be determined by the most recent approved DeKalb
431 County ad valorem tax digest.

432 The written consent provided for in this paragraph shall be submitted to the tax
433 commissioner of DeKalb County, who shall certify whether subparagraphs (A) and (B)
434 of this paragraph have been satisfied with respect to each such proposed district.

435 Neither the community improvement district nor the administrative body created pursuant
436 to this section shall transact any business or exercise any powers under this section until the
437 foregoing conditions are met. A copy of such resolutions shall be filed with the Secretary
438 of State, who shall maintain a record of the district activated under this section, and filed with
439 the Department of Community Affairs.

440 (d) Administration, appointment, and election of the members of the administrative body.

441 (1) The district created pursuant to this section shall be administered by a board
442 composed of seven board members to be appointed and elected as provided in this
443 section. Two board members shall be appointed by the city council. Two board
444 members shall be elected by the vote of electors, and three members shall be elected by
445 the vote of equity electors. The members representing the electors and equity electors
446 shall be elected to serve in post positions 1 through 5, respectively. Each elected board
447 member shall receive a majority of the votes cast for the post for which he or she is a
448 candidate. Votes for Posts 1 and 2 shall be cast by electors and votes for Posts 3, 4, and

449 5 shall be cast by equity electors. The initial term of office for the members representing
450 Posts 1 and 4 shall be one year. The initial term of office for the members representing
451 Posts 2 and 5 shall be two years, and the initial term of office of the members
452 representing Post 3 shall be three years. Thereafter, all terms of office for the elected
453 board members shall be for three years. The appointed board members shall serve at the
454 pleasure of the city council.

455 (2) The initial board members to be elected as provided in subsection (a) of this section
456 shall be elected in a caucus of electors which shall be held within 90 days after the
457 adoption of the resolutions and obtaining the written consents herein provided at such
458 time and place within the district as the city council shall designate after notice thereof
459 shall have been given to said electors by publishing same in the legal organ of the City
460 of Stonecrest. Thereafter, there shall be conducted biennially, not later than 60 days
461 following the last day for filing ad valorem real property tax returns in DeKalb County,
462 a caucus of electors at such time and place within the district as the board shall designate
463 in such notice for the purpose of electing board members to those board member
464 positions whose terms expire or are vacant. If a vacancy occurs in an elected position on
465 the board the board shall, within 60 days thereof, call a special election to fill the same
466 to be held within 60 days of the call unless such vacancy occurs within 180 days of the
467 next regularly scheduled election, in which case a special election may, but need not, be
468 called.

469 (3) Board members shall be subject to recall as any other elected public official by the
470 electors defined by this section.

471 (4) Board members shall receive no compensation for their services, but shall be
472 reimbursed for reasonable expenses actually incurred in the performance of their duties.
473 They shall elect one of their number as chairperson and another of their number as vice
474 chairperson. They shall also elect a secretary and a treasurer, or a secretary-treasurer,
475 either of whom may, but need not, be a member of the board or an elector.

476 (5) Chapter 2 of Title 21 of the O.C.G.A., the "Georgia Election Code," shall not apply
477 to the election of district board members. The district board may adopt such bylaws not
478 inconsistent herewith to provide for any matter concerning such elections.

479 (e) Taxes, fees, and assessments.

480 (1) The board may levy taxes, fees, and assessments within the district only on real
481 property used nonresidentially, specifically excluding all property exempt from ad
482 valorem taxation under the Constitution or laws of the State of Georgia; all property used
483 for residential, agricultural, or forestry purposes; and all tangible personal property and
484 intangible property. Any tax, fee, or assessment so levied shall not exceed 0.5 percent
485 of the aggregate assessed value of all such real property. The taxes, fees, and assessments

486 levied by the board shall be equitably apportioned among the properties subject to such
487 taxes, fees, and assessments according to the need for governmental services and facilities
488 created by the degree of density of development of each such property. The proceeds of
489 taxes, fees, and assessments levied by the board shall be used only for the purpose of
490 providing governmental services and facilities which are specially required by the degree
491 of density of development within the district and not for the purpose of providing those
492 governmental services and facilities provided to the county or municipality as a whole.
493 Any tax, fee, or assessment so levied shall be collected by DeKalb County in the same
494 manner as taxes, fees, and assessments are levied by DeKalb County. Delinquent taxes
495 shall bear the same interest and penalties as DeKalb County taxes and may be enforced
496 and collected in the same manner. The proceeds of taxes, fees, and assessments so
497 levied, less a fee to cover the costs of collection of 1 percent of such proceeds, but not
498 more than \$25,000.00 at any one calendar year, shall be transmitted by DeKalb County
499 to the board and shall be expended by the board only for the purposes authorized by this
500 section.

501 (2) The board shall levy the taxes, fees, and assessments in subsection (a) of this section
502 subsequent to the report of the assessed taxable values for the current calendar year and
503 notify in writing DeKalb County so it may include the levy on its regular ad valorem tax
504 bills. All taxes, fees, and assessments levied by the board and collected by DeKalb
505 County shall be segregated, and neither the City of Stonecrest nor the DeKalb County
506 Tax Commissioner shall expend such funds for any purpose not authorized by the board
507 except as authorized in subsection (a) of this section.

508 (3) If, but for this provision, a parcel of real property is removed from the district or
509 otherwise would become not subject to taxation, it shall continue to bear its tax millage
510 then extant upon such event for bonded indebtedness of the district then outstanding until
511 said bonded indebtedness then outstanding is paid or refunded.

512 (4) Each property owner paying taxes, fees, or assessments levied by the board for any
513 public facility as set forth in subsection (a) of this section may, upon application to the
514 city council, receive a credit equal to the present value of all such taxes, fees, and
515 assessments toward any impact fee as may be levied by the City of Stonecrest against
516 such property for system improvements which are in the same category as said public
517 facility in accordance with Chapter 71 of Title 36 of the O.C.G.A., the "Georgia
518 Development Impact Fee Act." Application for such development impact fee credit may
519 be granted by legislative action of the city council in its discretion.

- 520 (f) Boundaries of the district.
- 521 (1) The boundaries of the district shall be as designated as such by the city council as set
522 forth in the resolution required in subsection (c) of this section, or as may thereafter be
523 added as provided in this section.
- 524 (2) The boundaries of the district may be increased after the initial creation of the district
525 pursuant to the following:
- 526 (A) Written consent of a majority of the owners of real property within the area sought
527 to be annexed into the district and which will be subject to taxes, fees, and assessments
528 levied by the board of the district;
- 529 (B) Written consent of owners of real property within the area sought to be annexed
530 into the district which constitutes at least 75 percent by value of the property which will
531 be subject to taxes, fees, and assessments levied by the board. For this purpose, value
532 shall be determined by the most recent approved county ad valorem tax digest;
- 533 (C) The adoption of a resolution consenting to the annexation into the district by the
534 board of the district; and
- 535 (D) The adoption of a resolution consenting to the annexation into the district by the
536 city council.
- 537 (g) Debt. Except as otherwise provided in this section, each district may incur debt without
538 regard to the requirements of Article IX, Section V of the Constitution of Georgia, or any
539 other provision of law, prohibiting or restricting the borrowing of money or the creation of
540 debt by political subdivisions of the State of Georgia, which debt shall be backed by the full
541 faith and credit and taxing power of the district but shall not be an obligation of the State of
542 Georgia, DeKalb County, the City of Stonecrest, or any other unit of government of the State
543 of Georgia other than the district.
- 544 (h) Cooperation with the City of Stonecrest. The services and facilities provided pursuant
545 to this section shall be provided for in a cooperation agreement executed jointly by the board
546 and by the City of Stonecrest. The provisions of this section shall in no way limit the
547 authority of the City of Stonecrest to provide services or facilities within the district; and the
548 City of Stonecrest shall retain full and complete authority and control over any of its facilities
549 located within its respective areas of any district. Such control shall include, but not be
550 limited to, the modification of, access to, and degree and type of services provided through
551 or by facilities of the county. Nothing contained in this section shall be construed to limit
552 or preempt the application of any governmental laws, ordinances, resolutions, or regulations
553 to the district or the services or facilities provided therein.

554 (i) Powers.

555 (1) The district and its board created pursuant hereto shall have all of the powers
556 necessary or convenient to carry out and effectuate the purposes and provisions of this
557 section, including, without limiting the generality of the foregoing, the power:

558 (A) To bring and defend actions;

559 (B) To adopt and amend a corporate seal;

560 (C) To make and execute contracts, agreements, and other instruments necessary or
561 convenient to exercise the powers of the board or to further the public purposes for
562 which the district is created, including, but not limited to, contracts for construction of
563 projects, leases of projects, contracts for sale of projects, agreements for loans to
564 finance projects contracts with respect to the use of projects, and agreements with other
565 jurisdictions of community improvement districts regarding multi-jurisdictional projects
566 or services or for other cooperative endeavors to further the public purposes of the
567 district;

568 (D) To acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real
569 and personal property of every kind and character, or any interest therein, in furtherance
570 of the public purposes of the district;

571 (E) To finance by loan, grant, lease, or otherwise; to construct, erect, assemble,
572 purchase, acquire, own, repair, remodel, renovate, rehabilitate, modify, maintain,
573 extend, improve, install, sell, equip, expand, add to, operate, or manage projects; and
574 to pay the cost of any project from the proceeds of the district or any other funds of the
575 district, or from any contributions or loans by persons, corporations, partnerships,
576 whether limited or general, or other entities, all of which the board is authorized to
577 receive, accept, and use;

578 (F) To borrow money to further or carry out its public purposes and to execute bonds,
579 notes, other obligations, leases, trust indentures, trust agreements, agreements for the
580 sale of its bonds, notes or other obligations, loan agreements, security agreements,
581 assignments, and such other agreements or instruments as may be necessary or
582 desirable, in the judgment of the board, to evidence and to provide security for such
583 borrowing;

584 (G) To issue bonds, notes, or other obligations of the district and use the proceeds for
585 the purpose of paying all or any part of the cost of any project and otherwise to further
586 or carry out the public purposes of the district and to pay all costs of the board
587 incidental to, or necessary and appropriate to, furthering or carrying out such purposes;

588 (H) To make application directly or indirectly to any federal or county government or
589 agency or to any other source, whether public or private, for loans, grants, guarantees,
590 or other financial assistance in furtherance of the district's public purposes and to accept

- 591 and use the same upon such terms and conditions as are prescribed by such federal,
592 state, or county government or agency or other source;
- 593 (I) To enter into agreements with the federal government or any agency thereof to use
594 the facilities or services of the federal government or any agency thereof in order to
595 further or carry out the public purposes of the district;
- 596 (J) To contract for any period, not exceeding 50 years, with the State of Georgia, any
597 institution or instrumentality of the State of Georgia, or any municipal corporation,
598 county, or political subdivision of this state for the use by the district of any facilities
599 or services of the state or any such institution or instrumentality of this state or any
600 municipal corporation, county, or political subdivision of this state, or for the use by
601 any institution or instrumentality of this state, any municipal corporation, county, or
602 political subdivision of this state of any facilities or services of the district, provided
603 that such contracts shall deal with such activities and transactions as the district and any
604 such political subdivision with which the district contracts are authorized by law to
605 undertake;
- 606 (K) To receive and use the proceeds of any tax levied by the county to pay the costs
607 of any project or for any other purpose for which the board may use its own funds
608 pursuant hereto;
- 609 (L) To receive and administer gifts, grants, and devises of money and property of any
610 kind and to administer trusts;
- 611 (M) To use any real property, personal property, or fixtures or any interest therein or
612 to rent or lease such property to or from others or make contracts with respect to the use
613 thereof or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or
614 grant options for any such property in any manner as it deems to be the best advantage
615 of the district and the public purposes thereof;
- 616 (N) To appoint, select, and employ engineers, surveyors, architects, urban or city
617 planners, fiscal agents, attorneys, and others and to fix their compensation and pay their
618 expenses;
- 619 (O) To encourage and promote the improvement and development of the district and
620 to make, contracts for, or otherwise cause to be made long-range plans or proposals for
621 the district in cooperation with DeKalb County and the City of Stonecrest;
- 622 (P) To adopt bylaws governing the conduct of business by the board, the election and
623 duties of officers of the board, and other matters which the board determines to deal
624 with in its bylaws;
- 625 (Q) To exercise any power granted by the laws of this state to public or private
626 corporations which is not in conflict with the public purposes of the district;

- 627 (R) To invest its funds, whether derived from the issuance of bonds or otherwise, in
628 such manner as it may deem prudent and appropriate, without further restriction;
- 629 (S) To create, provide, enhance, or supplement public services such as fire, police, and
630 other such services as may be deemed necessary, provided that said public services do
631 not conflict with or duplicate existing DeKalb County or municipal services; and
- 632 (T) To do all things necessary or convenient to carry out the powers conferred by this
633 section.
- 634 (2) The powers enumerated in each subparagraph of paragraph (1) of this subsection are
635 cumulative of and in addition to those powers enumerated in this subsection and
636 elsewhere in this section; and no such power limits or restricts any other power of the
637 board.
- 638 (3) The powers enumerated in each subparagraph of paragraph (1) of this subsection are
639 conferred for an essential governmental function for a public purpose, and the revenues
640 and debt of any district shall not be subject to taxation.
- 641 (j) Bonds-Generally.
- 642 (1) Notes or other obligations issued by a district other than general obligation bonds
643 shall be paid solely from the property pledged to pay such notes or other obligations.
644 General obligation bonds issued by any district shall constitute a general obligation of the
645 district to the repayment of which the full faith and credit and taxing power of the district
646 shall be pledged.
- 647 (2) All bonds, notes, and other obligations of any district shall be authorized by
648 resolution of the board, adopted by a majority vote of the board members at a regular or
649 special meeting.
- 650 (3) Bonds, notes, or other obligations shall bear such date or dates, shall mature at such
651 time or times not more than 40 years from their respective dates, shall bear interest at
652 such rate or rates which may be fixed or may fluctuate or otherwise change from time to
653 time, shall be subject to redemption on such terms, and shall contain such other terms,
654 provisions, covenants, assignments, and conditions as the resolution authorizing the
655 issuance of such bonds, notes, or other obligations may permit or provide. The terms,
656 provisions, covenants, assignments, and conditions contained in or provided or permitted
657 by any resolution of the board authorizing the issuance of such bonds, notes, or other
658 obligations shall bind the board members of the district then in office and their
659 successors.
- 660 (4) The board shall have power from time to time and whenever it deems it expedient to
661 refund any bonds by the issuance of new bonds, whether or not the bonds to be refunded
662 have matured, and may issue bonds partly to refund bonds then outstanding and partly
663 for any other purpose permitted by this section. The refunding bonds may be exchanged

664 for the bonds to be refunded, with such cash adjustments as may be agreed upon, or may
665 be sold and the proceeds applied to the purchase or redemption of the bonds to be
666 refunded.

667 (5) There shall be no limitation upon the interest rates or any maximum interest rate or
668 rates on any bonds, notes, or other obligations of any district, and the usury laws of this
669 state shall not apply to bonds, notes, or other obligations of any district.

670 (6) Bonds issued by a district may be in such form, either coupon or fully registered, or
671 both coupon and fully registered, and may be subject to such exchangeability and
672 transferability provisions as the bond resolution authorizing the issuance of such bonds
673 or any indenture or trust agreement may provide.

674 (7) All bonds issued by a district pursuant to this section shall be issued and validated
675 under and in accordance with Article 3 of Chapter 82 of Title 36 of the O.C.G.A., the
676 "Georgia Revenue Bond Law." The signature of the clerk of the Superior Court of
677 DeKalb County may be made on the certificate of validation of such bonds by facsimile
678 or by manual execution, stating the date on which such bonds were validated; and such
679 entry shall be original evidence of the judgment of validation and shall be received as
680 original evidence in any court in this state.

681 (8) In lieu of specifying the actual rate or rates of interest, the principal amount, and the
682 maturities of such bonds, the notice to the district attorney or the Attorney General; the
683 notice to the public of the time, place, and date of the validation hearing; and the petition
684 and complaint for validation may state that the bonds when issued will bear interest at a
685 rate not exceeding a maximum per annum rate of interest which may be fixed or may
686 fluctuate or otherwise change from time to time so specified and that the principal amount
687 will not exceed a specified amount and the final maturity date will not be later a date
688 specified in such notices and petition and complaint or may state that, in the event the
689 bonds are to bear different rates of interest for different maturity dates, none of such rates
690 will exceed the maximum rate which may be fixed or may fluctuate or otherwise change
691 from time to time so specified; provided, however, that nothing in this subsection shall
692 be construed as prohibiting or restricting the right of a board to sell such bonds at a
693 discount, even if in doing so the effective interest cost resulting would exceed the
694 maximum per annum interest rate specified in such notices and in the petition and
695 complaint.

696 (9) The terms "cost of the project" and "cost of any project" shall have the meaning
697 prescribed in this section whenever those terms are referred to in bond resolutions of a
698 board; in bonds, notes, or other obligations of the district; or in notices or proceedings to
699 validate such bonds, notes, or other obligations of a district.

700 (k) Authorized contents of agreements and instruments; use of proceeds of sale bonds,
701 notes, and other obligations; subsequent issues of obligations.

702 (1) Subject to the limitations and procedures provided by this section and by
703 subsection (j) of this section, the agreements or instruments executed by a board may
704 contain such provisions not inconsistent with law as shall be determined by the board.

705 (2) The proceeds derived from the sale of all bonds, notes, and other obligations issued
706 by a district shall be held and used for the ultimate purpose of paying, directly or
707 indirectly as permitted by this section, all or part of the cost of any project, or for the
708 purpose of refunding any bonds, notes, or other obligations issued in accordance with this
709 section.

710 (3) Issuance by a board of one or more series of bonds, notes, or other obligations for one
711 or more purposes shall not preclude it from issuing other bonds, notes, or other
712 obligations in connection with the same project or with any other projects; but the
713 proceeding wherein any subsequent bonds, notes, or other obligations are issued shall
714 recognize and protect any prior loan agreement, security agreement, or other agreement
715 or instrument made for any prior issue of bonds, notes, or other obligations, unless in the
716 resolution authorizing such prior issue the right is expressly reserved to the board to issue
717 subsequent bonds, notes, or other obligations on a parity with such prior issue.

718 (4) In the event that the district shall be terminated in accordance with this section, the
719 board shall serve until December 31 of the year in which termination shall be approved
720 for the purpose of concluding any ongoing matters and projects, but, if such cannot be
721 concluded by December 31, then the city council shall assume the duties of the
722 administrative board and shall be expressly authorized to exercise the authority of the
723 administrative board. In the alternative, the city council may, by resolution, assume all
724 rights and obligations of the district, either bonds or otherwise, and the district shall cease
725 to exist upon the adoption of such resolution.

726 (l) Construction; applicability of Chapter 5 of Title 10 of the O.C.G.A., the "Georgia
727 Uniform Securities Act of 2008"; notice, proceeding, publication, referendum. This section
728 shall be liberally construed to effect the purposes hereof. The offer, sale, or issuance of
729 bonds, notes, or other obligations by a district shall not be subject to regulation under
730 Chapter 5 of Title 10 of the O.C.G.A., the "Georgia Uniform Securities Act of 2008." No
731 notice, proceeding, or publication except those required in this section shall be necessary to
732 the performance of any action authorized hereby, nor shall any such action be subject to
733 referendum.

734 (m) Dissolution.

735 (1) Any district activated under the provisions of this section may be dissolved. The
736 conditions for such dissolution shall be:

- 737 (A) The adoption of a resolution approving of the dissolution of the community
738 improvement district by the city council; and
- 739 (B) The written consent to the dissolution of the community improvement district by:
740 (i) Two-thirds of the owners of real property within the district which are subject to
741 taxes, fees, and assessments levied by the board of the district; and
742 (ii) The owners of real property constituting at least 75 percent by value of all real
743 property within the district which are subject to taxes, fees, and assessments levied
744 by the board. For this purpose, value shall be determined by the most recent approved
745 county ad valorem tax digest.
- 746 The written consent provided for in this subparagraph shall be submitted to the DeKalb
747 County Tax Commissioner, who shall certify whether divisions (i) and (ii) of this
748 subparagraph have been satisfied with respect to each proposed district dissolution.
- 749 (2) In the event that successful action is taken pursuant to this subsection to dissolve the
750 district, the dissolution shall become effective at such time as all debt obligations of the
751 district have been satisfied. Following a successful dissolution action and until the
752 dissolution becomes effective, no new projects may be undertaken, obligations or debts
753 incurred, or property acquired.
- 754 (3) Upon a successful dissolution action, all noncash assets of the district other than
755 public facilities or land or easements to be used for such public facilities, as described in
756 subsection (a) of this section, shall be reduced to cash and, along with all other cash on
757 hand, shall be applied to the repayment of any debt obligation of the district. Any cash
758 remaining after all outstanding obligations are satisfied shall be refunded to DeKalb
759 County.
- 760 (4) When a dissolution becomes effective, the City of Stonecrest shall take title to all
761 property previously in the ownership of the district and all taxes, fees, and assessments
762 of the district shall cease to be levied and collected.

763 ARTICLE II

764 GOVERNMENT STRUCTURE, ELECTIONS, AND LEGISLATIVE BRANCH

765 SECTION 2.01.

766 City council creation; number; election.

- 767 (a) The legislative authority of the government of the City of Stonecrest, except as otherwise
768 specifically provided in this charter, shall be vested in a city council of which the mayor shall
769 be a voting member.
- 770 (b)(1) The city council of Stonecrest, Georgia, shall consist of five members plus the
771 mayor.

DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

HEARING TYPE
Action

BUSINESS AGENDA / MINUTES

MEETING DATE: August 9, 2011

ACTION TYPE
Resolution

SUBJECT: Stone Mountain Community Improvement District

DEPARTMENT: Board of Commissioners

PUBLIC HEARING: YES NO

ATTACHMENT: YES No

PAGES: 4

INFORMATION
CONTACT: Commissioner Elaine Boyer
Commissioner Sharon Barnes
Sutton
PHONE NUMBER: Commissioner Stan Watson

404-371-2844, 404-371-4907,
404-371-3053

Deferred 7/26/11

PURPOSE:

The purpose of this agenda item is consideration and approval of the Cooperation Agreement between DeKalb County and the Stone Mountain Community Improvement District.

NEED/IMPACT:

Creation of the Stone Mountain Community Improvement District was approved by the governing authority of DeKalb County and the Local Act requires that the services and facilities to be furnished within the CID shall be provided for in a cooperation agreement executed jointly by the CID and the county. The county and the CID desire to enter into a cooperation agreement to effectuate the organization and operation of the CID in accordance with the Local Act.

RECOMMENDATION(S):

The recommendation is approval of this cooperation agreement between DeKalb County and the Stone Mountain Community Improvement District.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION: II

MOTION was made by Commissioner Boyer, seconded by Commissioner Barnes Sutton and passed 7-0-0-0, for approval of this cooperation agreement between DeKalb County and the Stone Mountain Community Improvement District.

ADOPTED: AUG 09 2011
(DATE)
Larry Johnson

CERTIFIED: AUG 09 2011
(DATE)
Sharon Barnes Sutton

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: AUG 11 2011
(DATE)
Burrell E. E.

VETOED: _____
(DATE)

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	X			
DISTRICT 2 - JEFF RADER	X			
DISTRICT 3 - LARRY JOHNSON	X			
DISTRICT 4 - SHARON BARNES SUTTON	X			
DISTRICT 5 - LEE MAY	X			
DISTRICT 6 - KATHIE GANNON	X			
DISTRICT 7 - STAN WATSON	X			

COOPERATION AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of July, 2011, by and between DEKALB COUNTY, GEORGIA, a political subdivision of the State of Georgia ("County"), and the STONE MOUNTAIN COMMUNITY IMPROVEMENT DISTRICT ("CID").

WHEREAS, by Act of the Georgia Legislature, 2008 Ga. L. 588 (H.B. 816) ("Local Act"), the General Assembly provided for the creation of Community Improvement Districts in the unincorporated areas of the County; and

WHEREAS, the CID is intended to create a means to provide, supplement, and enhance various planning and improvements within the boundaries of the CID; and

WHEREAS, a majority of the owners of real property within the CID which will be subject to taxes, fees and assessments levied by the CID have consented in writing to the creation of the CID; and

WHEREAS, the owners of the real property within the CID which constitutes at least seventy-five percent (75%) by value of all real property within said CID, and which will be subject to taxes, fees and assessments levied by the CID according to the most recently approved County ad valorem tax digest, have consented in writing to the creation of the CID; and

WHEREAS, the DeKalb County Tax Commissioner has certified said consents in accordance with the Local Act; and

WHEREAS, the governing authority of the County approved the creation of the CID by Resolution; and

WHEREAS, the Local Act requires that the services and facilities to be furnished within the CID shall be provided for in a cooperation agreement executed jointly by the CID and the County; and

WHEREAS, the County and the CID desire to enter into a cooperation agreement to effectuate the organization and operation of the CID in accordance with the Local Act; and

NOW, THEREFORE, in consideration of the mutual covenants and benefits flowing to the parties, the County and the CID agree as follows:

1.

This Agreement shall in no way limit the authority of the County to provide services or facilities within the CID. The County shall retain full and complete authority and control over the provision of governmental services and over any of its facilities located within the CID.

2.

Both parties acknowledge that the CID is authorized to exercise such powers as granted under the Local Act as may be reasonably necessary to provide, supplement, and enhance various aspects of the CID.

3.

The CID shall not have any power or authority to contract in the name of, encumber, or create debt for or on behalf of the County.

4.

At the beginning of each calendar year, the County shall advise the CID of the County's plan for improvements and services within the CID, and the CID shall advise the County of the CID's plan to enhance and supplement the services provided within the CID. Any plans proposed by the CID shall be compatible with adopted County policies and planning for the CID's area. Each of the parties hereto shall endeavor to act in such manner so as to coordinate actions for the

maximum improvement of the CID and each shall endeavor not to duplicate services and actions so as to obtain efficiency of effort.

5.

The CID shall be responsible for providing notice of its regular meetings and minutes thereof to an individual designated by the County. Such individual shall be the County's Chief Executive Officer, whose address is 330 W. Ponce de Leon Avenue, 6th Floor, Decatur, Georgia 30030, unless the County notifies the CID of a replacement.

6.

The CID shall levy and tax the millage as provided by law each calendar year and shall notify the DeKalb County Tax Commissioner of the amount of the levy, in writing, so that the levy may be included on the regular County ad valorem tax bills.

7.

The County shall not be required to send out any special bills. Any tax, fee or assessment levied by the CID shall be collected by the County in the same manner as other property taxes levied and collected by the County.

8.

The County shall retain a fee equal to one percent (1%) of the proceeds of taxes, fees and assessments levied by the CID, or \$25,000.00 per calendar year, whichever is less, in accordance with the Local Act. The remaining proceeds shall be transmitted by the County to the CID within thirty (30) days after collection so as to be expended by the CID for the purposes stated herein.

9.

This Agreement shall expire upon the dissolution of the CID. This Agreement shall not be modified except by formal written action of all parties.

WHEREFORE, the parties have made and executed this Cooperation Agreement the day and year first above written.

STONE MOUNTAIN COMMUNITY IMPROVEMENT DISTRICT

DEKALB COUNTY, GEORGIA

By: 
Chairman, CID

By: _____
W. BURRELL ELLIS, JR.
Chief Executive Officer

Attest: 
Secretary, CID

(SEAL)

(OFFICIAL SEAL)


ATTEST:

BARBARA H. SANDERS, CCC
Clerk to the Board of Commissioners
and Chief Executive Officer of
DeKalb County, Georgia

APPROVED AS TO FORM:

APPROVED AS TO FORM:


Attorney for CID


Asst. County Attorney (SAML. BRANNEU, JR.)
DeKalb County, Georgia

DEKALB COUNTYITEM NO. **BOARD OF COMMISSIONERS**

HEARING TYPE

Preliminary

BUSINESS AGENDA / MINUTES**MEETING DATE:** March 10, 2015

ACTION TYPE

Resolution

SUBJECT: Agreement with the Stone Mountain Community Improvement District
Commission Districts – 1, 4, and 7

DEPARTMENT: Public Works - Transportation

PUBLIC HEARING: YES NOATTACHMENT: YES No

INFORMATION CONTACT: David Pelton

PAGES: 13

PHONE NUMBER: 770-492-5206

PURPOSE:

To consider entering into an Agreement with the Stone Mountain Community Improvement District (CID) to allow for county participation in projects sponsored by the CID; and

To consider authorizing up to \$100,000.00 in payments to the Stone Mountain Community Improvement District; and

To consider authorizing the Chief Executive Officer to execute all necessary documents pertaining to this project.

NEED/IMPACT:

On May 27, 2014, the Board of Commissioners appropriated \$200,000 in HOST funds for transportation-related projects in the Tucker-Northlake Community Improvement District and the Stone Mountain Community Improvement District. The proposed agreement with the Stone Mountain CID will allow the county to contribute a portion of these funds to projects sponsored by the Stone Mountain CID. The exact projects are not yet determined, but will likely include radius improvements at various intersections in the Stone Mountain CID to improve freight mobility and safety. This agreement is similar to agreements DeKalb County has entered into with Perimeter CID and Tucker-Northlake CID.

RECOMMENDATION(S):

Enter into an Agreement with the Stone Mountain Community Improvement District to allow for county participation in projects sponsored by the CID; and

Authorize up to \$100,000.00 in payments to the Stone Mountain Community Improvement District; and

Authorize the Chief Executive Officer to execute all necessary documents pertaining to this project.

FOR USE BY COMMISSION OFFICE/CLERK ONLY


ACTION : 2015-03-10 Item H4

MOTION was made by Stan Watson, seconded by Kathie Gannon and passed 6-0-0-0 to enter into an Agreement with the Stone Mountain Community Improvement District to allow for county participation in projects sponsored by the CID; Authorize up to \$100,000.00 in payments to the Stone Mountain Community Improvement District; and Authorize the INTERIM CHIEF EXECUTIVE OFFICER to execute all necessary documents pertaining to this project.

ADOPTED: MAR 10 2015
(DATE)


PRESIDING OFFICER
DEKALB COUNTY BOARD OF
COMMISSIONERS

CERTIFIED: MAR 10 2015
(DATE)


CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY INTERIM CHIEF EXECUTIVE OFFICER ONLY

APPROVED: MAR 19 2015
(DATE)


INTERIM CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____
(DATE)

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

FOR : Stan Watson, Kathie Gannon, Sharon Barnes Sutton, Larry Johnson, Jeff Rader, Nancy Jester

AGAINST : None

ABSTAIN : None

ABSENT : None

**MASTER AGREEMENT BETWEEN DEKALB COUNTY AND
STONE MOUNTAIN COMMUNITY IMPROVEMENT DISTRICT**

2015

This Agreement is made and entered into this ____ day of _____, ~~2014~~ by and between DeKalb County, Georgia ("County"), a political subdivision of the State of Georgia, and the Stone Mountain Community Improvement District ("CID"), a community improvement district organized and existing under the laws of the State of Georgia with offices in DeKalb County.

W I T N E S S E T H:

WHEREAS, the CID is a community improvement district authorized under 2008 Ga. Laws p. 3817; and

WHEREAS, the CID was created, in part, to address and improve transportation in the Stone Mountain Industrial Park area; and

WHEREAS, by Resolution adopted April 26th, 2011, the DeKalb County Board of Commissioners ("Board") determined that facilitating and expediting the implementation of transportation improvement projects in the Stone Mountain Industrial Park area through the CID will enhance air quality, reduce highway and street congestion, promote public safety, and generally improve the quality of life in the Stone Mountain Industrial Park area and the County as a whole; and

WHEREAS, the CID is uniquely positioned to facilitate and expedite the implementation of transportation improvement projects previously identified by the Board and yet to be identified by the Board; and

WHEREAS, the County desires to enter into a master agreement with the CID establishing the framework whereunder the CID will be authorized to proceed with the

implementation of transportation improvement projects identified by the Board and funded by the Homestead Option Sales Tax ("HOST").

NOW THEREFORE, in consideration of the mutual promises and benefits hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.

This Agreement is a master agreement that sets forth the basic terms and conditions pursuant to which CID will perform services for the County. This Agreement governs only such projects which are funded by proceeds of the HOST ("Project(s)"). Upon the identification and approval of a transportation improvement Project by the Board, the County will issue a written Notice to Proceed to the CID. The Notice to Proceed will specify the details for the Project and must include a term for completion and a total cost for the Project. CID will proceed to implement such Project consistent with the provisions of this Agreement and with any additional provisions associated with a particular Project as identified and approved by the Board and set forth in the Notice to Proceed. In the event of any discrepancy or inconsistency between the terms and conditions of the Agreement and the terms and conditions of a particular Project identified and approved by the Board as set forth in the Notice to Proceed, the latter shall govern and control.

2.

The services to be performed under this Agreement shall commence within ten (10) calendar days after CID's receipt of the first written Notice to Proceed from the County for an identified and approved Project and shall be for an initial term of three hundred sixty-five (365) calendar days from and including the date of receipt of the notice to proceed ("Initial Term") and shall automatically renew for five (5) additional terms of three hundred sixty-five (365) calendar

days upon the same terms and conditions as set forth in this Agreement unless the County provides written notice of its intent not to renew at least sixty (60) days prior to the expiration date of the current term of the Agreement. It is understood by the parties that more than one (1) Project may be in progress simultaneously during the term of this Agreement. It is further understood by the Parties that any outstanding Notices to Proceed terminate simultaneously with this Agreement.

In the case of termination of the Agreement before completion of the work, CID will be paid only for the work completed as of the date of termination as determined by the County.

3.

Within ten (10) business days of the identification and approval by the Board of a Project, the County shall place the sum(s) identified by the Board into an appropriate account established by the County's Director of Finance and notify the CID of same by issuing a Notice to Proceed.

4.

Within ten (10) days of receipt of the Notice to Proceed, and after consulting with the County's Director of Public Works, the CID shall proceed to enter into a contract with a qualified engineering firm or construction firm ("Consultant"), as the case may be, to perform the work required to complete the Project, at a cost not to exceed the sum(s) identified by the Board and with a term not to exceed the term of this Agreement. If the CID cannot identify an acceptable Consultant or provide an acceptable contract within thirty (30) days of receipt of the Notice to Proceed, the Notice to Proceed shall automatically terminate. All contracts must state; (1) that CID can terminate the contract(s) at any time for any reason whatsoever; (2) that the contract(s) are between the CID and the Consultant, and the County has no obligations to the

Consultant; and (3) require the Consultant to indemnify, defend and hold CID harmless for any damages and/or injuries resulting from the work.

5.

The County and the CID shall approve all Project scopes of work and schedules of work to be issued to the Consultant by the CID. Prior to issuing all Project scopes and schedules of work, the CID shall submit said scopes and schedules to County for approval. Upon the County's and the CID's joint approval of the scope of work and schedules of work, the CID shall issue work authorization to the Consultant. Invoices submitted by Consultant to the CID shall promptly be submitted to the County for review and approval. The CID shall require that the Consultant's invoices be itemized on a percent completed basis as described in the Project scope and schedule of work to show the date of service and description of service in sufficient detail and specificity to allow the County to determine precisely what work and service (including CID's administrative fees not to exceed two percent (2%)) each payment covers. The County will approve invoices, at the County's sole discretion, within two (2) weeks of receipt from the CID and shall remit payment to CID for approved line items only. Upon receipt of payment from the County, the CID shall submit payment to the Consultant for approved line items only. In case of termination of the Agreement before completion of work, the CID will be paid only for the work completed as of the date of termination as determined by the County.

6.

The CID agrees to cooperate and work with the County and obtain any permits as may be necessary and appropriate to complete the Project in an expedited manner. Any Project work affecting utilities shall be coordinated through the County, or the State of Georgia, as applicable.

The County is authorized to inspect and approve any work performed pursuant to this Agreement.

7.

Any notices required under this Agreement shall be sent via facsimile, with an original by first class mail, to the following:

If to the County:

DeKalb County, Georgia
Director of Public Works
330 West Ponce de Leon Avenue, 4th Floor
Decatur, Georgia 30030
Facsimile: 404-371-4761

with a copy to:

Presiding Officer
DeKalb County Board of Commissioners
The Maloof Center
6th Floor
1300 Commerce Drive
Decatur, GA 30030
Facsimile: 404-371-7004

If to CID:

Mr. Emory Morsberger
President
1485 Chinook Court
Lilburn, GA 30047
770-409-8100
emory@stonemountaincid.com

with a copy to:

Mr. Larry Callahan
Chairman; Stone Mountain CID
ATTN: Pattillo Industrial Real Estate
5830 East Ponce de Leon Ave
Stone Mountain, Georgia 30083

All notices sent to the above addresses shall be binding unless such address has been changed in writing provided to the other party.

8.

The County and the CID each binds itself and its partners, successors, executors, administrators, and assigns to the other party of this Agreement and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither this Agreement or the rights granted by it shall be assigned or transferred by the CID or the County under any circumstances. This restriction on assignments and transfers shall apply to assignments or transfers by operation of law, as well as by contract, merger, or consolidation. Any attempted assignment or transfer in abrogation of this prohibition is void. Nothing herein shall be construed as creating any personal liability on the part of any officers or agents of the County, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the parties to this Agreement.

9.

The CID shall be responsible for the accuracy of the work and any error and/or omission made by CID in any phase of the work under this Agreement.

10.

If the CID is asked by the County or if the CID identifies requirements to perform work beyond the scope of this Agreement or any specific Notice to Proceed for which payment is desired, it shall notify the County in writing, state that the work is considered outside the basic scope of work of this Agreement or any specific Notice to Proceed, give a proposed cost for the additional work, and obtain the approval in writing from the County prior to performing the additional work for which it is to be paid. The County shall in no way be held liable for any

work performed under this Paragraph 10 which has not first been approved in writing by the County.

11.

All documents, including drawings, estimates, specifications, and data, are and remain the property of the County. The CID agrees that the County may reuse any and all plans, specifications, drawings, estimates, or any other data or documents described herein in its sole discretion without first obtaining permission of CID and without any payment of any monies to CID therefor. However, any reuse of the documents by the County on a different site shall be at its risk and CID shall have no liability where such documents are reused.

12.

Notwithstanding Paragraph 2, the County may unilaterally terminate this Agreement, in whole or in part, for the County's convenience, or because of failure of the CID to fulfill the obligations of this Agreement in any respect. The County shall terminate by delivering to the CID, with at least thirty (30) days notice, a Notice of Termination specifying the nature, extent, and effective date of termination. If terminated by the County, the written notice shall be sent to the CID as provided in Paragraph 7. If this Agreement is so terminated, the CID shall be paid as provided hereinbefore.

13.

The CID shall contract with the Consultant for the latter to assume responsibility and liability for any damage, loss, or injury, including death, of any kind or nature whatever to person or property, including employees and property of the County, caused by or resulting from any error or omission of the Consultant, or the negligent act of the Consultant, or its subcontractors or any of the Consultant's or its subcontractors' officers, agents, servants, or

employees, arising from the performance of the work under this Agreement. The Consultant shall defend, indemnify, and hold harmless the County and all of its officers, agents, servants, or employees, arising from the performance of the work under this Agreement. The Consultant shall defend, indemnify, and hold harmless the County and all of its officers, agents, servants, or employees from and against any and all claims, loss, damage, charge, or expense to which they or any of them may be put or subjected by reason of any such damage, loss, or injury. The CID will contract with the Consultant for the latter to expressly agree to defend against claims brought or actions filed against the County, where such claim or action involves, in whole or in part, the subject of the indemnity contained herein, whether such claims or actions are rightfully or wrongfully brought or filed. Should the CID fail to contract with the Consultant to assume the provisions listed in this paragraph, the CID will assume all responsibilities, liabilities and requirements listed under the provisions of this paragraph. Provided, however, that nothing herein contained shall be construed to be a waiver of the County's sovereign immunity or any other immunities.

14.

The CID shall require that the Consultant provide to the County the following:

1. Certificates of Insurance in companies doing business in Georgia and acceptable to the County covering:
 - a. Statutory Workers' Compensation Insurance, or proof that Consultant is not required to provide such coverage under State law;
 - b. Professional Liability Insurance on Consultant's services in this Agreement with limit of \$1,000,000;
 - c. Comprehensive General Liability Insurance covering all operations:

- Each Occurrence - \$1,000,000
- Fire Damage - \$250,000
- Medical Expense - \$ 10,000
- Personal & Advertising Injury General Aggregate - \$2,000,000
- Products & Completed Operations - \$2,000,000
- Contractual Liability where applicable.

d. Business Auto Liability Insurance with a minimum \$1,000,000 Combined Single limit/Each Occurrence (Including operation of non-owned, owned and hired autos).

2. Certificate of Insurance must be executed in accordance with the following provisions:

- a. Certificates to contain policy number, policy limits, and policy expiration date of all policies issued in accordance with this Agreement;
- b. Certificates to contain location and operations to which the insurance applies;
- c. Certificates to contain the Consultant's protective coverage for any subcontractor's operations;
- d. DeKalb County, GA shall be named as Additional Insured under any General Liability, Business Auto and Umbrella policies.
- e. Certificates are to be issued:

DeKalb County, Georgia
The Maloof Center, Room 202
1300 Commerce Drive
Decatur, Georgia 30030

- 3. The Consultant must provide proof of Professional Liability insurance to the County.
- 4. The Consultant shall be wholly responsible for securing certificates of insurance coverage as set forth above from all subcontractors who are engaged in this work.

The CID agrees to require via contract that the Consultant carry Statutory Worker's Compensation Insurance and to have all subcontractors likewise carry such insurance.

15.

This Agreement shall be governed by and construed and enforced in accordance with the laws of Georgia.

16.

This Agreement shall be deemed to have been made and performed in DeKalb County, Georgia. For the purpose of venue, all suits or causes of action arising out of this Agreement shall be brought in the courts of DeKalb County, Georgia.

17.

This Agreement may be modified or amended by the County to reduce the scope of work or Project(s) description upon seven (7) days written notice; the written notice shall be sent to the CID as provided in Paragraph 7; provided, however, that the County shall be responsible for payment for work completed under the original scope of work or Project(s) description through the seven (7) days written notice period.

18.

The relationship between the County and the CID shall be that of owner and independent contractor.

19.

This Agreement constitutes the sole contract between the County and the CID. The terms, conditions, and requirements of this Agreement may not be modified, except by Change Order. No verbal agreement or conversation with any officer, agent, or employee of the County, either before or after the execution of the Agreement, shall affect or modify any of the terms or obligations herein

contained. No representations, oral or written, shall be binding on the parties unless expressly incorporated herein. No Change Order shall be enforceable unless approved by official action of the County as provided by law or in this Agreement.

20.

If any provision of this Agreement or the application thereof to any person or circumstance shall to any extent be held invalid, then the remainder of this Agreement or the application of such provision to persons or circumstances, other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

21.

Each party warrants and represents that it is authorized to execute and enter into this Agreement.

22.

Time is of the essence of this Agreement.

23.

The effective date of this Agreement shall be the date first written above.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have set their hands and caused their seals to be affixed hereupon in four (4) counterparts, each to be considered an original by their authorized representatives.

STONE MOUNTAIN COMMUNITY IMPROVEMENT DISTRICT

DEKALB COUNTY, GEORGIA

By: *[Signature]* (SEAL)
Signature

By: _____ (SEAL)
LEE MAY
Interim Chief Executive Officer
DeKalb County, Georgia

Lawrence P. Callahan
Name (Typed or Printed)

Date

Chairman
Title

45-2550649
Federal Tax I.D. Number

2/10/2015
Date

NOTARY:

ATTEST:

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
10th DAY OF Feb, 2015

BARBARA H. SANDERS, CCC
Clerk of the Chief Executive Officer and
Board of Commissioners of
DeKalb County, Georgia

[Signature]
Notary Public Jennifer Marsberger
My Commission Expires September 23, 2016
My Commission Expires September 23, 2016

APPROVED AS TO SUBSTANCE:

APPROVED AS TO FORM:

[Signature]
David Pelton
Department Director

[Signature]
Sr. Assr County Attorney Signature

[Signature]
Sr. Assr County Attorney Name
(Typed or Printed)

CERTIFICATE OF RESOLUTION

I, ALAN E. DISHMAN, certify the following:

That I am the duly elected and authorized Secretary of the Stone Mountain Community Improvement District (hereinafter referred to as the "CID"), a CID organized and authorized under the laws of the State of Georgia. That said CID has, through lawful Resolution of the Board of Directors of the CID, duly authorized and directed Lawrence P. Callahan, in his official capacity as Chairman of CID, to enter into and execute the following described agreement with DeKalb County, a political subdivision of the State of Georgia:

Master Agreement between DeKalb County and the Stone Mountain Community Improvement District.

That the foregoing Resolution of the Board of Directors has not been rescinded, modified, amended, or otherwise changed in any way since the adoption thereof, and is in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have set my hand and seal.

This 12th day of February, 2015.

 (SEAL)

ALAN DISHMAN
Secretary (Printed Name)

Parcel ID: 16 134 04 007

Owner: 2601 SMLR, LLC

Site Address: 2601 South Stone Mountain Lithonia Road

**STONECREST / LITHONIA INDUSTRIAL PARK
COMMUNITY IMPROVEMENT DISTRICT
WRITTEN CONSENT OF OWNER**

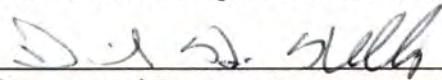
STATE OF GEORGIA

COUNTY OF DEKALB

Personally appeared before the undersigned attesting officer, duly authorized by law to administer oaths, comes **DANIEL H. KELLY**, who after first having been duly sworn, upon oath deposes and says:

1. The undersigned is/are the owner/owners, or the authorized representative of the owner, and has authority to bind the owner of all that tract or parcel of land identified as **Tax Parcel 16 134 04 007** of the tax maps of DeKalb County, Georgia, herein referred to as "the Realty".
2. **2601 SMLR, LLC** is/are the owner/owners of the Realty. The Realty is "property used nonresidentially" as defined in subsection (b)(12) of Section 1.06, "Stonecrest / Lithonia Industrial Park Community Improvement District" of the Charter of the City of Stonecrest, GA (the "CID Legislation").
3. The owner of the Realty does designate **DANIEL H. KELLY** as the representative of the owner in the taking of all action, including, but not limited to, serving as elector, voting for Board members, and voting otherwise, as may be allowed or required under the CID Legislation.
4. This affidavit may be relied upon by the DeKalb County Tax Commissioner and by the City Council of Stonecrest, GA, for the purpose of certifying that Subsection 1.06 (c), "Creation", of the Charter has been satisfied with respect to creation of the Stonecrest / Lithonia Industrial Park Community Improvement District ("the CID") and the boundaries of the CID.
5. The undersigned acknowledges that the Realty will be subject to taxes, fees and assessments levied by the CID Board, City of Stonecrest and County of DeKalb.
6. The owner/owners consent to the creation of the CID and to including the Realty in the corporate boundaries of the CID, for the purpose of the CID providing such governmental services and facilities as may be allowed under the CID Legislation.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year set forth below.



(Signature of Owner or Representative) (SEAL)

Sworn and subscribed to before me,
this 9th day of February, 2021.



Notary Public



Properties in Dekalb County Tax District S15 (East Metro CID/Stonecrest)

Parcel ID	Owner	Street #	Address
15 065 01 028	T AND J INDUSTRIES DEVELOPMENT	4600	CLEVELAND RD
16 023 02 003	ATLANTA LIQUIDATION LLC	5075	MINOLA DR
16 024 01 014	GEORGIA ALABAMA COMMERCIAL INV	5033	SNAPPFINGER WOODS DR
16 025 01 002	GREENLAND SNAPPFINGER LLC	2534	MILLER RD
16 025 01 024	GREENLAND SNAPPFINGER LLC	2544	MILLER RD
16 039 03 041	MCBRIDE RESEARCH LABORATORIES INC	2272	PARK CENTRAL BLVD
16 039 04 056	LIDL US OPERATIONS LLC	6038	COVINGTON HWY
16 040 01 016	FS MCALLISTER HOLDINGS LLC	2568	PARK CENTRAL BLVD
16 040 02 041	SHAW STONECREST PROPERTIES LLC	5275	DIVIDEND DR
16 041 03 007	ANTHONYS DIRT PANOL LLC	2853	PANOLA RD
16 041 04 012	DECKO QUALITY SERVICES LLC	2671	PANOLA RD
16 042 06 051	PEACHLAND INVESTMENT GROUP LLC	2984	PANOLA RD
16 120 01 015	LEVY JONATHAN L	6480	CHUPP RD
16 137 15 017	HOWARD LEMUEL	2716	EVANS MILL RD
16 138 03 033	SMITH ROBERT PRIDE TERRENCE	6651	HILLANDALE DR
15 065 01 041	T & J INDUSTRIES DEVELOPMENT	4670	CLEVELAND RD
16 023 02 036	JERRY TILLEM RESIDUAL TRUST	3024	MILLER RD
16 024 02 001	DPIF2 GA 3 MILLER ROAD LLC	2800	MILLER RD
16 024 03 006	KHATRI RAKESH	2944	MILLER RD
16 039 03 043	HATCO LLC	2280	PARK CENTRAL BLVD
16 040 01 002	SHAW STONECREST PROPERTIES LLC	5373	PENN CIR
16 041 04 009	SNAPPFINGER BP LLC	5372	SNAPPFINGER WOODS DR
16 089 02 010	SUNSHINE Z LLC	6819	COVINGTON HWY
16 104 04 002	AIJ COVINGTON LLC	7101	COVINGTON HWY
16 137 05 035	PHILLIPS RENEE	7681	COVINGTON HWY
16 137 09 007	DISCOUNT AUTO PARTS INC	6747	OLD COVINGTON RD
16 039 03 033	PCB 2364 LLC	2320	PARK CENTRAL BLVD
16 039 03 045	HATCO LLC	2292	PARK CENTRAL BLVD
16 041 02 009	5395 SNAPPFINGER WOODS DRIVE LLC	5395	SNAPPFINGER WOODS DR
16 041 06 016	GAHC3 LITHONIA GA MOB LLC	5461	HILLANDALE DR
16 088 02 006	SELMAN FAMILY REVOCABLE TRUST	5991	HILLANDALE DR
16 104 04 021	WAUGH AND WONG LLC	2522	LITHONIA WEST DR
16 120 02 005	CL RP STONECREST LLC	6600	OLD HILLANDALE DR
16 024 01 004	SNAPPFINGER BP LLC	2811	MILLER RD
16 024 03 007	SNAPPFINGER PARK DRIVE LLC	5246	SNAPPFINGER PARK DR
16 025 01 014	THOMAS HUGHES DECATUR PROP	5020	SNAPPFINGER WOODS DR
16 026 01 003	FRANCIS MICHAEL	5907	COVINGTON HWY
16 039 03 032	PCB 2364 LLC	2300	PARK CENTRAL BLVD
16 039 03 042	HATCO LLC	2276	PARK CENTRAL BLVD
16 040 05 001	SNAPPFINGER BP LLC	2375	PANOLA RD
16 040 06 001	SHAW STONECREST PROPERTIES LLC	5277	TRUMAN DR
16 041 07 015	REVA PROPERTIES INC	5354	SNAPPFINGER PARK DR
16 042 03 005	G B E LLC	2911	PANOLA RD
16 104 04 015	WAUGH AND WONG LLC	2536	LITHONIA WEST DR
16 120 01 054	HERITAGE FAMILY DEVELOPMENT LP	6582	CHUPP RD
16 137 05 015	3R GREENWOOD INC	2800	EVANS MILL RD
16 137 15 009	HARBOUR CAPITAL LLC	2708	EVANS MILL RD
15 065 01 003	TRAN SANG	3270	SNAPPFINGER RD
16 039 03 009	PCB 2364 LLC	2310	PARK CENTRAL BLVD
16 040 01 018	SHAW STONECREST PROPERTIES LLC	5360	PENN CIR
16 041 01 008	KAISER FOUNDATION HEALTH PLAN	5440	HILLANDALE DR
16 041 04 001	MARSHALL JOSEPH D JR	2663	PANOLA RD
16 041 04 013	MARSHALL JOSEPH D JR	2661	PANOLA RD
16 088 02 001	SELMAN FAMILY REVOCABLE LIVING TRUST	5999	HILLANDALE DR
16 105 04 009	DUBLIN DOREN	6453	CHUPP RD
16 108 02 002	VERTICAL BRIDGE AM LLC	3610	EVANS MILL RD
16 120 01 052	HERITAGE FAMILY DEVELOPMENT LP	6535	CHUPP RD
16 137 05 004	PHILLIPS RENEE	7675	COVINGTON HWY

Properties in Dekalb County Tax District S15 (East Metro CID/Stonecrest)

Parcel ID	Owner	Street #	Address
16 023 03 015	MAXIMUS REAL ESTATE GROUP LLC	5053	CHATOOGA DR
16 025 01 021	THOMAS HUGHES DECATUR PROPERTIES LLC	5022	SNAPFINGER WOODS DR
16 026 01 004	FRANCIS MICHAEL	5919	COVINGTON HWY
16 039 03 035	PCB 2364 LLC	2340	PARK CENTRAL BLVD
16 039 04 057	ICHORD PAUL S	6088	COVINGTON HWY
16 041 02 010	FIRST SOUTHERN BANK	2727	PANOLA RD
16 041 07 012	MCDONALD'S CORPORATION	2791	PANOLA RD
16 089 02 011	SUNSHINE Z LLC	6835	COVINGTON HWY
16 105 04 003	KIMBERLY OBRIEN 2009 REVO	6450	OLD HILLANDALE DR
16 137 09 002	DISCOUNT AUTO PARTS INC	7522	COVINGTON HWY
16 138 02 013	MCDONALDS CORPORATION	2826	EVANS MILL RD
16 039 03 034	PCB 2364 LLC	2330	PARK CENTRAL BLVD
16 039 04 055	WH CAPITAL LLC	2255	PANOLA RD
16 039 05 010	MARSHALLS OF MA INC	2295	PARK CENTRAL BLVD
16 040 01 022	PANOLA CROSSINGS LLC	2617	PANOLA RD
16 041 07 016	MCDONALDS CORPORATION	5387	PANOLA INDUSTRIAL BLVD
16 042 04 003	PANOLA SW LLC	5384	FAIRINGTON RD
16 042 04 004	GUIDED FINANCIAL LLC	5410	FAIRINGTON RD
16 042 06 052	STEWART RON L	2998	PANOLA RD
16 104 04 008	AIJ COVINGTON LLC	7077	COVINGTON HWY
16 120 02 015	STONE TERRACE II GA LLC	6610	OLD HILLANDALE DR
16 121 03 017	ROSWELL HOLDINGS LLC	7137	COVINGTON HWY
16 121 03 019	ROSWELL HOLDINGS LLC	7129	COVINGTON HWY
16 137 05 038	3R GREENWOOD INC	2802	EVANS MILL RD
16 138 03 019	LEW HUDSON FAMILY LIMITED	6641	HILLANDALE DR
16 025 01 004	GREENLAND SNAPFINGER LLC	5152	SNAPFINGER WOODS DR
16 025 01 016	THOMAS HUGHES DECATUR PROP	5024	SNAPFINGER WOODS DR
16 039 03 044	HATCO LLC	2282	PARK CENTRAL BLVD
16 039 04 058	KS ENTERPRISES LLC	6092	COVINGTON HWY
16 039 04 062	LIDL US OPERATIONS LLC	6032	COVINGTON HWY
16 040 01 001	ELWARD MICHAEL L AND LORI D REVOCABLE TR	2657	PANOLA RD
16 040 01 025	MIKEITZ REALTY SNAPFINGER GEORGIA	2460	PARK CENTRAL BLVD
16 040 01 040	PANOLA ICY DELIGHTS LLC	2621	PANOLA RD
16 040 04 007	PCB 2364 LLC	5352	MORSE DR
16 041 06 017	GBAM PROPERTIES LLC	5404	HILLANDALE PARK CT
16 041 07 017	OLADAMI LLC	5322	SNAPFINGER PARK DR
16 088 02 005	SELMAN FAMILY REVOCABLE LIVING TRUST	6029	HILLANDALE DR
16 089 02 001	SRI REAL ESTATE PROPERTIES LLC	6689	COVINGTON HWY
16 107 01 030	ALLEN FAMILY INVESTMENTS LLC	3235	EVANS MILL RD
16 120 02 012	CL RP STONECREST LLC	6659	CHUPP RD
16 137 05 034	SURYADEVARA NITYANANDA	7705	COVINGTON HWY
16 138 01 002	GLENCOR SERVICES INC	2979	KLONDIKE RD
16 151 03 017	HAVERTY FURNITURE COMPANIES	7990	MALL PKWY
16 151 03 019	CS STONECREST LLC	7848	STONECREST SQ
16 182 01 013	BJ LITHONIA LLC	3150	TURNER HILL RD
16 182 01 017	REDEEM PROPERTIES LLC	7566	HONEYCREEK CT
16 151 03 018	CS STONECREST LLC	7846	STONECREST SQ
16 170 01 026	ROHAN AND RUDR USA INC	7331	STONECREST CONCOURSE
16 171 01 020	SAQ ENTERPRISE INC	8065	MALL PKWY
16 183 01 010	MCDONALDS CORPORATION	2964	TURNER HILL RD
16 171 01 021	KAISER FOUNDATION HEALTH	8011	MALL PKWY
16 151 03 015	NDR ENTERPRISES AT STONECREST	7890	MALL RING RD
16 171 01 008	KU YUNG CHIEN	3207	TURNER HILL RD
16 138 03 034	SMITH ROBERT PRIDE TERRENCE	6653	HILLANDALE DR