

DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

BUSINESS AGENDA / MINUTES

MEETING DATE: December 11, 2007

HEARING TYPE

Preliminary

ACTION TYPE

Resolution

Substitute

SUBJECT: DeKalb County TAD #3: Briarcliff/North Druid Hills

DEPARTMENT: Economic Development

PUBLIC HEARING: ☐ YES ☒ NO

ATTACHMENT: ☒ YES

PAGES: 59

INFORMATION Maria Mullins

CONTACT:

PHONE NUMBER: 404-687-2730

PURPOSE:

To consider the creation of a Tax Allocation District in and around the North Druid Hills/Briarcliff Road area

NEED/IMPACT:

If not for the creation of this district, funds would not be available for infrastructure relief of traffic congestion and greenspace for residents of DeKalb County

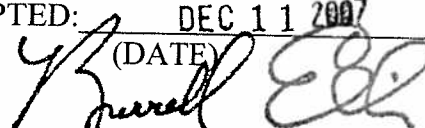
RECOMMENDATION(S):

To approve the creation of a Tax Allocation District in and around the North Druid Hills/Briarcliff Road area

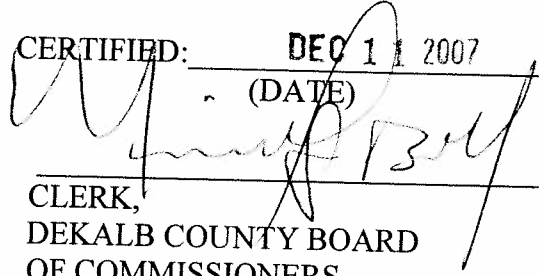
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ACTION: E4

MOTION was made by Commissioner Gannon, seconded by Commissioner Rader, and passed 5-2-0-0, to approve the Substitute item creation of a Tax Allocation District in and around the North Druid Hills/Briarcliff Road area. Commissioners Boyer and Ellis opposed.

ADOPTED: DEC 11 2007
 (DATE) 

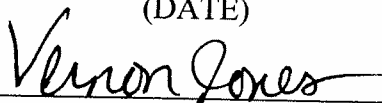
PRESIDING OFFICER
 DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: DEC 11 2007
 (DATE) 

CLERK,
 DEKALB COUNTY BOARD
 OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: JAN 03 2008
 (DATE)



CHIEF EXECUTIVE OFFICER
 DEKALB COUNTY

VETOED: _____
 (DATE)

CHIEF EXECUTIVE OFFICER
 DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

Dr. Michael Bell gave a related comment to Commissioner's Ellis observations as follows: for full disclosure purposes and as Finance Director, I need to say this, the substitute on page 28 states a positive tax increment of \$8,185,000 dollars. I think we are all aware that 72 plus percent of that would have to come from the Board of Ed. Therefore, about 5.9 million of that 8.1 million would have to come from the Board of Ed.

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER		X		
DISTRICT 2 - JEFF RADER	X			
DISTRICT 3 - LARRY JOHNSON	X			
DISTRICT 4 - BURRELL ELLIS		X		
DISTRICT 5 - LEE MAY	X			
DISTRICT 6 - KATHIE GANNON	X			
DISTRICT 7 - CONNIE STOKES	X			

DEKALB COUNTY, GEORGIA

A RESOLUTION

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY CREATING THE BRIARCLIFF/NORTH DRUID HILLS REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICT NUMBER THREE -- BRIARCLIFF/NORTH DRUID HILLS; DESIGNATING THE BOUNDARIES OF THE REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICT; ESTABLISHING THE TAX ALLOCATION INCREMENT BASE FOR THE TAX ALLOCATION DISTRICT; ADOPTING A REDEVELOPMENT PLAN FOR THE REDEVELOPMENT AREA; ESTABLISHING THE INTENT TO FUND CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN THE REDEVELOPMENT AREA; DESIGNATING THE DEKALB COUNTY BOARD OF COMMISSIONERS AS THE REDEVELOPMENT AGENCY TO IMPLEMENT THE REDEVELOPMENT PLAN PURSUANT TO THE REDEVELOPMENT POWERS LAW; AND FOR OTHER PURPOSES.

WHEREAS, O.C.G.A. §36-44-1, *et seq.*, is known and may be cited as the Redevelopment Powers Law; and

WHEREAS, the Redevelopment Powers Law (O.C.G.A. §36-44-1, *et seq.*) provides for the exercise of redevelopment powers, the adoption of redevelopment plans, and the creation of tax allocation districts by counties and municipalities in the State of Georgia; and

WHEREAS, a purpose of the Redevelopment Powers Law is to improve economic and social conditions. To encourage appropriate redevelopment, it is essential that the counties and municipalities of this state have additional powers to form a more effective partnership with private enterprise to overcome economic limitations that have previously impeded or prohibited redevelopment of areas where redevelopment is desirable; and

WHEREAS, pursuant to 2002 House Bill 1207 (2002 GA. LAWS. p. 5668, *et seq.*) as approved by a majority of the voters in a referendum held on November 5, 2002, DeKalb County (the "County") is authorized to exercise the redevelopment powers as delineated by the Redevelopment Powers Law; and

WHEREAS, it is in the public interest of the County that the Redevelopment Powers Law be exercised to improve economic conditions in the Briarcliff/North Druid Hills Redevelopment Area to support redevelopment activity in this area, and

WHEREAS, the County Commission finds that the Briarcliff/North Druid Hills Redevelopment Area suffers from substantially underutilized properties, inadequate street layout and transportation infrastructure that contribute to or cause unemployment, limit the tax resources of the County while creating a greater demand for government services, and in general have a deleterious effect on the public health, safety, and welfare; and

WHEREAS, the Commission finds that the Briarcliff/North Druid Hills Redevelopment Area has inadequate street layout, inadequate parking, roadways and public transportation facilities; that it is substantially underutilized by containing a substantial number of open or vacant parcels and structures and buildings of relatively low value compared to the value of other structures and buildings in the vicinity; and that the current condition of the area is less desirable than the redevelopment of the area for new commercial, residential and other uses; and

WHEREAS, adoption of the Briarcliff/North Druid Hills Redevelopment Plan and creation of Tax Allocation District Number Three -- Briarcliff/North Druid Hills (the "Briarcliff/North Druid Hills TAD") is necessary to redevelop and revitalize this area through a public/private partnership; and

WHEREAS, the County recognizes that new and enhanced transportation linkages connecting the area's employment centers, retail and recreational facilities, and residential neighborhoods, new intersection and traffic control improvements, streets, streetscapes, sidewalks, pathways and other pedestrian improvements, park land and greenspace, integrated housing, office and retail, and improved educational and community facilities are needed to revitalize this area and create an efficient and attractive development node at and around the intersection of Briarcliff Road and North Druid Hills Road in DeKalb County; and

WHEREAS, the Briarcliff/North Druid Hills TAD can provide funding for improvements needed to catalyze redevelopment of the area; and

WHEREAS, it is in the public interest of the County that the Redevelopment Powers Law be exercised to improve the economic and social conditions of the Briarcliff/North Druid Hills Redevelopment Area in order to remedy the detrimental effects of its current undesirable and underutilized state; and

WHEREAS, a Redevelopment Plan has been prepared for the Briarcliff/North Druid Hills Redevelopment Area in accordance with O.C.G.A. §36-44-3(9) of the Redevelopment Powers Law; and

WHEREAS, the Commission has held a public hearing on the Redevelopment Plan and TAD Resolution as required by O.C.G.A. §36-44-7 of the Redevelopment Powers Law; and

WHEREAS, the Commission now desires to adopt the Briarcliff/North Druid Hills Redevelopment Plan and create Tax Allocation District Number Three--Briarcliff/North Druid Hills.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA HEREBY RESOLVES AS FOLLOWS:

Section 1. DeKalb County finds and declares that the Briarcliff/North Druid Hills Redevelopment Area has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the Briarcliff/North Druid Hills Redevelopment Plan (hereinafter "Redevelopment Plan").

Section 2. DeKalb County finds and declares that improvement of the Briarcliff/North Druid Hills Redevelopment Area, as defined in the Redevelopment Plan, is likely to enhance the value of a substantial portion of other real property in the district.

Section 3. DeKalb County adopts and incorporates herein by reference the Redevelopment Plan, attached as Exhibit "A," as the Redevelopment Plan for the aforesaid area pursuant to the Redevelopment Powers Law.

Section 4. DeKalb County creates Tax Allocation District Number Three--Briarcliff/North Druid Hills pursuant to the Redevelopment Plan and the Redevelopment Powers Law.

Section 5. DeKalb County Tax Allocation District Number Three --Briarcliff/North Druid Hills is hereby created as of December 31, 2007, and shall continue in existence until all redevelopment costs, including financing costs and debt service on tax allocation bonds, are paid in full.

Section 6. DeKalb County hereby establishes the estimated Tax Allocation Increment Base of \$100,341,188. The real property taxes to be used for computing tax allocation increments are specified in the attached Redevelopment Plan and incorporated herein by reference.

Section 7. The DeKalb County Board of Commissioners will act as the redevelopment agency and will exercise redevelopment powers as necessary to implement the provisions of the Redevelopment Plan and effectuate the redevelopment of the Briarcliff/North Druid Hills Redevelopment Area.

Section 8. DeKalb County intends to utilize the tax allocation increment in the Redevelopment Area for any and all eligible uses including, without limitation, capital costs of improvements, including but not limited to streets, bridges, utilities, storm and sanitary sewers, sidewalks, streetscapes and pedestrian improvements, parking facilities, greenspace and parks; wetlands mitigation; transportation and transit facilities; professional services costs, including fees for architectural, engineering and environmental services; acquisition of equipment; clearing and grading of land; real property assembly costs, including right of way acquisition; relocation costs; payments in lieu of taxes; and such other uses deemed necessary pursuant to provisions of the Redevelopment Plan and the Redevelopment Powers Law, as it has been or hereafter may be amended. As the Redevelopment Plan is amended, the Board of Commissioners may authorize issuance of tax allocation bonds and/or obtain commercial bank financing and

use the proceeds of any tax allocation bonds or financing to fund the purposes and uses listed herein, and also including financing costs of tax allocation bonds or commercial financing;

Section 9. The property proposed to be pledged for payment or as security for payment of tax allocation bonds will include the positive tax allocation increments from ad valorem property taxes levied on all taxable real property within the boundaries of Tax Allocation District Number Three -- Briarcliff/North Druid Hills.

Section 10. All resolutions and parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

ADOPTED by the DeKalb County Board of Commissioners, this ____ day of December, 2007.

BURRELL ELLIS
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this ____ day of December, 2007.

VERNON JONES
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

MICHAEL J. BELL
Ex-Officio Clerk
Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:

WILLIAM J. LINKOUS, III
County Attorney
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

MARIA M. MULLINS
Director, DeKalb County
Office of Economic Development



Shisandra glabra, protected plant in Kittredge Park

Briarcliff/North Druid Hills

Redevelopment Plan & DeKalb Tax Allocation District #3

DeKalb County, Georgia

December 2007



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* Headings followed by a letter in parenthesis [e.g. (A)] denote information required per Georgia Code Chapter 36, Title 44.



Briarcliff/North Druid Hills

Redevelopment Plan & DeKalb Tax Allocation District #3

Enhancing the Public Realm in a Corner of DeKalb

Executive Summary

DeKalb County proposes the creation of the Briarcliff/North Druid Hills Redevelopment Area and DeKalb Tax Allocation District #3 for the following reasons:

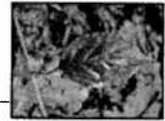
1. To help sustain the developmental viability of an area currently characterized by obsolete structures and bring a mix of residential, retail, commercial and recreational uses necessary to creating a sense of place in an area of the county that has long been overlooked despite its accessibility to I-85 and major employment centers.
2. To help finance the development of a comprehensive network of transportation improvements that will transform a highly congested and poorly connected area currently unsafe for pedestrians and cyclists into an efficient network of roadways, sidewalks, bike paths and greenways that will help ease congestion by improving access in the area and bring more residents and visitors out of their cars.

The area to be included in the Briarcliff/North Druid Hills Redevelopment Area and DeKalb Tax Allocation District #3 is indicated in Appendix A. – 1. Redevelopment Plan Boundary Map.

Purpose of this Redevelopment Plan

This redevelopment plan has been developed in accordance with the requirements of the Redevelopment Powers Act, Chapter 44, Title 36 for establishing a Tax Allocation District. The purposes of this redevelopment plan are to:

- Specify the boundaries of the area in DeKalb County proposed for redevelopment.
- Provide evidence that the area is filled with substantially underutilized and substandard residential and commercial buildings, defective or inadequate transportation infrastructure and facilities, and has not been subject to growth and development through private enterprise and does not anticipate development without the creation of a Tax Allocation District.
- Show that conditions in the area are less desirable at present than they would be if redeveloped with new uses and greenspace and transportation improvements.
- Explain the proposed vision for the area and potential for redevelopment.
- Establish the area's current tax base and project the increase in the tax base after redevelopment.
- Provide other technical requirements as outlined by the Redevelopment Powers Act.



Plan Vision and Goals

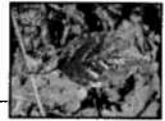
DeKalb County Commissioners commissioned Alex Garvin & Associates, an internationally known planning and real estate consulting firm that specializes in the public realm, to develop a comprehensive redevelopment strategy for the Briarcliff/North Druid Hills area that would result in significant public improvements to enhance the existing transportation infrastructure needed to both improve current conditions and accommodate future development. The plan would show how a sense of place could be created in a heavily trafficked area in the west central section of the county. The County's vision was to create a blueprint for the future that may impact many high-growth areas throughout the county – and spur serious investment and economic growth in areas of the county sorely in need of new businesses and residents.

The *Briarcliff/North Druid Hills Area Collaborative Plan*, or "Garvin study" as it is commonly called, shows how improvements to the public realm can create the right environment to transform a long-neglected cluster of disconnected neighborhoods, convenience-oriented or third-tier retail and aging commercial buildings into a highly sought-after live-work-play destination for thousands of new residents and workers, while improving the quality of life for those who have long called this corner of the county "home." During a unique, six-month-long public participation process, Garvin & Associates took what it calls a "public realm approach" to focus on how to improve the public realm in this area – streets, sidewalks, greenways, parks and other public spaces – to show how suburban-style neighborhoods can grow and change into pedestrian-friendly, sustainable, and therefore, highly improved places to live.

The purpose of this Briarcliff/North Druid Hills Redevelopment Area and DeKalb Tax Allocation District #3 is to expand this visionary effort further by enabling the County to provide a financing source for redevelopment activities in an approximately 427-acre area surrounding the heavily traveled intersection of Briarcliff and North Druid Hills roads. This financing source will multiply the area's redevelopment potential by funding many of the public improvements necessary to attracting, and in many cases, necessary to allow for, the scope of private, frequently celebrated commercial, residential, retail and recreational redevelopment envisioned for this area.

This plan envisions the following elements:

- Residential units in styles and prices that appeal to a full range of workers, professionals, students and active seniors – from "workforce affordable" to "luxury" units.
- Mixed-use office, retail, residential and commercial developments connected by a new network grid of local streets, sidewalks and bike paths that promise to lessen congestion as neighborhood residents see more of their needs met with fewer road trips.
- Community retail services oriented to the neighborhood, joined with popular retail attractions that will bring (and keep) significant spending in the county.
- Improved and extended passive recreational opportunities with improvements to Kittredge Park and the streams that feed into it.
- A sense of place where none has existed before in this corner of DeKalb. If this area is redeveloped as planned, many individuals involved have suggested it would pair the energy level of Atlantic Station with the neighborhood charm and civic sensibility of downtown Decatur.

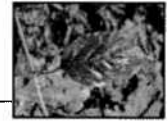


This plan recognizes that in the next several years, a TAD will make it possible to attract a number of private redevelopment efforts within the TAD boundaries as outlined and described.

Benchmarks for Successful Redevelopment of the Briarcliff/North Druid Hills Area

The desired outcomes of successful redevelopment efforts within this area are identified by the following benchmarks:

- Enhancements to the physical environment through streetscape and other improvements;
- Increased capacity for new and improved development as allowed by transportation and other infrastructure improvements;
- A growing ad valorem tax base as a result of major private investments;
- Increased sales taxes as a result of new retail;
- Increased employment opportunities ranging from retail to professional services;
- More new residents and improved housing in an underutilized area of DeKalb;
- New dining and retail destinations for residents, workers and visitors; and
- Additional neighborhood support services such as grocery stores, dry cleaners, pharmacies, banking services etc. that serve residents in the area.



Introduction

It is the policy of the County to consider the judicious use of TAD financing to support those projects which clearly demonstrate a substantial and significant public benefit. – DeKalb County Tax Allocation District Guidelines

DeKalb County has long been among the most populous counties in the metropolitan Atlanta area. With an estimated 4.14 persons per acre, the county boasts the region's highest density. More than 710,000 citizens live within the county's 268 square miles. (Atlanta Regional Commission, 2006)

By 2025, nearly 200,000 new residents are expected call DeKalb County home, an increase of 25.7 percent – or more than a quarter more people – than lived in the county in 2005. Yet, 80 percent of the county is already built out, according to the *DeKalb County Comprehensive Development Plan*. Another 5 percent of DeKalb's undeveloped land area cannot be developed, which leaves about 15 percent of the undeveloped land area in the county available for new housing, commercial, retail and industrial development, including the infrastructure needed to support it.

As stated in the County's recently updated Comprehensive Plan, "new construction on vacant land is expected to decline, leading to increases in infill development. New trends for the development of housing are starting to occur." These trends include higher density in housing as "the development of townhouses, lofts, and mixed-use structures are meeting the need for the growing population and lack of developable land."

The Community Agenda for DeKalb as presented in the Comprehensive Plan suggests important items the County will consider when presented with any new redevelopment opportunity that will impact economic growth and the quality of life for its residents:

- **Economic Development.** While national trends like corporate downsizing and mergers have resulted in job losses in DeKalb, jobs continue to grow in professional and administrative professions. Locations in which these jobs are concentrated cannot grow without allowing for higher-density development.
- **Jobs/Housing Balance.** In 2000 the ratio of DeKalb jobs to workers who lived in the county was 3:1. If more of DeKalb's employment base resided in DeKalb, it would be possible to reduce congestion and pollution while increasing local spending by families who work AND live within the county.
- **Parks and Recreation.** The supply of parks and recreational facilities does not meet the demand of DeKalb residents who place a high priority on creating walking trails in neighborhood parks. However, the County is committed to developing a greenway system with a comprehensive watershed approach.

Several communities within DeKalb County boast the right blend of sustainable, state-of-the-art infrastructure and high quality of life supporting a healthy mix of business, retail, residential and recreational uses. Other communities – like those that are within and adjacent to an area defined by the intersection of Briarcliff/North Druid Hills, an area that includes Executive Park – were planned and designed in the traditional suburban model. These pockets of separate, isolated uses, which require automotive dependency, are becoming increasingly obsolete and unattractive to business and residents alike. Many of these older communities are finding it increasingly difficult to compete in attracting new jobs or residents.



Successfully Planning and Implementing DeKalb's Future

Georgia's local governments have found strategically crafted redevelopment policy and a well-designed mix of financing tools can help attract sustainable redevelopment activity to their communities. Tax allocation districts are increasingly finding favor with policy makers who understand the advantages they offer.

Approval as a tax allocation district will be needed to allow for all of the public improvements mandated by the state for projects within the proposed Briarcliff/North Druid Hills Redevelopment Area and DeKalb Tax Allocation District #3. A "yes" vote will make possible the redevelopment of a sustainable mix of retail, office and residential uses to the area within the proposed TAD.

New policies and new approaches to development are necessary to plan and execute an interconnected, economically thriving 427-acre community that attracts a variety of new residents and businesses. This area's designation as a tax allocation district will provide a new source of dedicated funding for this area of the county – without raising property taxes – that will allow for the construction of roadway improvements, new streets, bike paths and sidewalks, the expansion of parkway and greenspaces, and other important infrastructure improvements, many of which are required by state law for any redevelopment that promises a significant transportation impact. Without a way to support the full set of public realm improvements, any private investment in the area – no matter its size – will, at best, place greater stress on an infrastructure system that currently lacks the capacity to adequately support the demands that are placed on it daily.

Vision Statement 4.1 in DeKalb's Comprehensive Development Plan was crafted by DeKalb stakeholders – residents, business owners, community council member, civic associations and community groups, ministers, nonprofit organizations and elected officials – who agreed that:

By 2025, DeKalb County will consist of walkable communities connected to recreational and green space areas by trails and sidewalks. The County will develop with less sprawl and include a full range of affordable housing opportunities with neighborhoods protected and enhanced with compatible development. (DeKalb County Comprehensive Plan 2005-2025)

An ideal way for the County to meet this vision – at no additional cost to current taxpayers – is to approve the proposed Briarcliff/North Druid Hills Redevelopment Plan and DeKalb Tax Allocation District #3.

Definition of the Proposed Redevelopment Area

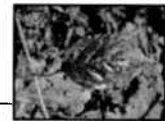
The redevelopment area as proposed is an area of approximately 427 acres around the intersection of Briarcliff and North Druid Hills roads.

Geographic Boundaries (A)

The Briarcliff/North Druid Hills Redevelopment Area and proposed Tax Allocation District #3 boundaries lie within a 427-acre area around the intersection of Briarcliff Road and North Druid Hills Road.

For a map of the proposed district, see Appendix A.

For the boundary description of the proposed district, see Appendix B.



Tax Parcel Identification numbers for properties included within the TAD are listed in Appendix B.

An Overview of Tax Allocation Districts

A tax allocation district in Georgia designates an area for redevelopment in which tax increment financing is allowed. Tax increment financing is a redevelopment funding mechanism that captures the future tax benefits of real estate improvements to pay a portion of the present cost of those improvements, as described by the Council of Development Finance Agencies. (www.cdfa.net) TIF was invented by and first used in California in 1952. Now the state maintains hundreds of TIF districts that have spurred urban redevelopment in cities including San Diego, Oakland and Los Angeles.

In Georgia, tax allocation districts are established to stimulate major new construction and renovation or rehabilitation in areas that suffer economically for conditions that may contain:

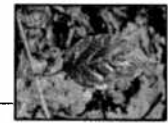
- Substantially underutilized properties,
- Defective or inadequate transportation infrastructure or facilities,
- Conditions that are less desirable at present than they would be if redeveloped with new uses, green space and transportation improvements,
- Or otherwise blighted, substandard, deteriorated or distressed properties.

A TAD offers local governments the opportunity to promote redevelopment projects in areas that would otherwise not receive investment. The citizens of DeKalb County have approved the idea of using TADs locally. In 2002, they gave the County the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law.

It is the policy of the County to consider the judicious use of TAD financing to support those projects which clearly demonstrate a substantial and significant public benefit and will, by

- Financing desirable public and private improvements;
- Strengthening the employment and economic base of the County;
- Creating new jobs and expanding existing employment, thereby reducing poverty;
- Increasing property values and tax revenues;
- Creating economic stability;
- Upgrading older neighborhoods;
- Facilitating economic self-sufficiency; and
- Implementing the County's Comprehensive Plan and economic development strategies.

-DeKalb County Tax Allocation District Guidelines, Section I. Policy and Guidelines



The purpose of a Georgia TAD is similar to tax increment financing in any other state. It uses the increased property tax generated by new development to finance capital and other costs related to the redevelopment such as public infrastructure, land acquisition, relocation, demolition, utilities, debt service and planning. Other costs it might cover include:

- ♦ Sewer expansion and repair
- ♦ Storm drainage
- ♦ Roadway and bridge construction and/or expansion
- ♦ Water supply
- ♦ Park improvements
- ♦ Bridge construction & repair
- ♦ Curb & sidewalk work
- ♦ Transit and transportation facilities
- ♦ Traffic control
- ♦ Street lighting
- ♦ Landscaping
- ♦ Property acquisition
- ♦ Building acquisition
- ♦ Demolition & site work
- ♦ Parking structures
- ♦ Environmental remediation & wetland mitigation

The boundaries of a Georgia tax allocation district, the area that captures the tax increment, are drawn to direct benefits to an area in which it has been demonstrated that the desired redevelopment otherwise would not be feasible. A Georgia TAD must be shown to be an area that is physically or socially distressed, deteriorated, or in which deficiencies in its transportation and infrastructure hinder redevelopment and growth.

Tax increment financing captures the future tax benefits of real estate improvements to pay the present cost of those improvements.

- Council of Development Finance Agencies

A TAD does not create a new tax or tax rate increase for a municipality. Tax increment financing (a TAD) is not subsidized by taxes from other areas; it is a self-sufficient financing tool funded by increased property values and corresponding increases in tax revenues from new development within the district.

In other words, ***A TAD IS NOT A PROPERTY TAX INCREASE, nor is it a tax break for developers.*** Rather, a TAD offers a way for local governments to capture future tax revenues that are proven to result from new development, as taxes collected on the new development in the designated tax allocation district are used to fund redevelopment costs, possibly including debt service on TAD bonds. A TAD provides a community with a financing mechanism for public investments that will attract private redevelopment.

Tax increment financing has become one of the most widely used economic development tools in the United States. Its history of enactment in the states follows the decline of federal and state funding for redevelopment-related activities of the last 30 years. As of mid-2006, every state except Arizona had enacted some form of tax increment financing legislation that they now use to their competitive advantage.

A tax allocation district designation for the proposed Briarcliff/North Druid Hills redevelopment area will enhance the private development community's perception of the County's desire to generate economic development activity in easily accessible areas. This area of DeKalb will attract significant private investment in the short term that will lead to



greater local spending in the county in the long-term. Its redevelopment into a mix of uses will refocus market attention to this area of the county by offering a better mix of retail, dining, entertainment, residential, commercial and recreational development. Economic growth flows into and around formerly neglected and underserved communities that are redeveloped as a result of becoming tax allocation districts.

A TAD would bring DeKalb County additional economic advantages as well. Other Georgia tax allocation districts, redevelopment areas like Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), share redevelopment and investment traits found in other U.S. cities that support tax increment financing, such as:

- ♦ A stronger economic base. Private development that would not have occurred without the TAD designation often follows this incentive. Several Georgia TADs have generated strong redevelopment activity in areas surrounding the TAD as well as within the tax allocation districts.
- ♦ Redevelopment effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- ♦ An easier way to lure private development, attract new industry, create more jobs and, ultimately, expand an area's tax base.

States and municipalities that support TADs, or tax increment financing, make their environment for redevelopment more competitive when held up to those in surrounding states and localities that offer cash or other incentives for economic development.

Georgia's TADs have been shown to attract investment in areas that would not otherwise see it, resulting in greater long-term economic benefits to those areas in which they are created.

Tax Allocation Districts are Popular Financing Tools in Georgia

In less than a decade, many Georgia communities have turned to TADs to spur redevelopment. Before 2003, there were only six TADs in the state. Since 2003, 21 new tax allocation districts were created, and during the 2007 legislative session, another 31 jurisdictions were approved to hold TAD referendums. In its report, *Survey and Analysis of Tax Allocation Districts (TADs) in Georgia: A Look at the First Eight Years* (2007), the Livable Communities Coalition offers a study that assists local governments in evaluating TADs as a redevelopment tool. The bullets below are taken from this study.

Key findings regarding TADs in Georgia:

- To date, the majority of TADs have been initiated by cities to support local revitalization.
- The vast majority of TADs were initiated by local governments to address pre-existing problems and offer incentives to attract private development. **Only a quarter of the TADs were created in response to specific development projects.**
- Existing TADs were formed to accomplish a broad range of local objectives, in categories that include 1) to encourage commercial development in underdeveloped corridors, 2) to build new town centers or revitalize other areas, and 3) to achieve multiple objectives, including the replacement of existing, lower-valued



development with mixed-use and other appropriate redevelopment. **Typical sites targeted for redevelopment include vacant shopping centers, obsolete public housing, substandard apartment complexes and other under-valued commercial and residential properties.**

- On a per-acre basis, the taxable property digest within most existing Georgia TADs, upon certification, was substantially lower than that in the surrounding communities. **The per-acre tax digest within the TADs averaged only 44 percent of the average per-acre value inside the host jurisdiction, providing evidence that these areas were economically under-developed and under-performing when the TADs were created.**
- The redevelopment plans for existing TADs forecast substantially positive economic impacts on their host communities. Collectively, the impact forecasted totals more than \$17.6 billion in direct private investment and a resulting \$6.1 billion increase in the total property tax digest upon completion of all planned projects. **The total public investment to attain \$17.6 billion in private redevelopment is \$3 billion – or in other words, every \$1 in public investment is projected to generate \$17 in private investment.**
- Despite a short track record – only eight years or fewer in existence – TADs have already achieved significant results. The total combined tax digest (40% value) within Georgia TADs was found to have increased by almost \$902 million (14.7% per year, compounded) since 1998. **For the TADs with a measurable history, the average annual rate of digest growth increased by approximately 300 percent following TAD certification.**
- For larger school systems, particularly county districts, the financial impact of school district consent to individual TADs and individual redevelopment projects is relatively small in the context of their overall budgets.
- Only four Georgia cities have actually issued TAD bonds: City of Atlanta, East Point, Marietta and Acworth.
- TADs are playing a major role in Atlanta's revitalization.

In considering the full impact of TADs, cities, counties and school districts need to evaluate the cost of doing nothing. Policy discussions surrounding TADs have focused almost exclusively on future changes in revenues rather than the costs of doing nothing. Few communities have attempted to quantify the fiscal impacts of existing conditions on their local budgets. Better analytical tools are needed, particularly for school districts, to quantify the effects of development patterns on public education costs and school performance. In some cases, TAD-financed redevelopment may reduce costs and so offset the tax revenue that will be deferred. In addition, service cost reductions are often immediate, while revenue growth may require several years to materialize.

IN SUMMARY, TADS APPEAR TO BE WORKING WELL IN GEORGIA.



Proposal

DeKalb County is laying the groundwork for successful public-private partnerships that will generate redevelopment activity with the proposed Briarcliff/North Druid Hills Redevelopment Plan and DeKalb TAD #3. Public improvements supported by this TAD are necessary to revitalize this underutilized, congested transportation corridor that contains a disconnected mix of residential and commercial uses.

The redevelopment as proposed in this plan will convert the area into a well-planned, interconnected and easy to navigate neighborhood center with a mix of uses. With a TAD, the County will make it possible for private developers to create a vibrant new mix of residential, retail, commercial and recreational uses supported by infrastructure that gracefully connects key neighborhoods – old and new - and stimulates significant economic growth.

“It should feel like Decatur.”

As one of the developers involved in the redevelopment plan described in a news story, his project “Aims to have an almost small-town atmosphere, with walkable streets lined with restaurants and boutiques. Two-story department stores would be topped by several stories of housing, with parking relegated to decks, not surface lots.” (*Atlanta Journal and Constitution*)

Grounds for Exercise of Redevelopment Powers (B)

Local governments in Georgia are given the authority to create tax allocation districts as set forth in The Redevelopment Powers Law (Chapter 44 of Title 36) adopted by the Georgia General Assembly in 1985. A Tax Allocation District, typically referred to as Tax Increment Financing, is a tool used to publicly finance certain redevelopment activities.

A TAD derives its funding from the increase in the redevelopment area’s ad valorem taxes levied by the city, county and board of education. These revenues are placed in a special redevelopment fund for the redevelopment area and are used to directly pay for the redevelopment costs or to issue bonds to pay for redevelopment costs.

To create a TAD, the local government must adopt legislation finding that the area meets the definition of “redevelopment area” under the state law. Originally, the law defined “redevelopment area” narrowly to include only blighted, substandard, deteriorated and distressed areas

“[T]hese areas contribute to or cause unemployment, limit the tax resources of counties and municipalities while creating a greater demand for governmental services.” (36-44-2)

However, in 2001 the General Assembly expanded the definition of redevelopment area considerably. The lead sponsor of the 2001 bill was former State Rep. Doug Teper of DeKalb County, who recognized that his county contained ***areas that weren’t slums but had poorly planned, low-density development and inadequate infrastructure.***

House Bill 409 (2001) was enacted to amend the Redevelopment Powers Law. The new bill changed the legislative purpose of this law “to expand the meaning of redevelopment” and “to change the characteristics of areas eligible for designation as redevelopment areas,” among the reasons cited in the first paragraph of the bill. The definition was broadened to include several categories that dovetail with the current conditions in the proposed Briarcliff/North Druid Hills redevelopment area:



"Any urbanized or developed area which, because of the predominance of defective or inadequate street layout or public transportation facilities either at present or following proposed redevelopment;"

"Any area located within an urbanized or developed area which is substantially underutilized by containing open lots or parcels of land or by containing a substantial number of buildings or structures which are 40 years old or older;"

"Any [developed] area in which the current condition of the area is less desirable than the redevelopment of area for new commercial, residential, industrial, office, or other uses, or a combination of uses, including the provision of open space or pedestrian and transit improvements."

Again in 2005, the Redevelopment Powers Law was amended to expand the definition to include

"any urbanized or developed area that has been subject to some development *but which has inadequate roadways, bridges, or public transportation or transit facilities* incapable of handling the volume of traffic or passenger flow in or through the area in a safe and efficient manner either at present or following proposed redevelopment."

This amendment was authored by legislators who wanted local communities to be able to use TAD funding for transit, commuter rail and road improvements.

The proposed Briarcliff/North Druid Hills – DeKalb TAD #3 qualifies as a Redevelopment Area under this statute.

Why the Proposed Redevelopment Area Qualifies for a TAD

DeKalb County has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law, as now or hereafter amended, provided for by Chapter 44 of Title 36 of the O.C.G.A.

This authority was approved by a majority of the voters of DeKalb County in a referendum held in 2002.

Summary of Project Conditions

For at least four decades, much of the property within the proposed redevelopment area has not attracted significant public or private development. It has not attracted significant private investment for office, industrial, residential, retail or other commercial or recreational uses for the very reasons it qualifies for the proposed TAD:

- ♦ substantially underutilized properties with open land, aging and low-value structures;
- ♦ deteriorating, vacant and/or underperforming big-box retail properties that are less desirable now than if redeveloped; and
- ♦ defective and inadequate street layouts and a poorly planned and executed transportation infrastructure that adds to congestion.

Additionally, the proposed TAD area hosts a variety of natural constraints, including a major creek that bisects the proposed redevelopment area and a sloping topography that rises and falls nearly 100 feet from the highest to lowest points.



Current Market Conditions

Existing land uses and conditions of real property within the proposed redevelopment area and tax allocation district are indicated on the land use and zoning maps provided in the appendix.

Transportation Constraints Limit Redevelopment

Traffic congestion currently defines this corner of DeKalb. As found in the Garvin study, one of the key assets of this area is the convenient connections it provides to major destinations nearby, including Midtown, Buckhead, Emory University and the U.S. Centers for Disease Control and Prevention.

The public realm in this part of DeKalb County, as it currently exists, is designed for the convenience of people passing through the area, not for its residents. It accommodates motor vehicles first and everything else afterwards, if at all; in many places there are no sidewalks or bicycle paths, and thus the existing road system only accommodates cars, trucks, and buses. -- *Briarcliff/North Druid Hills Area Collaborative Plan*

This situation is projected to get worse. Although the County's *Comprehensive Transportation Plan* highlights a large portion of this area as one of the county's 10 "high growth areas" with a projected high level of congestion by 2030, and a potential widening of Briarcliff Road from the south up to the North Druid Hills Road intersection, the only neighborhood-oriented transportation improvements shown in the plan are an on-road bike path running along North Druid Hills Road and some sidewalks on major arteries. No greenways or multi-use trails are planned for this area. (See CTP maps in the appendix.)

Yet the transportation plan finds that as DeKalb County continues to urbanize, it will need to expand its bicycle and pedestrian network to accommodate the increased demand created by general population growth and increasingly higher-density land use. Sidewalks and other improvements will be required to increase connectivity to activity centers. Currently, pedestrian and recreational uses are challenging, at best, and an existing park is relatively inaccessible, which limits the County's ability to improve livability in the area.

Outdated Structures Limit the Ability to Compete for Tenants

The owners of Executive Park, the first suburban office park in metropolitan Atlanta, face many challenges in trying to attract new clients. As found in the Garvin study, office demand has been declining, the buildings are old and in need of expensive repairs and upgrades, and the property they sit on do not provide the lively, mixed-use pedestrian environment sought by many prospective tenants. William Mixon, a former director of development for the firm that owns nearby Century Center who lives in DeKalb's Leafmore neighborhood, wrote in a memo to Commissioner Jeff Rader that he watched "a progression of large private corporations come and go with few successes in signing new leases.

"Private industry, with its high paying jobs, declined to locate to CC in favor of markets in other counties primarily because DeKalb did not have adequate executive housing stock and amenities," he wrote. "I am impressed with how so much of Atlanta has been revitalized with new mixed use development like that proposed and see the benefit of moving forward and keeping our community vibrant and fresh. Someday I look forward to seeing my kids return to the area with their families and having them attend the same



schools they attended. This is a quality of life issue. Without a constant revitalization of the County, my wife and I and our kids will certainly move away. "

A New Vision for this Corner of DeKalb

Transit and pedestrian investments within growth centers help to promote walkable, mixed-use communities. A focused land use pattern fosters the proximate location of employment, services and housing into growth centers, which in turn is supported by increased transit investment. ... Also, increased mobility may increase property values, because both residential and commercial properties are valued in part based on ease of access to certain resources. – *DeKalb County Comprehensive Transportation Plan*

The CTP closes by encouraging the County to "seek creative, local ways to finance needed transportation infrastructure, in particular to finance pedestrian and greenway improvements."

The vision that emerged from the Livable Communities Coalition process, as presented in the *Briarcliff/North Druid Hills Area Collaborative Plan*, provides a public realm framework that will accommodate changing markets and tastes well into the future. Improvements recommended for this area include:

- a grid network of streets and other roadway investments that will improve the flow of traffic,
- a bridge over I-85 that would improve connectivity between the redevelopment area and Buford Highway,
- integrated office, housing and retail, with sufficient parking for tenants and visitors,
- a new park,
- places where residents, shoppers and visitors can stroll around.

Property Values

Despite its accessibility and recognition as a major traffic generator, the proposed redevelopment area has seen very little economic growth or new building activity in the last several decades. Three-quarter of the built structures in this area are 30 years old or older, according to DeKalb's tax records. More than half of the area's buildings were built in the 1960s. Ten percent were built in the 1990s, and to date, and only two new structures – to date – were completed in this century.

The DeKalb Housing Authority provides 1,007 units of low-income and workforce-affordable housing at the Park at Briarcliff.



A NOTE ABOUT THE REDEVELOPMENT AREA'S TAX DIGEST

Property Values in the TAD Area Are Growing At Half The Rate Of The County's

Change in an area's tax digest offers a strong indication of the area's economic health.

Property values in the proposed Briarcliff/North Druid Hills Redevelopment area in the last five years – explosive growth years for the county – grew at less than half the rate of growth experienced by the total DeKalb County digest. Over the 2002 to 2007 period, the TAD-area's tax digest grew 13 percent – only 2.6 percent annually – while values in the County's total digest rose by 27 percent. This level of increase reflects the slow digest growth in this portion of the county.

In its current condition, the proposed 416-acre redevelopment area represents approximately one-third of one percent of the County's total tax collections.

Plan Vision and Goals

DeKalb County is laying the groundwork for successful public-private partnerships that will generate redevelopment activity with the proposed Briarcliff/North Druid Hills Redevelopment Plan and DeKalb TAD #3. The redevelopment activity as proposed within this plan will convert the area into a well-planned, interconnected and easy to navigate neighborhood center. With a TAD in place to fund public improvements, the County will make it possible for private developers to create a vibrant new mix of residential, retail, commercial and recreational uses supported by infrastructure that safely connects key neighborhoods – old and new - and stimulates significant economic growth.

The following list presents a vision for the area that will be further refined and acted upon in a carefully considered process – in accordance with DeKalb County guidelines – as plans for future redevelopment projects are presented and evaluated by the County.

Proposed Land Uses After Redevelopment (C)

The Briarcliff/North Druid Hills Redevelopment Plan and DeKalb Tax Allocation District #3 is designed to stimulate the creation of a vibrant mixed-use residential, commercial, recreational and employment center in an area of DeKalb County that until now has not experienced any well-planned, coordinated redevelopment efforts that would better serve the neighborhood and take advantage of its prime west central DeKalb location and access to I-85. Generally, it is anticipated that the proposed TAD will be redeveloped and revitalized in accordance with a healthy, coordinated mix of the following land uses:

- residential
- commercial
- retail
- office
- recreational
- dining and entertainment
- parks and open spaces



- pedestrian and bike paths
- community services

Transportation improvements targeted for throughout the redevelopment area will better support existing residential uses, allow for a greater mix of employment-providing commercial uses, and encourage greater use of the natural environment for recreation. Improved road connections, sidewalks, bike paths and greenways will lead neighbors to new developments that have transformed a number of disconnected, difficult-to-access and underdeveloped land uses into an attractive, economically re-invigorated, pedestrian-friendly landscape of diverse – yet compatible – uses that include retail, residential, entertainment, office and dining. Such an environment will attract a significant number of new residents, businesses and shoppers that will further improve the economic environment of the county.

Proposed Redevelopment Projects (D)

As outlined in the previous sections, challenging infrastructure, land use and other conditions within the proposed Briarcliff/North Druid Hills Redevelopment Area have acted as barriers to significant private redevelopment efforts for several decades. For this reason, public investment is necessary to fund the infrastructure and quality of life improvements needed to support an optimal mix of private investment in residential and commercial redevelopment.

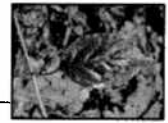
The redevelopment of this portion of DeKalb County will require significant improvements to the public realm. Necessary public investment in improvements to the Briarcliff/North Druid Hills Redevelopment Area may include:

- Transportation improvements that may include expansion or construction of new roads, a bridge over I-85, intersection improvements and transit facilities;
- Sidewalks, pathways and other improvements that allow for pedestrian and cycling activity;
- Enlargement and enhancement of an existing public park and green spaces;
- Enhancement of other elements within the public realm;
- Provision of parking and improved streetscapes;
- Opportunities to promote higher-density residential and mixed-use development;
- Provision of workforce housing;
- Improvements to the area's overall atmosphere and environment with a pedestrian-sensitive traffic system and pedestrian/urban building design that also provide for greater public safety;
- A redevelopment effort which takes advantage of the opportunity to leverage TAD funding into new development that creates the critical mass necessary to attract risk-averse private investment to the area; and
- Other investments as identified.

The establishment of the Briarcliff/North Druid Hills Redevelopment Plan and DeKalb Tax Allocation District #3 is governed by the State of Georgia enabling legislation known as the Redevelopment Powers Act.

Some permitted uses of the funds generated by the TAD include:

- The construction of transportation infrastructure, including roadways, transit facilities and pedestrian access improvements;



- The construction of any building or other facility for use in any business, commercial, industrial, governmental, educational, charitable, or social activity;
- The renovation, rehabilitation, reconstruction, remodeling, repair, demolition, alteration, or expansion of any existing building or other facility for use in any business, commercial industrial, governmental, educational, charitable, or social activity;
- The construction, reconstruction, renovation, rehabilitation, remodeling, repair, demolition, alteration, or expansion of public or private housing;
- The construction, reconstruction, renovation, rehabilitation, remodeling, repair, demolition, alteration, or expansion of public works or other public facilities necessary or incidental to the provision of governmental services;
- The acquisition and retention or acquisition and disposition of property for redevelopment purposes or the use for redevelopment purposes of property already owned by a political subdivision or any agency or instrumentality thereof; and
- Payments in lieu of taxes to the Board of Education for capital costs incurred because of redevelopment activity.

Overall Purposes of Redevelopment Plan

The overall purposes of the Redevelopment Plan include, but are not limited to the following activities.

Providing long-term financing to:

- Improve the quality of life and living conditions for existing and new residents of the proposed district;
- Improve the transportation network that moves a significant amount of traffic within and through the area;
- Create and enhance linkages between the area's employment centers, retail and recreational facilities, and residential neighborhoods;
- Encourage the creation of pedestrian-friendly environments and other alternative transportation modes through proper street, sidewalk, pathway and building design;
- Provide a financing vehicle to assist in long-term redevelopment efforts;
- Encourage private investment;
- Attract an economically healthy mix of small, regional and major retail, hospitality, commercial and professional businesses that offer a range of jobs at all skill levels;
- Promote recreational and entertainment uses;
- Improve public and private spaces;
- Attract a healthy mix of home owners and renters at all income levels;
- Complete needed public and private improvements, including hiring professionals to prepare plans, perform studies, acquire property, relocate tenants and make improvements to streets, parking, streetscaping, lighting, landscaping and other areas in the public realm;
- Eliminate or improve conditions that have contributed to disinvestment and under-utilization, thereby revitalizing the area; and
- Hire professionals to achieve development and implementation of the Briarcliff/North Druid Hills Redevelopment Plan objectives.

Overall Goals and Objectives

This plan promotes the economic renaissance of an area of DeKalb long known as a through-way to other more important and economically vital centers in the county. It will foster the creation of a significant mix of new employment, recreational and housing opportunities, and will connect these facilities with adjoining neighborhoods by promoting a safer, more efficient network of streets, sidewalks and green pathways that will allow for the movement of pedestrians and cyclists.



This plan allows for the addition of a mix of new projects and linkages to the area that will eliminate development gaps that currently separate segments of the community from easy access to nearby retail, dining and recreational services. The development of a new road network and pedestrian-oriented infrastructure – amenities such as parks and pathways – will encourage and support new and existing businesses, new and upgraded housing, and the support services that will help build a sustainable community.

Itemized Goals and Objectives

Transportation: Create new linkages and improve those that exist between the proposed Briarcliff/North Druid Hills redevelopment area and adjoining neighborhoods. Objectives for this area include:

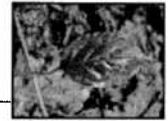
- Easing automotive access to and throughout the area via roadway improvements that may include the addition or re-routing of streets, intersection improvements and other roadway enhancements;
- Adding new sidewalk and bicycle networks and create new linkages;
- Maximizing access to MARTA and other commuter options;
- Expand the existing greenway trail network;
- Improve the pedestrian environment; and
- Provide parking improvements to support private/public redevelopment.

Additionally, central DeKalb County would benefit from another bridge over Interstate I-85. Currently, the traffic moving between the North Druid Hills area and Buckhead has only two opportunities to cross I-85: the underpass at Lenox Road/Cheshire Bridge Road, and the bridge at North Druid Hills.

A new, third connection over the highway would greatly relieve traffic pressures. The proposed bridge would connect Executive Park South NE on the south side of the interstate with Dunex Hill Lane NE on the north side. This new multi-modal transit connection could be designed to accommodate both vehicular and pedestrian/bicycle traffic, extending a greenway that begins at Kittredge Park and runs through Executive Park, and connecting it directly with Buford Highway. Neighborhoods on both sides of the highway would benefit from increased connectivity without the creation of a major new thoroughfare.



Proposed bridge over I-85



Community Environment: Improve the quality of life for existing and future residents, businesses and guests by enhancing the interconnectivity and safety of the area as well as its economic and aesthetic appeal, making existing sites more attractive and economically viable to private investors. Objectives for this area include:

- Improve public safety within the overall community through better use of dedicated sidewalks and pathways, lighting and streetscaping throughout the area;
- Remove conditions that may have a deleterious affect on residents and businesses in the area;
- Make parkway and greenspace improvements; and
- And make additional improvements to improve the overall quality of life in the area.

Economic Incentives: Increase the amount and quality of private investment in the area. Overcome impediments to development that may include, but are not limited to, functional and economic obsolescence, adverse site conditions and extraordinary site development costs. Objectives for this are include:

- Provide a public financing vehicle to assist in redevelopment efforts;
- Increase employment for DeKalb residents at all skill levels through job creation;
- Increase and improve the County's tax bases – both ad valorem and sales and use – without adding any new taxes;
- Provide public improvements that may include parks and plazas, streets and sewers, streetscaping, greenway trails, water lines and utility relocation to support public and private redevelopment efforts;
- Provide community-support facilities;
- Provide for the demolition, repair, remodeling or rehabilitation of structures, as needed;
- Support such other eligible uses as may be needed to revitalize the area; and
- Support other incentives as needed and identified including the development of a Community Improvement District.

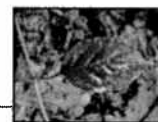
POTENTIAL REDEVELOPMENT ACTIVITY

Per DeKalb County guidelines, the redevelopment projects currently proposed for the TAD are driven by highly successful companies whose market knowledge and attention to sustainable commercial and residential trends attract a desirable mix of popular global and local tenants. To be implemented, any new activity must receive separate approval for required zoning and other development permits.

Town Briarcliff

TOWN BRIARCLIFF is proposed by The Sembler Company as a major mixed-use development on 100 acres on the southeastern quadrant of the intersection of Briarcliff and North Druid Hills roads. The project will result in a mix of retail, residential, recreational and office development replacing the existing Park at Briarcliff apartment complex – the fifth largest apartment complex in metropolitan Atlanta – and other commercial property, as well as institutional property owned by the DeKalb School System. Town Briarcliff will offer a unique "live, work, play" environment that will better serve the surrounding neighborhoods.

"This will be the most highly integrated retail to residential space in the United States," [Sembler President Jeff] Fuqua claimed. "We can create a mixed-use project that is different than any other in the U.S. It will be a non-sprawl, mixed use, high-density project."



Fuqua anticipates the trade area to be within three miles of the development and said the project will actually decrease traffic. "Those on the other side of [I-85] don't shop here now, they go to Buckhead. This project is designed to stop them—to keep them in DeKalb County. Emory has a housing shortage. Employees drive by this area on their way to work and back home. Those employees will be able to live in this development."

– Aileen Harris, "Sembler, Others Share Plans for Briarcliff," www.broadcastatlanta.com (6-28-07) retrieved on 11-20-2007

About the Developer: The Sembler Company Inc.

- Sembler is a commercial developer headquartered in St. Petersburg, Florida. The company's development activity for 2007 has a value of approximately \$1 billion, according to the company. After building a strong reputation in retail, the company's development focus has expanded to include successful residential and mixed-use communities. Per its website, Sembler remains "fiscally conservative in a risky business," yet is "primed to respond to opportunity."

Executive Park

EXECUTIVE PARK, a 70-acre office park located in the southeastern quadrant of the I-85/North Druid Hills Road interchange, contains 22 low and mid-rise office buildings – all but one developed in the 1960s and early 1970s – that total just over 1 million square feet.

The owner of Executive Park, HRPT Properties, working with its development partner, Taylor & Mathis, has prepared a preliminary plan to redevelop the existing office park, one of the first office parks developed in Atlanta. With its complementary mix of uses, Executive Park will offer a highly desirable "live, work and play" environment.

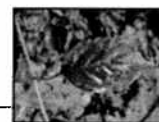
About the Developer: Taylor & Mathis Inc.

Taylor & Mathis is an Atlanta-headquartered diversified real estate company that specializes in the development, marketing and management of office buildings, suburban office parks, industrial parks and mixed-use projects. Reporting an average \$7.7 million in annual sales, (www.hoovers.com) Taylor & Mathis has developed more than 14.4 million square feet of property that exceeds \$1.6 billion in value. Its Perimeter Center project in Atlanta, one of the first large-scale office parks in the United States, has served as a model for others throughout the country. The company is one of the most active developers in the Southeast, having completed new office and industrial projects totaling 3.8 million square feet over the last five years.

Other Potential Redevelopments

Loehmann's Plaza

Regency Centers Corporation, which owns this site, has not announced plans to redevelop the area. However, Regency Centers Corp. "is the leading national owner, operator and developer focused on grocery-anchored, neighborhood and community retail centers. Its total assets before depreciation exceed \$3.2 billion. As of September 30, 2003, the Company owned 262 retail properties, including those held in joint venture partnerships, totaling 29.9 million square feet and located in high growth markets throughout the United



States. Founded in 1963 and operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.” (SEC report retrieved on 11-20-07 at www.secinfo.com/dRC12.21A3.c.htm on 11/20/07.)

BellSouth Tower: Pattni Lodging Group

Pattni Lodging Group, headquartered in Atlanta, plans to redevelop the former BellSouth property as a full-service hotel and conference center.

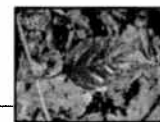
Additional Improvement Initiatives

New developments currently under construction in areas adjacent to the proposed TAD front Briarcliff and Sheridan roads: The Shoppes @ Druid Hills (North Druid Development LLC) and Gables Residential. Their location reinforces the market viability of building directly on these major thoroughfares while other properties lie untouched.

Contractual Relationships (E)

Pursuant to O.C.G.A. §34-44-3(a), the DeKalb Board of Commissioners will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Commission may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities, including the DeKalb County Board of Education, DeKalb County and other stakeholders, as well as with various DeKalb County departments involved in implementing this redevelopment plan.
2. Conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with the County's Comprehensive Plan.
3. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.
4. Negotiate and enter into public-private ventures, loans to private enterprise, and intergovernmental agreements as needed.
5. Coordinate public improvement planning, design and construction among County and State agencies and departments.
6. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds by the County.
7. The County will enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the



bonds, including, but not limited to, legal, underwriting, financial analysis and other related services.

8. The County and the Board of Commissioners will perform other duties as necessary to implement the redevelopment plan.

The Commission will establish an advisory committee to review proposals for projects within the redevelopment area and to advise the Board of Commissioners as to implementation of the TAD.

Relocation Plans (F)

As is currently foreseen, no relocation of tenants from private homes is anticipated within the proposed Briarcliff/North Druid Hills Redevelopment Area – DeKalb TAD #3.

In any case where there is relocation of existing private homes or businesses, such relocation expenses may be provided for under all applicable federal, state and local guidelines if public funds are used for property acquisition. Such sources of funds require relocation benefits to be offered to tenants and users for relocation.

In any case where there is relocation of existing public housing or other public facilities, such relocation expenses may be provided for under all applicable federal, state and local guidelines.

The County may negotiate relocation payments to the Board of Education to defray expenses associated with relocating school facilities and/or athletic facilities.

Zoning & Land Use Compatibility (G)

The proposed Briarcliff/North Druid Hills Redevelopment Plan is characterized by zoning classifications that allow a range of land uses, including multi-family residential (RM-75, R-85), some commercial (C-1), office/institutional (O/I), and industrial (M).

Currently the Briarcliff/North Druid Hills Redevelopment Area contains a variety of uses that, for the most part, exist independently of each other and the public they serve. For example, The Park at Briarcliff, a 1,017-unit apartment complex at Druid Valley Drive, is Atlanta's fifth largest apartment community as ranked by number of apartment homes, according to the *Atlanta Business Chronicle*. (10-26-2007) This complex is leased to low-moderate income families by the DeKalb Housing Authority. Despite major spending on renovations, this complex is outdated and its condition is poor, with problems like exposed wiring in utility boxes, inoperable security gates, peeling exterior paint and windows in need of major repair. Its general appearance is one of disinvestment and decline.

Other uses in the area include aging office and commercial buildings; outdated, under-performing institutional uses; and big box retail and convenience or fast-food outlets. Each of these uses shows little to no relation to each other or the pedestrian environment. Major roads intersect and separate many of the uses in the area. Transportation constraints limit development in the area, and an existing park is relatively inaccessible.

Projections of redevelopment capacity and scope as contained in the Briarcliff/North Druid Hills Redevelopment Plan and DeKalb Tax Allocation District #3 are based on the current land use plan. The Comprehensive Development Plan defines this area as a Neighborhood



Center, characterized by containing a "neighborhood focal point with a concentration of activities such as retail, service commercial, professional office, higher-density housing and open space." Applicable land uses include multi-family residential and low-intensity commercial.

Method of Financing / Proposed Public Investments (H)

The County engaged Bleakly Advisory Group to analyze the development potential of the proposed redevelopment area under current zoning. Development assumptions for the initial TAD estimate were prepared based on an assumption that redevelopment would occur with the existing land use entitlements for the respective properties. This analysis would provide a base case of the level of TAD funding that could be supported in the area.

As this area is a Neighborhood Activity Center under current DeKalb County zoning policies, the Bleakly estimate was prepared with the assumption that the two developments currently proposed for the area would seek to maximize the development permitted under the area's current zoning.

Bleakly projects the maximum investment as follows:

MAXIMUM DEVELOPMENT PERMITTED AT PROPOSED BRIARCLIFF-N DRUID HILL DEVELOPMENTS UNDER CURRENT ZONING		
	<u>Sembler</u>	<u>Exec. Park</u>
Residential		
Acres	80	33
Total Units @ 24 du/acre	1,920	800
Apartments	960	400
Condos	960	400
Office/Retail		
Acres	20	24
SF @ 25,000 SF/acre	500,000	1,222,000
Office	250,000	750,000
Retail*	250,000	472,000

Source: Bleakly Advisory Group

*118,000 s.f. of new retail space at Executive Park will be located beneath future residential.

Public investment, particularly in transportation infrastructure, will be required to support the type of development desired by the County.



Proposed Public Improvements for Briarcliff/North Druid Hills – DeKalb County TAD #3

TAD funding will be used within the proposed redevelopment area to help finance public improvements as needed to support redevelopment investments. Projects or components that are supported will be evaluated and recommended by the Advisory Committee and approved by the Board of Commissioners

Components that may be funded under the proposed TAD fall under the following categories:

A. CAPITAL COSTS

- Street and roadway improvements, including but not limited to bridges, roundabouts, etc.
- Transit facilities and other transportation infrastructure
- Public educational facilities
- Other public and community facilities
- Water and sewer improvements
- Sidewalk improvements
- Greenway trails and park improvements
- Electric and related improvements
- Curb and gutter development
- Landscape, hardscape and fountains
- Signage
- Parking and pavement improvements
- Right-of-way acquisition
- Site work and utilities
- Other public improvements

B. FINANCING COSTS

C. PROFESSIONAL SERVICE COSTS

D. IMPUTED ADMINISTRATIVE COSTS

E. RELOCATION COSTS

F. ORGANIZATIONAL COSTS

Other Potential Sources of Funding

The redevelopment costs for all public and private improvements will be funded by public and private sources, which may include:

- ♦ Federal and state funding agencies and programs as identified in the DeKalb County Comprehensive Transportation Plan and the Garvin study, including the SAFETEA-LU Act (Safe Accountable Flexible Efficient Transportation Equity Act: A Legacy for Users), the Atlanta Regional Commission (some transportation capital improvements), Georgia Department of Transportation and others;
- ♦ Proceeds of tax allocation bonds, commercial financing, and/or tax allocation increment;



- ♦ County capital improvement funds;
- ♦ Community Improvement District;
- ♦ Local bonds, including greenspace bond funding;
- ♦ Private development funds;
- ♦ Private donations; and
- ♦ Other federal, state and local grant and funding sources as appropriate and available.

How can a TAD help fund the redevelopment of the Briarcliff/North Druid Hills area?

A TAD, once created by the County and consented to by the Board of Education, offers the County an alternative method of financing public improvements for redevelopment within the TAD boundaries. As this property is redeveloped and therefore improved, any property tax revenue increase within the TAD is deposited into a special fund to pay for the redevelopment costs within the TAD.

Tax increment deposited into the special fund may be used to pay for redevelopment costs as the funds accrue. In addition, the County may decide to offer tax exempt bonds to pay for infrastructure and other eligible redevelopment costs in partnership with private developers. As the TAD area is redeveloped, the tax increment resulting from these redevelopment projects would be used to retire any bonds issued to fund eligible redevelopment costs. No general fund dollars are used to repay TAD bonds.

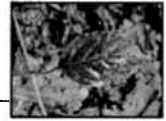
Why are the creation of a TAD by the County and consent by the School District good policy decisions?

Using TAD financing to fund construction of infrastructure will enable the County to leverage positive property tax increments – revenue the local governments do not receive today – to provide the infrastructure necessary to eventually generate more than \$500 million in private sector investment in the TAD ***without tapping into current tax revenues and without adding new taxes.***

This investment will generate many new jobs and new sales tax revenues as well as increased incomes for DeKalb County residents and increased revenues for area businesses. The development will provide DeKalb County a positive mix of new living, office, shopping, entertainment, public use (stadium) and recreational facilities on underdeveloped areas in an area of DeKalb County that surrounds the congested intersection of Briarcliff and North Druid Hills roads. Property values in the surrounding areas will increase, further enhancing the County and Board of Education's property tax base.

Once the TAD bonds are retired, DeKalb County and the DeKalb County School District will receive the full property tax increment from the development.

Moreover, new retail establishments developed within the redevelopment area will generate additional HOST and SPLOST sales tax revenues for the County and Board of Education. Sales for this area are projected at \$400 per square foot. The



Bleakly estimate conservatively estimated construction of 118,000 square feet of new retail space, which could generate more than \$47 million in new sales tax revenue every year.

Why shouldn't the County and School District just keep the new tax revenues from the projects for use elsewhere?

The positive tax increments will not be generated to any significant extent unless the projects are built as envisioned. Without the TAD, there will be no new tax revenues. The redevelopment planned for the proposed Briarcliff/North Druid Hills Redevelopment Area cannot occur without the necessary transportation and other infrastructure needed to make redevelopment of the existing area possible. These projects are not feasible as planned without TAD financing for the infrastructure and other public improvements.

The purpose of the TAD is to use positive tax increments to make necessary improvements possible. DeKalb County has noted the importance of TAD financing in its Comprehensive Transportation Plan as well as its latest Comprehensive Development Plan update. Its citizens will reap the benefits of the private investment without having to use current tax revenues to pay for necessary infrastructure improvements.

Assessed Valuation for TAD (I)

The redevelopment area defined in this Redevelopment Plan has a current 2007 fair market value of \$281,216,770 and a taxable value of \$100,341,188 (when nontaxable parcels are deducted) according to the tax records of DeKalb County. Currently, nontaxable parcels cover approximately 23.4 percent of this area. The remaining area has not experienced the last several decades of economic growth enjoyed in other highly accessible areas in the county.

The taxable digest in the TAD area has been growing only at about 2.6 percent annually over the 2002-2007 period, which reflects the slow digest growth in this portion of the county.

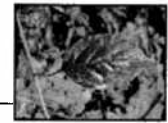
Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, DeKalb County will request that the Commissioner of Revenue of the State of Georgia certify the tax base for 2007, the base year for the tax allocation district.

This tax base will be increased by the private investment stimulated by the implementation of the Redevelopment Plan and the issuance of tax allocation bonds. In addition, the redevelopment proposed is intended to stimulate other development in the district and lead to an overall increase in property values as the Redevelopment Plan is implemented.

Upon completion of the redevelopment of the Briarcliff/North Druid Hills area as presented in this plan, the redeveloped acreage in this tax allocation district is projected to have a fair market value of approximately \$725 million and a taxable value of about \$265 million.

Historic Properties within Boundaries of TAD (J)

None of the properties located within the boundaries of the proposed Briarcliff/North Druid Hills – DeKalb Tax Allocation District #3 have been designated a historic property, according to the National Park Service, nor are they listed on the National Register of Historic Places.



Creation & Termination Dates for TAD (K)

The Briarcliff/North Druid Hills – DeKalb Tax Allocation District #3 will be created effective December 31, 2007. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full.

Tax Allocation Increment Base (M)

On or before December 30, 2007, the Board of Commissioners of DeKalb County will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the proposed tax allocation district. The base is estimated as follows:

DeKalb County Tax Allocation District Parcel Information

Total Number of Parcels	111
Total Area	Approximately 427 acres (0.67 square miles)
DeKalb County Digest Total Taxable Value	\$ 26,404,506,160
Market Value of TAD Parcels (100% Value)	\$ 281,216,770
Minus Market Value of Nontaxable Parcels	(\$ 30,363,800)
Taxable Value of TAD Parcels (40% Assessment Value)	\$ 100,341,188
Value of TAD as a Percent of DeKalb County's Total Tax Digest *	0.95%

Property Taxes Collected Within Tax District to Serve as Base

Total Taxable \$100,341,188 x Useable Millage (0.03689) = \$3,701,586.43

*The value of DeKalb TADs #1 & #2 as a percent of the County's total digest, 2007 is 0.16%

Property Taxes for Computing Tax Allocation Increments (N)

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the following authorized ad valorem taxes:

2007 MILLAGE RATES*

DeKalb County Operating	13.91 mills
DeKalb County School District Operating	22.98 mills
Total	36.89 mills

**Levies for bonded indebtedness are not included in the calculation of the increment.*



Creation of the tax allocation district will not affect any business improvement districts, community improvement districts or enterprise zones created within the boundaries of the redevelopment area. Any additional millage levied as a result of a future business improvement district or community improvement district will not be included in the calculation of the tax allocation increment.

Tax Allocation Bond Issues and Increment (O, P, Q)

The Redevelopment Powers Law requires that the redevelopment plan specify the amount, terms and rate of any proposed TAD bond issues. The County has not yet determined whether to issue bonds. Initially, redevelopment costs may be paid from the tax allocation increment as it accrues. The decision whether to issue TAD bonds, and if so, under what terms, will be made by the Board of Commissioners once implementation of the redevelopment plan is underway and the TAD Advisory Committee and County staff have evaluated proposed projects and made recommendations to the Board.

Positive Tax Allocation Increments

The positive tax allocation is estimated to total approximately \$8,185,000 annually at full build-out. The actual amount will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base in the district as a whole.

Property to be Pledged for Payment of the Bonds

If TAD bonds are issued, the bonds will be secured by the positive tax allocation increment from eligible ad valorem property taxes levied by DeKalb County for operating expenses, including the amount levied by the DeKalb County Board of Education. Ad valorem taxes levied on personal property, motor vehicles, public utilities and railroad companies, and taxes levied for bonded indebtedness, will NOT be included in calculation of the tax allocation increment.



Appendices

Appendix A. Maps & Drawings

1. Redevelopment Plan Boundary Map (L)
2. Current Land Use in Proposed BDNH Redevelopment Area
3. BNDH is a High Growth Area
4. BNDH is Projected to Experience Greater Congestion
5. Comprehensive Transportation Plan re. Capacity - Roads
6. Comprehensive Transportation Plan re. Sidewalks
7. Comprehensive Transportation Plan re. Bike Lands
8. Comprehensive Transportation Plan re. Greenways
9. Transportation Improvements proposed in the *Briarcliff/North Druid Hills Area Collaborative Plan*
10. DeKalb Zoning Map
11. DeKalb Future Land Use Map

Appendix B. Tables & Text

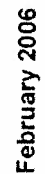
1. List of Tax Parcel ID Numbers (Properties within TAD)
2. Redevelopment Area Boundary Description

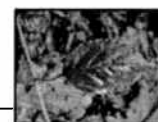
Appendix C. DeKalb County Board of Commissioners & CEO

Appendix D. DeKalb Board of Education

Appendix E. Resources

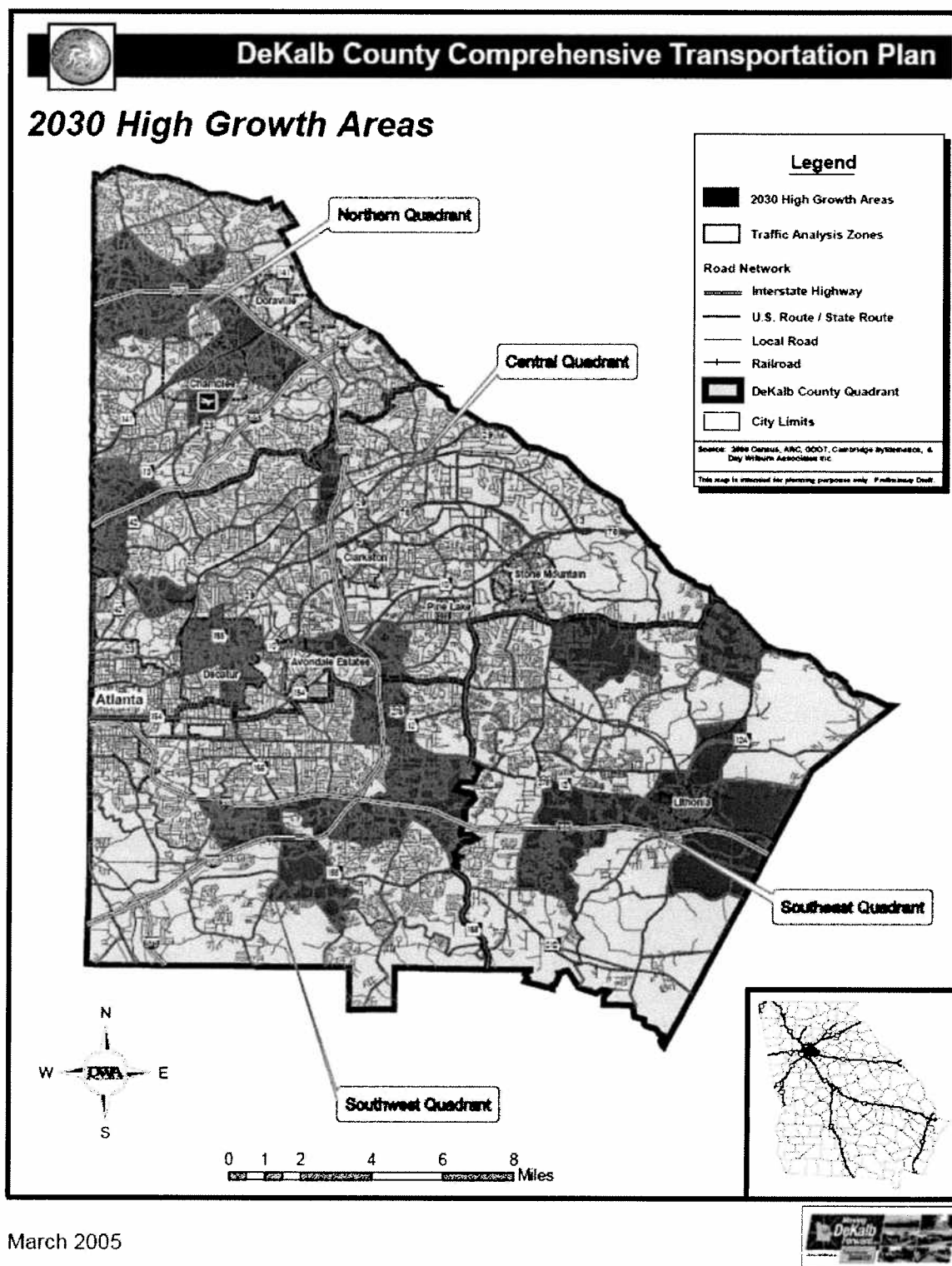
2. Current Land Use in Proposed BHDN Redevelopment Area

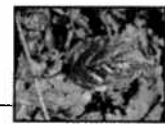




Appendix A. Maps & Drawings

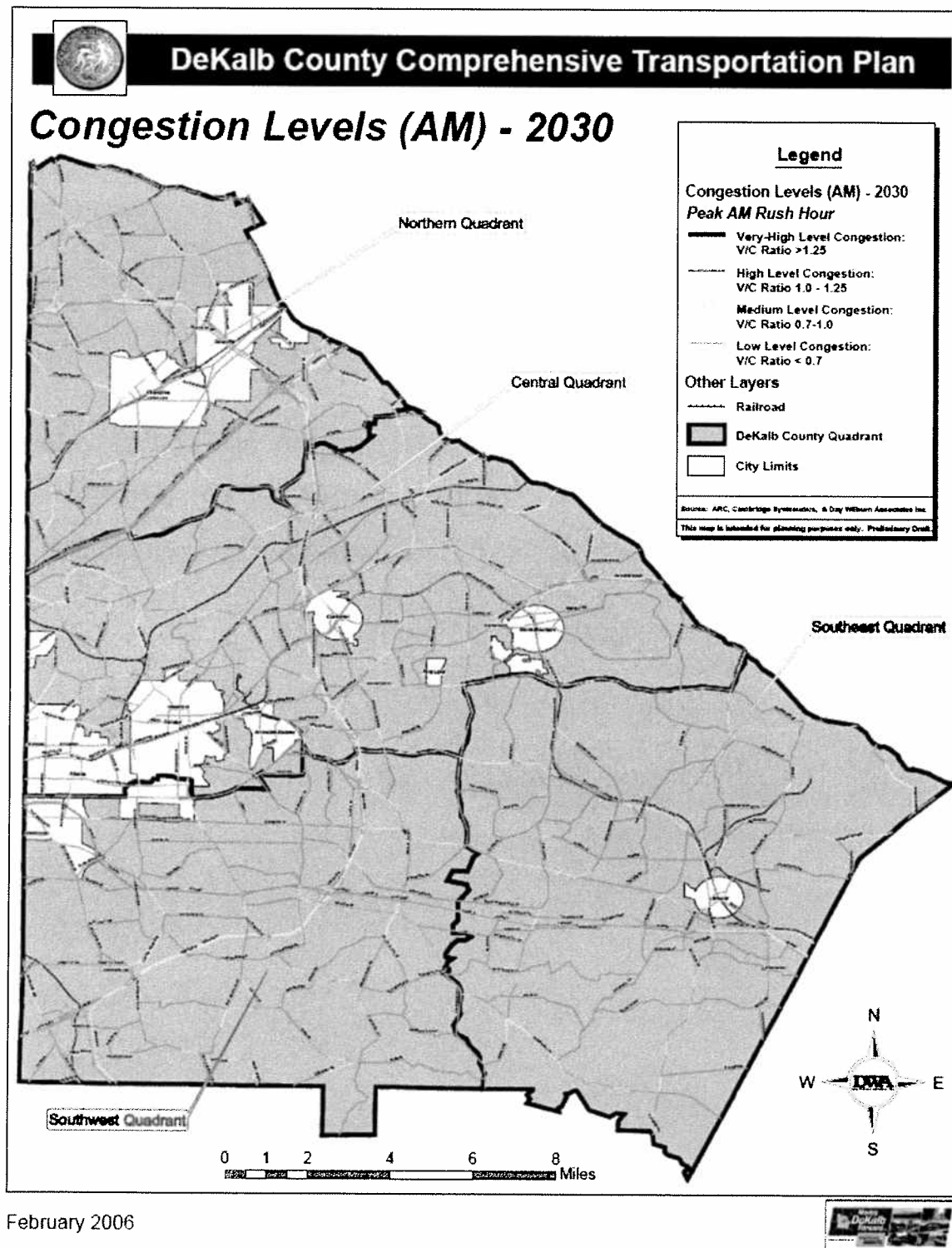
3. BNDH is a High Growth Area





Appendix A. Maps & Drawings

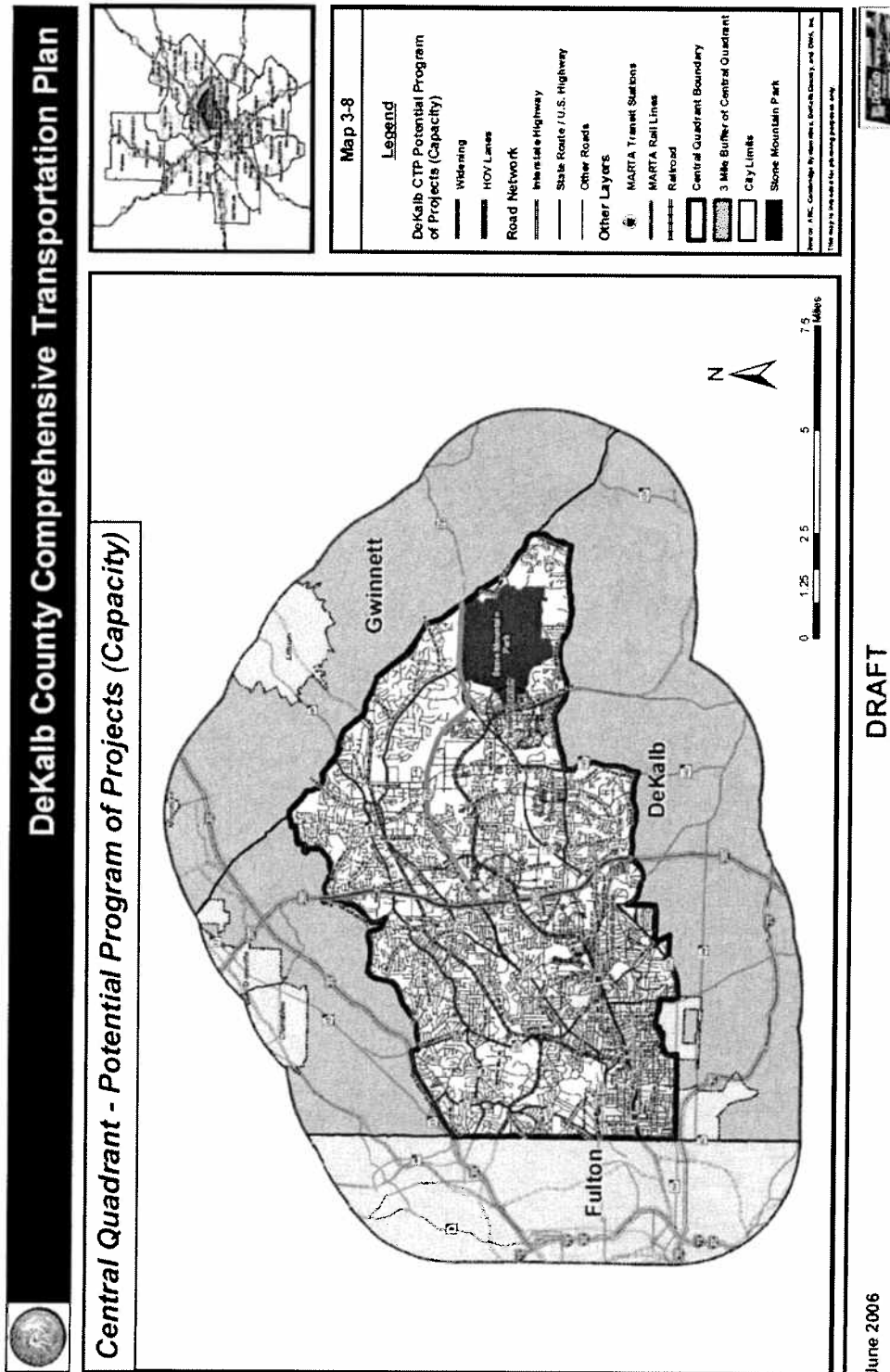
4. BNDH is Projected to Experience Greater Congestion

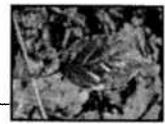




Appendix A. Maps & Drawings

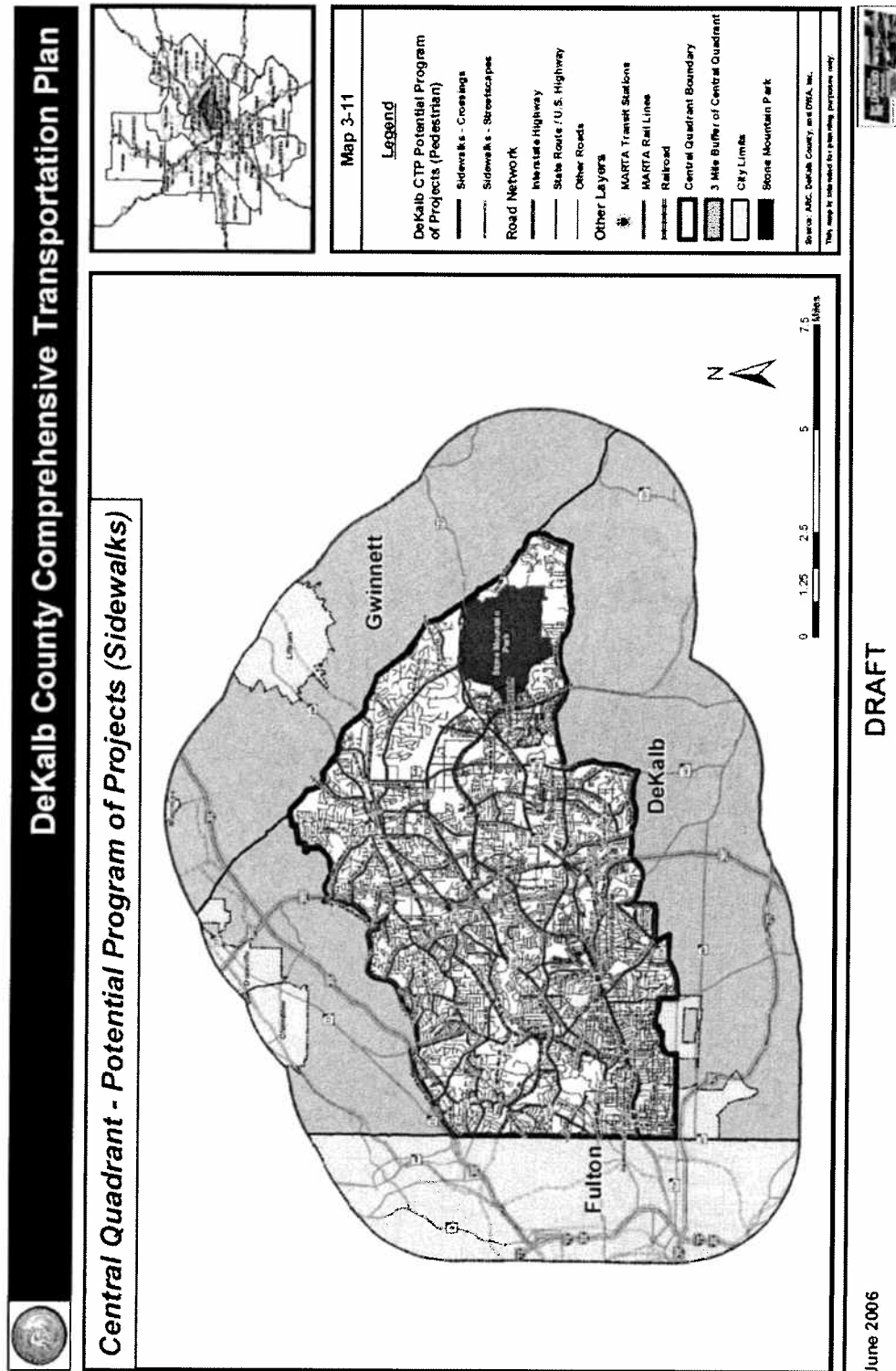
5. Comprehensive Transportation Plan re. Capacity - Roads



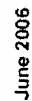


Appendix A. Maps & Drawings

6. Comprehensive Transportation Plan re. Sidewalks



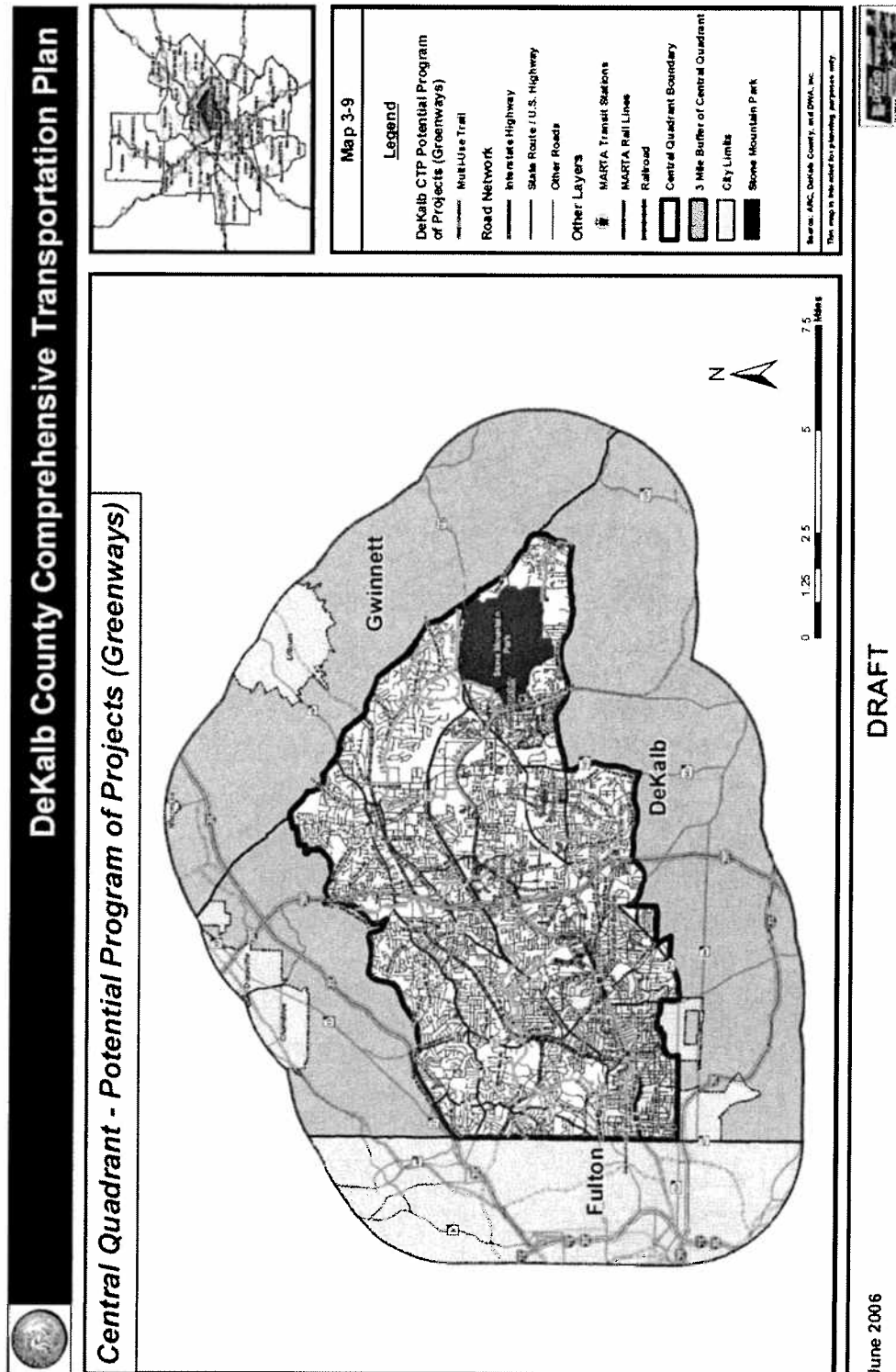
7. Comprehensive Transportation Plan re. Bike Lanes

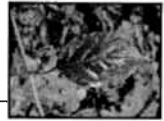




Appendix A. Maps & Drawings

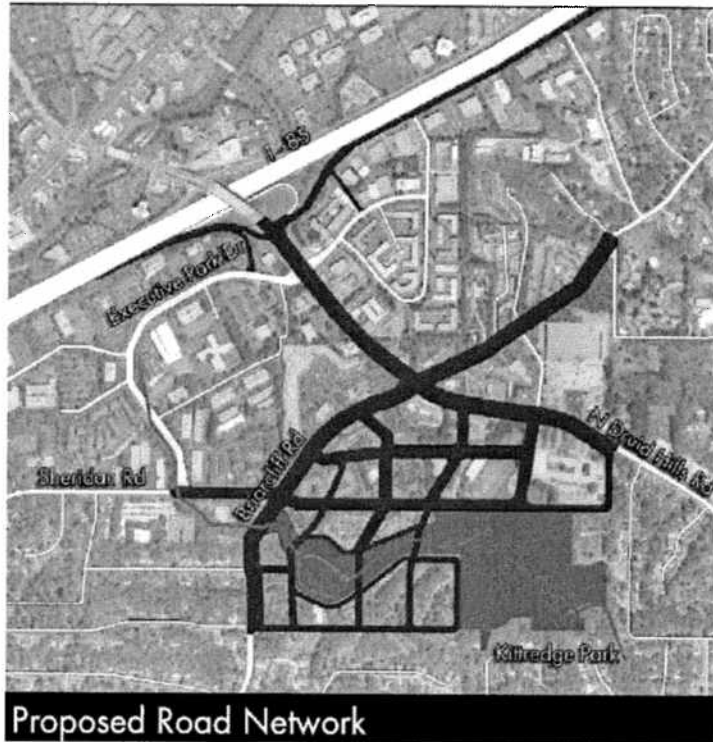
8. Comprehensive Transportation Plan re. Greenways

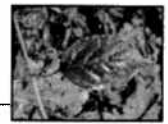




Appendix A. Maps & Drawings

9. Transportation Improvements proposed in the *Briarcliff/North Druid Hills Area Collaborative Plan*





Appendix A. Maps & Drawings

Transportation Improvements proposed in the *Briarcliff/North Druid Hills Area Collaborative Plan* (continued)

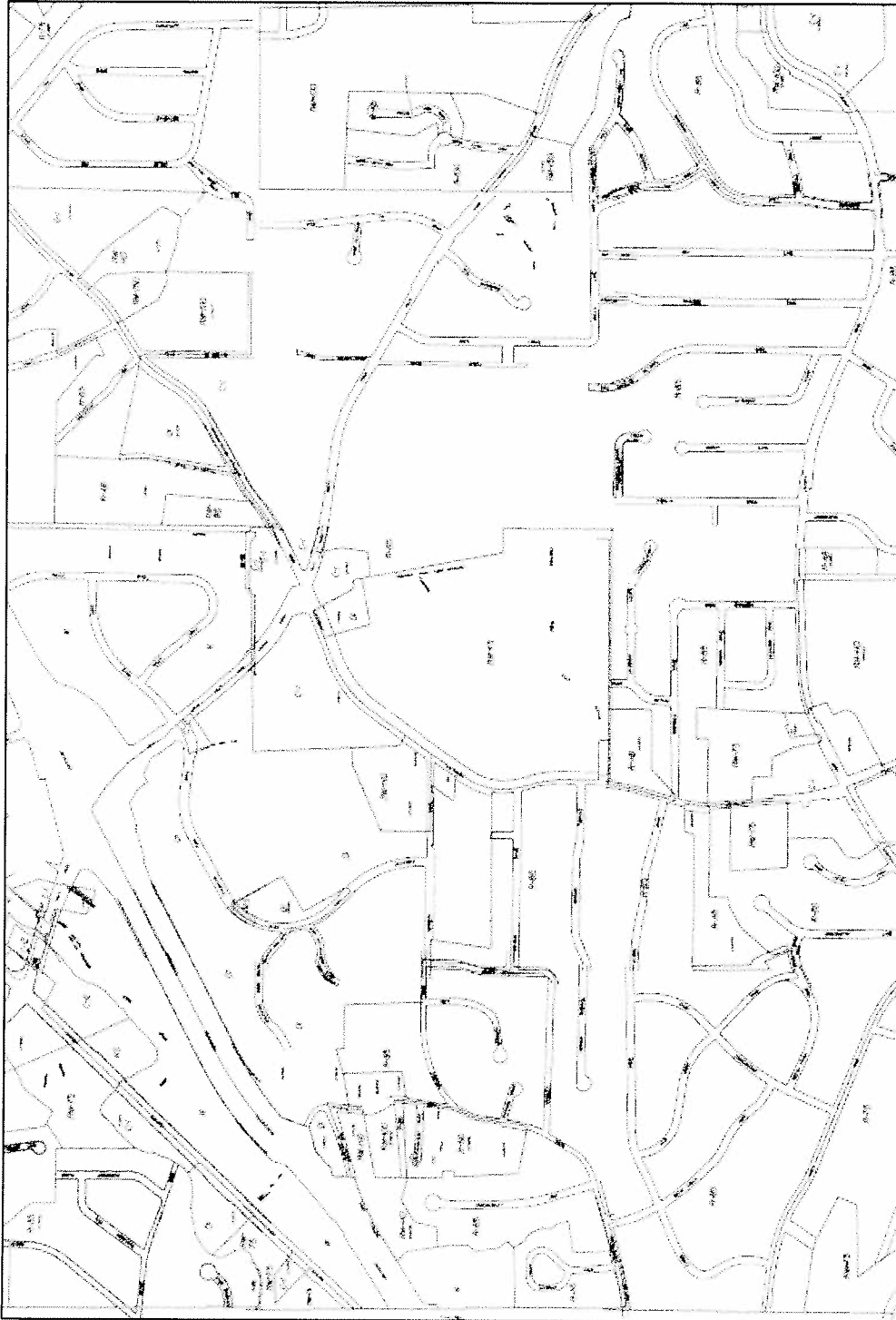


Proposed Bike Paths



Appendix A. Maps & Drawings

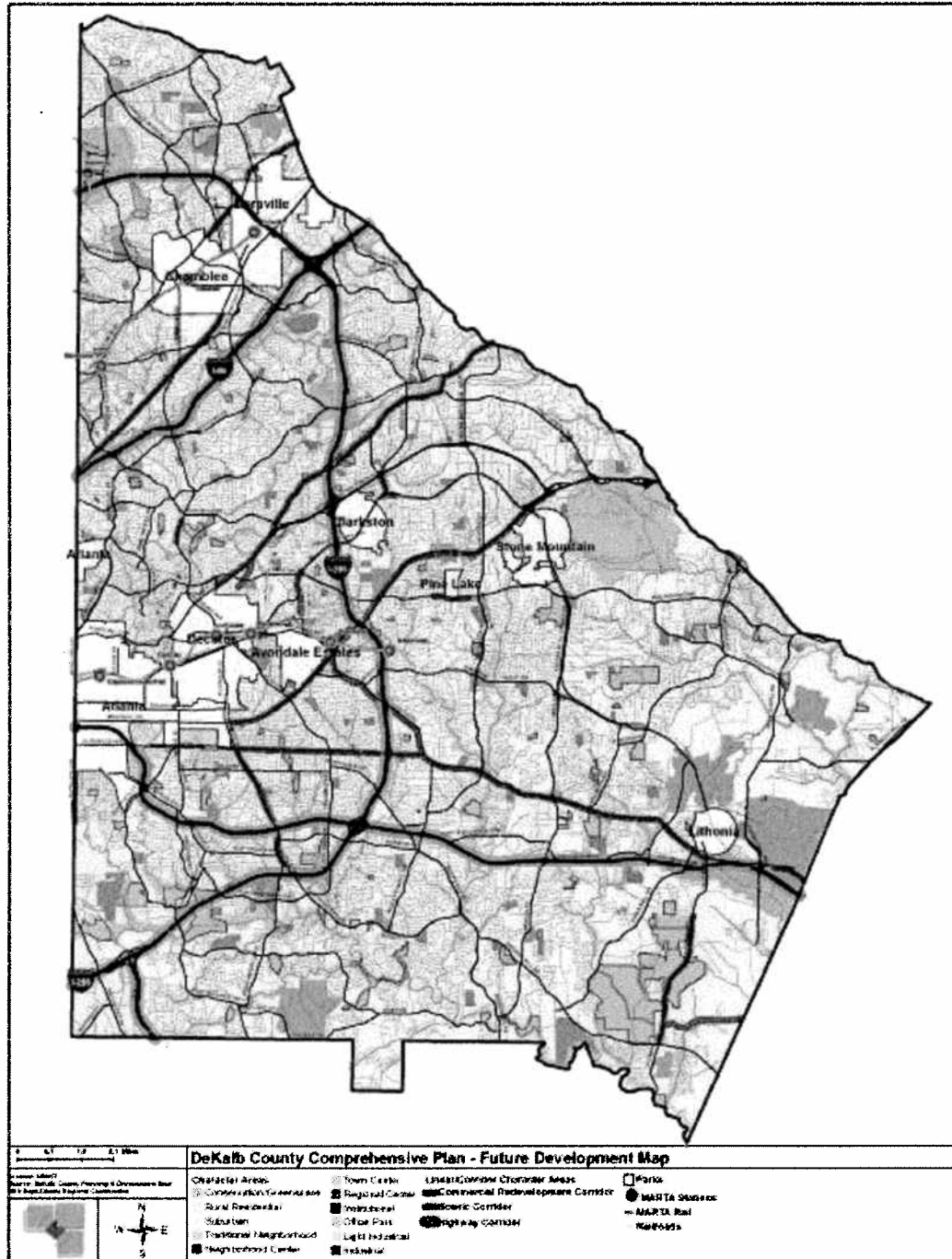
10. DeKalb Zoning – Briarcliff/North Druid Hills Area

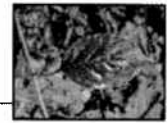




Appendix A. Maps & Drawings

11. DeKalb Future Land Use Map





Appendix B. Tables & Text

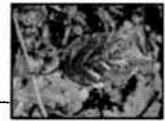
1. List of Tax Parcel ID Numbers (Properties within TAD)

*Highlighted parcels are non-taxable

ParcelID	SitusAddress	Acres	ATR100Value	ATR40Value
18 152 01 002	1600 MOUNT MARIAH RD NE UNI		\$ 422,100	\$ 168,840
18 152 01 004	1627 MOUNT MARIAH RD NE UNI		\$ 53,900	\$ 21,560
18 152 01 005	1613 MOUNT MARIAH RD NE UNI		\$ 100,600	\$ 40,240
18 152 01 006	2490 N DRUID HILLS RD NE NE UNI		\$ 544,400	\$ 217,760
18 152 01 007	2512 N DRUID HILLS RD NE NE UNI		\$ 935,200	\$ 374,080
18 152 01 039	1614 KNOB HILL DR NE UNI		\$ 283,200	\$ 113,280
18 152 01 042	2410 N DRUID HILLS RD NE UNI	0.70	\$ 578,200	\$ 231,280
18 152 01 043	2370 N DRUID HILLS RD NE UNI	1.04	\$ 858,300	\$ 343,320
18 152 01 044	2400 N DRUID HILLS RD NE UNI	13.22	\$ 13,067,800	\$ 5,227,120
18 152 01 045	2460 N DRUID HILLS RD NE UNI	5.22	\$ 1,051,000	\$ 420,400
18 152 01 046	2591 BRIARCLIFF RD NE UNI	0.94	\$ 713,700	\$ 285,480
18 152 01 047	2390 N DRUID HILLS RD UNI	0.50	\$ 342,700	\$ 137,080
18 152 01 048	2382 N DRUID HILLS RD NE UNI	1.29	\$ 1,007,700	\$ 403,080
18 152 01 051	2420 N DRUID HILLS RD UNI	0.00	\$ 295,000	\$ 118,000
18 152 01 052	159422 WOODCLIFF DR UNI	2.71	\$ 2,007,000	\$ 802,800
18 152 02 024	1454 HOLLY LN NE UNI		\$ 68,500	\$ 27,400
18 152 02 025	1458 HOLLY LN NE UNI		\$ 869,100	\$ 347,640
18 152 02 027	2383 N DRUID HILLS RD NE UNI		\$ 8,261,200	\$ 3,304,480
18 152 02 029	1396 CAROLYN DR NE UNI		\$ 339,600	\$ 135,840
18 152 02 036	1500 KITTREDGE PARK RD NE UNI		\$ 241,100	\$ 96,440
18 152 02 040	0 HOLLY LN NE R UNI		\$ 102,100	\$ 40,840
18 152 02 042	1536 NANTAHALLA CT NE R UNI		\$ 3,900	\$ 1,560
18 152 02 044	0 HOLLY LN NE UNI		\$ -	\$ -
18 153 01 001	2414 BRIARCLIFF RD NE UNI	7.33	\$ 18,478,400	\$ 7,391,360
18 153 01 002	2470 BRIARCLIFF RD - 45 UNI	14.37	\$ 12,560,450	\$ 5,024,180
18 153 01 004	2289 N DRUID HILLS RD NE UNI	0.86	\$ 814,800	\$ 325,920
18 153 01 005	4 EXECUTIVE PARK DR NE UNI	6.40	\$ 5,081,000	\$ 2,032,400
18 153 01 007	0 EXECUTIVE PARK WEST . NE UNI	1.20	\$ 301,800	\$ 120,720
18 153 01 008	11 EXECUTIVE PARK WEST . NE UNI	2.60	\$ 1,437,500	\$ 575,000
18 153 01 009	10 EXECUTIVE PARK WEST . NE UNI	5.40	\$ 3,692,300	\$ 1,476,920
18 153 01 010	20 EXECUTIVE PARK WEST . NE UNI	9.27	\$ 7,504,055	\$ 3,001,622
18 153 01 011	12 EXECUTIVE PARK DR NE UNI	3.44	\$ 12,373,875	\$ 4,949,550
18 153 01 012	0 EXECUTIVE PARK WEST . NE UNI	0.47	\$ 168,900	\$ 67,560
18 153 01 013	0 EXECUTIVE PARK DR NE UNI	0.50	\$ 89,800	\$ 35,920
18 153 01 014	0 BRIARCLIFF RD NE UNI	0.03	\$ 29,200	\$ 11,680
18 153 02 001	2362 BRIARCLIFF RD NE 7 UNI	4.18	\$ 2,772,700	\$ 1,109,080
18 153 02 019	2374 BRIARCLIFF RD NE UNI	0.60	\$ 515,900	\$ 206,360
18 153 02 026	0 SHERIDAN RD UNI	0.20	\$ 60,900	\$ 24,360
18 153 02 027	1515 SHERIDAN RD NE UNI	7.84	\$ 8,304,700	\$ 3,321,880
18 153 02 028	0 SHERIDAN RD NE UNI	0.11	\$ 27,900	\$ 11,160
18 153 04 002	2427 BRIARCLIFF RD NE UNI	58.25	\$ 43,940,900	\$ 17,576,360
18 153 04 003	0 BRIARCLIFF RD NE UNI	0.14	\$ 81,000	\$ 32,400

Continues

Briarcliff/North Druid Hills Redevelopment Plan and DeKalb TAD #3



ParcelID	SitusAddress	Acres	ATR100Value	ATR40Value
18 153 04 004	1520 KITTREDGE PARK RD NE UNI		\$ 81,900	\$ 32,760
18 153 04 006	2375 N DRUID HILLS RD NE UNI	2.40	\$ 1,330,500	\$ 532,200
18 153 04 007	2531 BRIARCLIFF RD 109 UNI	2.26	\$ 1,600,000	\$ 640,000
18 153 04 008	2471 BRIARCLIFF RD NE UNI	14.66	\$ 2,849,700	\$ 1,139,880
18 153 04 009	2535 BRIARCLIFF RD NE UNI	0.83	\$ 865,300	\$ 346,120
18 153 06 001	2304 N DRUID HILLS RD NE UNI	1.06	\$ 953,300	\$ 381,320
18 153 06 002	2566 BRIARCLIFF RD NE UNI	3.39	\$ 2,971,900	\$ 1,188,760
18 153 06 003	2320 N DRUID HILLS RD NE UNI	0.75	\$ 528,700	\$ 211,480
18 153 07 001	0 N DRUID HILLS RD UNI	0.94	\$ 442,200	\$ 176,880
18 153 07 002	2340 N DRUID HILLS RD NE UNI	0.00	\$ 724,300	\$ 289,720
18 153 10 002	1202 EXECUTIVE PARK DR NE UNI	5.70	\$ 5,425,300	\$ 2,170,120
18 154 05 007	59 EXECUTIVE PARK SOUTH . NE UNI	5.10	\$ 9,143,195	\$ 3,657,278
18 154 05 009	1573 CHANTILLY DR NE UNI		\$ 5,014,900	\$ 2,005,960
18 154 05 017	50 EXECUTIVE PARK SOUTH . NE UNI	4.08	\$ 2,228,100	\$ 891,240
18 154 05 018	0 EXECUTIVE PARK SOUTH . NE UNI		\$ 23,000	\$ 9,200
18 154 05 020	0 EXECUTIVE PARK SOUTH . NE UNI	0.70	\$ 1,600	\$ 640
18 155 07 001	57 EXECUTIVE PARK SOUTH . NE UNI	4.45	\$ 4,796,125	\$ 1,918,450
18 155 07 002	0 EXECUTIVE PARK SOUTH . NE UNI	0.88	\$ 316,200	\$ 126,480
18 155 07 003	1236 EXECUTIVE PARK DR NE UNI	4.40	\$ 7,450,000	\$ 2,980,000
18 156 02 002	2174 N DRUID HILLS RD UNI		\$ 83,000	\$ 33,200
18 156 02 004	1754 TULLIE CIR NE UNI	1.00	\$ 969,900	\$ 387,960
18 156 02 005	1535 I-85 ACCESS . UNI	1.81	\$ 1,078,600	\$ 431,440
18 156 02 006	1513 NORTHEAST EXPY NE 2 UNI	0.92	\$ 821,800	\$ 328,720
18 156 02 007	1485 NORTHEAST EXPY NE UNI	1.06	\$ 1,124,600	\$ 449,840
18 156 02 008	1734 TULLIE CIR NE UNI	1.00	\$ 844,300	\$ 337,720
18 156 02 010	1471 NORTHEAST EXPY NE UNI	1.08	\$ 759,600	\$ 303,840
18 156 02 011	1447 NORTHEAST EXPY NE UNI		\$ 7,212,000	\$ 2,884,800
18 156 02 013	1430 TULLIE RD NE 4 UNI	2.30	\$ 1,429,530	\$ 571,812
18 156 02 014	0 NORTHEAST EXPY UNI		\$ 480,000	\$ 192,000
18 156 03 002	7 EXECUTIVE PARK DR NE UNI		\$ 4,955,600	\$ 1,982,240
18 156 03 006	1330 EXECUTIVE PARK DR NE UNI	2.13	\$ 800,100	\$ 320,040
18 156 03 007	1306 EXECUTIVE PARK DR NE UNI	2.79	\$ 2,188,240	\$ 875,296
18 156 03 008	2185 N DRUID HILLS RD NE UNI	1.52	\$ 1,488,900	\$ 595,560
18 156 03 009	0 EXECUTIVE PARK DR NE UNI		\$ 98,300	\$ 39,320
18 156 03 010	0 EXECUTIVE PARK DR NE UNI	0.20	\$ 58,600	\$ 23,440
18 156 06 001	2223 N DRUID HILLS RD NE UNI	1.18	\$ 696,300	\$ 278,520
18 156 06 005	2235 N DRUID HILLS RD NE UNI	2.49	\$ 3,489,600	\$ 1,395,840
18 156 06 006	2207 N DRUID HILLS RD NE UNI	0.32	\$ 153,300	\$ 61,320
18 156 06 008	0 EXECUTIVE PARK EAST . NE UNI	0.12	\$ 43,800	\$ 17,520
18 156 06 009	0 EXECUTIVE PARK EAST . NE UNI	0.38	\$ 1,000	\$ 400

Continues

Briarcliff/North Druid Hills Redevelopment Plan and DeKalb TAD #3



ParcelID	SitusAddress	Acres	ATR100Value	ATR40Value
18 156 06 010	6 EXECUTIVE PARK DR NE UNI	4.20	\$ 5,763,200	\$ 2,305,280
18 156 06 011	0 EXECUTIVE PARK DR NE UNI	0.76	\$ 273,100	\$ 109,240
18 156 06 012	1 EXECUTIVE PARK EAST . NE UNI	3.46	\$ 5,261,700	\$ 2,104,680
18 156 06 013	43 EXECUTIVE PARK EAST . NE UNI	3.48	\$ 1,715,100	\$ 686,040
18 156 06 014	0 N DRUID HILLS RD UNI	0.00	\$ 456,300	\$ 182,520
18 156 07 003	1639 TULLIE CIR NE 9 UNI		\$ 5,385,500	\$ 2,154,200
18 156 07 004	2226 N DRUID HILLS RD NE UNI	1.55	\$ 911,400	\$ 364,560
18 156 07 005	1571 NORTH EAST FWY UNI	2.30	\$ 1,558,900	\$ 623,560
18 156 07 006	1757 TULLIE CIR NE 7 UNI	2.50	\$ 1,366,800	\$ 546,720
18 156 07 008	1735 TULLIE CIR NE 5 UNI	2.38	\$ 1,069,700	\$ 427,880
18 156 07 010	2240 N DRUID HILLS RD NE 6 UNI	4.90	\$ 2,063,500	\$ 825,400
18 156 07 012	1379 TULLIE RD NE UNI		\$ 470,200	\$ 188,080
18 156 07 013	0 N DRUID HILLS RD UNI	0.00	\$ 358,600	\$ 143,440
18 156 07 014	2260 N DRUID HILLS RD UNI	0.00	\$ 258,700	\$ 103,480
18 156 07 015	2250 N DRUID HILLS RD UNI	0.00	\$ 1,205,700	\$ 482,280
18 156 07 016	2210 N DRUID HILLS RD NE UNI	0.74	\$ 1,060,300	\$ 424,120
18 156 07 017	0 N DRUID HILLS RD UNI		\$ 824,900	\$ 329,960
18 156 07 018	1649 TULLIE RD NE UNI		\$ 1,843,300	\$ 737,320
18 156 07 019	1645 TULLIE RD NE UNI		\$ 1,608,500	\$ 643,400
18 156 08 001	1644 TULLIE CIR NE UNI		\$ 1,194,300	\$ 477,720
18 156 08 003	1455 TULLIE RD NE UNI		\$ 2,922,200	\$ 1,168,880
18 157 02 005	1634 KNOB HILL DR NE UNI		\$ 376,300	\$ 150,520
18 154 08 019	1605 CHANTILLY DR UNI	1.81	\$ 4,517,400	\$ 1,806,960
18 154 08 023	0 SHERIDAN RD UNI	0.11	\$ 5,300	\$ 2,120
18 154 06 010	2719 BUFORD HWY UNI	1.48	\$ 1,490,400	\$ 596,160
18 154 06 014	2715 Buford Hwy UNI	0.77	\$ 1,378,400	\$ 551,360
18 155 03 009	2751 Buford Hwy UNI	4.8	\$ 7,324,900	\$ 2,929,960
18 154 06 008	2677 Buford Hwy NE	0.96	\$ 1,662,300	\$ 664,920
18 154 06 012	2707 Buford Hwy NE	0.74	\$ 984,200	\$ 393,680
ParcelID	SitusAddress	Acres	ATR100Value	ATR40Value
	TOTALS	427.2	\$ 281,216,770	\$ 112,486,708
	Nontaxable Parcels are highlighted		(\$ 30,363,800)	(\$12,145,520)
	TOTALS minus nontaxable parcels		\$ 250,852,970	\$ 100,341,188



Appendix B. Tables & Text

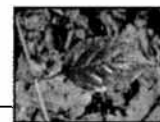
2. Redevelopment Area Boundary Description

BOUNDARY DESCRIPTION

BRIARCLIFF/NORTH DRUID HILLS REDEVELOPMENT AREA AND DEKALB TAX ALLOCATION DISTRICT #3

The boundaries of the Briarcliff/North Druid Hills Redevelopment Area and DeKalb Tax Allocation District #3 shall include the area described as follows, including the Rights of Way of public streets described as part of the boundary of such Redevelopment Area and Tax Allocation District as such Rights of Way currently exist or as such Rights of Way may be expanded through the implementation of the Briarcliff/North Druid Hills Redevelopment Plan:

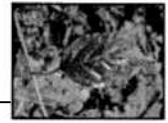
Beginning at a point at the northwest corner of the intersection of the Right of Way ("ROW") of Briarcliff Road and the ROW of Childerlee Lane, thence proceeding in a southwesterly direction along the northwest ROW of Briarcliff Road approximately 1.688 feet to the point at which such ROW intersects the boundary of Land Lot 152 and Land Lot 153; thence proceeding approximately 2,222 feet in a northerly direction along such Land Lot boundary, which becomes the boundary of Land Lot 156 and Land Lot 157, to a point, such point being the intersection of the northeastern boundary of parcel 18-156-07-005 and the eastern boundary of Land Lot 156; thence proceeding approximately 405 feet in a northwesterly direction along the northeastern boundary of parcel 18-156-07-005 to a point on the southeastern ROW of Interstate 85; thence proceeding approximately 5,173 feet in a southwesterly direction along such Interstate 85 ROW to a point, such point being located along the northwestern boundary of parcel 18-154-05-007 approximately 380 feet southwest of the northwestern corner of parcel 18-154-05-002; thence proceeding in a northwesterly direction completely crossing the ROW of Interstate 85 to a point, such point being the intersection of the northwestern boundary of the Interstate 85 ROW and the northeastern boundary of parcel 18-155-03-009; thence proceeding approximately 390 feet in a northwesterly direction along the northeastern boundary of parcel 18-155-03-009 to a point on the southeastern ROW of Buford Highway; thence proceeding in a northwesterly direction completely crossing the ROW of Buford Highway to a point, such point being the intersection of the northeastern boundary of parcel 18-155-02-113 and the northwestern ROW of Buford Highway; thence proceeding approximately 943 feet in a southwesterly direction along the northwestern boundary of the Buford Highway ROW to a point, such point being the intersection of such ROW with the southwestern boundary of parcel 18-154-01-005; thence proceeding in a southeasterly direction completely crossing the ROW of Buford Highway to a point, such point being the intersection of the southwestern boundary of parcel 18-154-06-008 and the southeastern ROW of Buford Highway; thence proceeding approximately 361 feet in a southeasterly



direction along the southwestern boundary of parcel 18-154-06-008 and the southwestern boundary parcel 18-154-06-012 to a point on the northwestern boundary of the Interstate 85 ROW; thence proceeding in a southeasterly direction completely crossing the ROW of Interstate 85 to a point, such point being the intersection of the southeastern boundary of the Interstate 85 ROW and the northwestern boundary of parcel 18-154-08-023; thence proceeding approximately 94 feet in a southerly direction along the western boundary of parcel 18-154-08-023 and the western boundary of parcel 18-154-08-019 to a point on the northern ROW of Relocated Chantilly Drive; thence proceeding in a southerly direction crossing the ROW of Relocated Chantilly Drive to a point on the southern ROW of Relocated Chantilly Drive; thence proceeding approximately 548 feet in a easterly direction along the southern ROW of Relocated Chantilly Drive to a point, such point being at the southwestern intersection of Relocated Chantilly Drive and Chantilly Drive; thence proceeding approximately 100 feet in a southerly direction along the western ROW of Chantilly Drive to a point; thence proceeding in an easterly direction crossing the ROW of Chantilly Drive to a point, such point being the intersection of the southern boundary of parcel 18-154-05-009 and the eastern ROW of Chantilly Drive; thence proceeding approximately 451 feet in an easterly direction along the southern boundary of parcel 18-154-05-009 to a point along the western boundary of parcel 18-154-05-017, thence proceeding approximately 58 feet in a southerly direction along the western boundary of parcel 18-154-05-017 to a point, such point being the southwestern corner of such parcel; thence proceeding approximately 348 feet in an easterly direction along the southern boundary of parcel 18-154-05-017 to a point, such point being the southeastern corner of such parcel; thence proceeding approximately 50 feet in a northerly direction along the eastern boundary of parcel 18-154-05-017 to a point, such point being the southwestern corner of parcel 18-153-10-002; thence proceeding approximately 137 feet in an easterly direction along the southern boundary of parcel 18-153-10-002 to a point along the western ROW of Executive Park North; thence proceeding in an easterly direction directly across Executive Park North to a point on the southeastern boundary of the ROW of Executive Park North; thence proceeding approximately 548 feet in a northeasterly direction along the southeastern ROW of Executive Park North to a point at the southwest intersection of Executive Park North and the Executive Park Drive; thence proceeding approximately 1,165 feet in a southerly direction along the western ROW of Executive Park Drive to its intersection with Sheridan Road; thence proceeding in a westerly direction along the northern ROW of Sheridan Road a distance of approximately 586 feet to a point; thence departing said northern ROW proceeding in a southerly direction across the ROW of Sheridan Road to the northeast corner of tax parcel 18-153-02-027; thence proceeding in a southwesterly direction along said western boundary a distance of approximately 446 feet to the southwest corner of said tax parcel; thence, proceeding in an easterly direction along the southern boundary of said tax parcel a distance of approximately 838 feet to the southwestern corner of tax parcel 18-153-02-001; thence proceeding along the southern boundary of said tax parcel a distance of approximately 386 feet to a point on the western ROW of Briarcliff Road; thence proceeding along said western ROW in a easterly



direction a distance of approximately 25 feet; thence continuing along said ROW in a southerly direction a distance of approximately 182 feet to the northwestern intersection of the rights of way of Briarcliff Road and Mayfair Drive; thence proceeding along the western ROW of Briarcliff Road in a southerly direction across the ROW of Mayfair Drive to the northeastern corner of tax parcel 18-153-03-002; thence continuing along the western ROW of Briarcliff Road in a southerly direction a distance of approximately 452.8 feet to the northwestern intersection of the rights of way of Briarcliff Road and Hopkins Terrace; thence proceeding along the western ROW of Briarcliff Road in a southerly direction across the ROW of Hopkins Terrace to the northeastern corner of tax parcel 18-153-05-001; thence continuing in a southerly direction along the western ROW of Briarcliff Road a distance of approximately 60 feet; thence departing said western ROW proceeding in an easterly direction across the ROW of Briarcliff Road to the northwestern corner of tax parcel 18-153-04-001; thence proceeding in an easterly direction along the northern boundary line of said tax parcel a distance of approximately 211 feet to a point on the western boundary of tax parcel 18-153-04-002; thence proceeding in a southerly direction along said western boundary a distance of approximately 100 feet to a point on the southern boundary of said tax parcel, and the southern boundary of Land Lot 153; thence proceeding along said southern boundary in an easterly direction a distance of approximately 1,721 feet to the southwestern corner of Land Lot 152; thence continuing in an easterly direction along the southern boundary of Land Lot 152 a distance of approximately 244 feet to the southwestern corner of tax parcel 18-152-02-028; thence leaving the southern boundary of Land Lot 152 and proceeding in a northeasterly direction a distance of approximately 197 feet to the northwestern corner of said tax parcel; thence proceeding along the northern boundary of said tax parcel a distance of approximately 209 feet to a point on the western boundary of tax parcel 18-152-02-034; thence along said western boundary in a northerly direction a distance of approximately 120 feet to the northwest corner of said tax parcel; thence in an easterly direction a distance of approximately 143 feet to the northeast corner of said tax parcel; thence along the eastern boundary of said tax parcel, in a southerly direction a distance of approximately 120 feet to a point; thence along the southern boundary of tax parcel 18-152-02-024 in an easterly direction a distance of approximately 494 feet to the southwestern corner of tax parcel 18-152-02-039; thence proceeding along the western boundary of said tax parcel in a northerly direction a distance of approximately 147 feet to the northwestern corner of said tax parcel; thence along the southern boundary of tax parcel 18-152-02-041, in a westerly direction a distance of approximately 31 feet to the southwestern corner of said tax parcel; thence proceeding along the western boundary of said tax parcel, in a northerly direction a distance of approximately 83 feet to the northwestern corner of said tax parcel; thence along the northern boundary of said tax parcel, in an easterly direction a distance of approximately 230 feet to the northeastern corner of said tax parcel; thence proceeding in a northerly direction, along the eastern boundary of tax parcel 18-152-02-024, a distance of approximately 15 feet to the southeastern corner of tax parcel 18-152-02-040; thence proceeding along the eastern boundary



of said tax parcel, in a northerly direction a distance of approximately 230 feet to the northeastern corner of said tax parcel, said point also being on the eastern ROW of an un-named public road; thence proceeding in a northerly direction along said eastern ROW a distance of approximately 1,116 feet to the southeastern intersection of the rights of way said un-named public road and North Druid Hills Roads; thence proceeding in a southeasterly direction along the southern ROW of North Druid Hills Road, a distance of approximately 275 feet to the intersection of the southern ROW of North Druid Hills Road and the western ROW of Holly Lane; thence proceeding in a southeasterly direction along the southern ROW of North Druid Hills Road across the ROW of Holly Lane; thence continuing along said southern ROW of North Druid Hills Road in a southeasterly direction a distance of approximately 352 feet to a point; thence leaving the southern ROW of North Druid Hills Road and proceeding in a northerly direction across the ROW of North Druid Hills Road to the southeastern corner of tax parcel 18-152-01-007; then proceeding along the eastern boundary of said tax parcel, in a northerly direction a distance of approximately 725 feet to the northeastern corner of said parcel; and continuing in a northerly direction along the eastern boundary of tax parcel 18-152-01-004 a distance of approximately 200 feet to the northeastern corner of said tax parcel; thence proceeding in a easterly direction a distance of approximately 200 feet to the southeastern corner of tax parcel 18-152-01-002; thence along the eastern boundary of said tax parcel, in a northerly direction a distance of approximately 233 feet to the southwestern corner of tax parcel 18-152-01-039; thence along the southern boundary of said tax parcel, in an easterly direction a distance of approximately 227 feet to a point on the western ROW of Knob Hill Drive; thence proceeding along said western ROW of Knob Hill Drive, in a northerly direction a distance of approximately 160 feet; then as Knob Hill Drive turns to the east, proceeding along the northern ROW of Knob Hill Drive in an easterly direction a distance of approximately 244 feet; then, as Knob Hill Drive turns to the northwest, following the western ROW of Knob Hill Drive in a generally northerly direction a total distance of approximately 361 feet to a point being on the eastern boundary of Land Lot 157; thence leaving the western ROW of Knob Hill Drive and proceeding in a northwesterly direction meandering along the centerline of a creek for a distance of approximately 273 feet to the southeastern corner of tax parcel 18-157-02-006; thence departing the centerline of the creek, proceeding in a westerly direction along the southern boundary of said tax parcel, a total distance of approximately 449 feet to the southwestern corner of said tax parcel; thence along the western boundary of tax parcel 18-157-02-005 in a southerly direction a distance of approximately 649 feet to a point on the northern ROW of Childerlee Lane; thence proceeding in an westerly direction along said northern ROW a distance of approximately 621 feet to a point; thence, as Childerlee Lane turns to the north, continuing along the eastern ROW of Childerlee Lane, in a northerly direction a distance of approximately 854 feet to the southeastern intersection of the rights of way of Childerlee Lane and Briarcliff Road; thence proceeding in an easterly direction across the ROW of Briarcliff Road to the northwestern intersection of said rights of way; said point being the Point of Beginning.

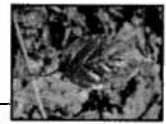


The boundaries of such Redevelopment Area and Tax Allocation District also shall include the Rights of Way of the following public streets as such Rights of Way currently exist or as such Rights of Way may be expanded through the implementation of the Briarcliff/North Druid Hills Redevelopment Plan:

North Druid Hills Road traveling northerly from the intersection of I-85 to the intersection of Goodwin Drive; together with East Roxboro Road from the intersection of North Druid Hills Road to the intersection of Goodwin Road; together with the northbound and southbound I-85 Access Roads extending approximately 800 feet north and 800 feet south of the intersection of the I-85 Northbound Access Road with Cliff Valley Way; together with Cliff Valley Way traveling southerly from the intersection of I-85 Access Road to the intersection of Briarcliff Road; together with Childerlee Lane traveling southerly to the intersection of Briarcliff Road; together with Woodcliff Drive traveling southerly to the intersection of Briarcliff Road; together with Briarcliff Road traveling northerly from the intersection of Childerlee Lane to the intersection of Clairmont Road; together with Knob Hill Drive traveling southerly from the intersection of Belle Isle Circle to the intersection of North Druid Hills Road; together with Knob Hill Court traveling easterly from the intersection of Knob Hill Drive; together with North Druid Hills Road traveling southerly from the intersection of Mount Mariah Road to the intersection of Clairmont Road; together with Briaroaks Trail traveling southerly from the intersection of North Druid Hills Road; together with Holly Lane traveling southerly from to the intersection of North Druid Hills Road to the intersection of Christmas Lane; together with North Holly Lane traveling easterly from the intersection of Holly Lane; together with Reindeer Drive traveling easterly from the intersection of Holly Lane to North Holly Lane; together with Christmas Lane traveling northerly from the intersection of Lavista Road and southerly to the intersection of Merry Lane; together with Merry Lane traveling westerly from the intersection of North Druid Hills Road and southerly to the intersection of Lavista Road; together with Lavista Road traveling westerly from the intersection of Clairmont Road to the boarder of the Fulton County line; together with Pinetree Circle traveling easterly from the intersection of Christmas Lane to the intersection of Merry Lane; together with Jody Lane traveling southerly from the intersection of North Holly Lane to the intersection of Lavista Road; together with Bramble Road traveling southerly from the intersection of Holly Lane to the intersection of Lavista Road; together with Biltmore Drive traveling northerly from the intersection of Lavista Road; together with Kittredge Court traveling northerly from the intersection of Biltmore Drive; together with Breezy Lane traveling northerly from the intersection of Lavista Road; together with Carolyn Drive traveling southerly from the intersection of Nantahalla Court to the intersection of Lavista Road; together with Nantahalla Court traveling westerly to the intersection of Carolyn Drive; together with Sheffield Drive traveling easterly from the intersection of Briarcliff Rd and southerly to the intersection of Lavista Road; together with; together with La Chona Court traveling westerly to the intersection of Declair Drive; together with Declair Drive traveling southerly to the intersection of Sheffield Drive; together with Pineway



Drive traveling easterly to the intersection of Sheffield Drive; together with Dalewood Drive traveling southerly from the intersection of Pineway Drive and southerly to the intersection of Sheffield Drive; together with Briarcliff Road traveling southerly from the intersection of Hopkins Terrace to the intersection of Zonolite Road and Johnson Road; together with Vista Valley Drive traveling southerly to the intersection of Lavista Road; together with Bernadette Lane traveling southerly to the intersection of Lavista Road; together with Citadel Drive traveling westerly from the intersection of Briarcliff Road and southerly to the intersection of Lavista Road; together with Beech Haven Rd traveling westerly from the intersection of Bernadette Lane to the intersection of Brookforest Drive; together with Beech Haven Road traveling southerly from the intersection of Sheridan Road to the intersection of Brookforest Drive; together with Wild Creek Trail traveling southerly from the intersection of Citadel Drive to the intersection of Beech Haven Road; together with Brookforest Drive traveling southerly from the intersection of Citadel Drive to the intersection of Lavista Road; together with Hopkins Terrace traveling westerly from the intersection of Briarcliff Road; together with Mayfair Drive traveling westerly from the intersection of Briarcliff Road to the intersection of Kingsley Circle; together with Kingsley Circle traveling southerly from the intersection of northern part of Sheridan Road and traveling westerly to the intersection of southern part of Sheridan Road; together with Merriman Lane traveling northerly to the intersection of Sheridan Road; together with Sheridan Court traveling westerly to the intersection of Sheridan Road; together with Sheridan Road traveling westerly from the intersection of Executive Park Drive to the boarder of Fulton County; together with Chantilly Drive traveling northerly from the intersection of Sheridan Road and westerly to the boarder of Fulton County; together with Brookvalley Lane traveling southerly to the intersection of Sheridan Road.



Appendix C. DeKalb County Board of Commissioners & CEO

The Board of Commissioners serves as the legislative branch of the DeKalb County government.

Mission: To improve the quality of life for the stakeholders of DeKalb County through governance, representation and accountability.



Elaine Boyer
District 1



Jeff Rader
District 2



Larry Johnson
District 3



Burrell Ellis
District 4



Lee May
District 5



Kathie Gannon
Super District 6

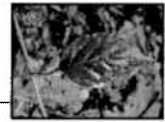


Connie Stokes
Super District 7



Chief Executive Officer
Vernon Jones

Source: DeKalb County website, www.co.dekalb.ga.us , retrieved on 11-1-2007.



Appendix D. DeKalb Board of Education

The DeKalb Board of Education is the official policy making body for the DeKalb County School System. Its members, along with Superintendent Crawford Lewis, establish the system's mission and goals.



**Cassandra
Anderson-
Littlejohn**

Board Chair
(District 8)



Lynn Cherry Grant

Board Vice Chair
(District 2)



Elizabeth Andrews

(District 9)



Thomas E. Bowen

(District 6)



**Sarah Copelin-
Wood**

(District 3)



Jay Cunningham

(District 5)



Bebe Joyner

(District 4)



Jim Redovian

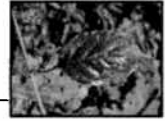
(District 1)



Zepora Roberts

(District 7)

Source: DeKalb County Schools website, www.dekalb.k12.ga.us/board/members/, retrieved on 11-1-2007.



Appendix E. Resources

- DeKalb County website, www.co.dekalb.ga.us
- DeKalb Board of Education, various reports, www.dekalb.k12.ga.us/
- Atlanta Regional Commission website, www.atlantaregional.com
- Bleakly Advisory Group, *Survey and Analysis of Tax Allocation Districts (TADs) in Georgia: A Look at the First Eight Years*, A Livable Communities Coalition Report (2007), www.livablecommunitiescoalition.org/uploads/100012_bodycontentfiles/100578.pdf
- DeKalb County Comprehensive Development Plan 2005-2025, www.co.dekalb.ga.us/planning/mainPage.html
- DeKalb County Comprehensive Transportation Plan, www.co.dekalb.ga.us/ctp/index.htm
- Garvin & Associates, *Briarcliff/North Druid Hills Area Collaborative Plan*, Livable Communities Coalition (2007), [www.briarcliffnorthdruidhills.org./](http://www.briarcliffnorthdruidhills.org/)
- Livable Communities Coalition website, www.livablecommunitiescoalition.org