

From: Randy Knighton (Administration)
Sent: Wednesday, November 21, 2012 2:49 PM
To: Billy Powell (County Commission); 'billy ' (billy@mcpowell.com)
Subject: Tax Allocation District (TAD) Summary

Attachments: DOC005.pdf; tad agreement.pdf
Commissioner Powell,

I spoke with Bill Andrew, City Manager of Flowery Branch last night and James Riker, City Planner today. Please see attached the TAD Intergovernmental Agreement (IGA) agreement between Flowery Branch and Hall County for your information. I believe one question that has arisen is the potential purchase of the 2.72 acre site on Railroad Avenue is not a permitted use of funds under the IGA or Redevelopment Powers Law. As you read the IGA, I would call your attention to Section 3.6.5 that authorizes use of TAD funds for all purposes as permitted in the Redevelopment Powers Law. The Redevelopment Powers Law (O.C.G.A. Section 36-44-3(5) (L)) allows TAD funds to be used for the acquisition of property. Further, Section 36-44-8(H) of the same law identifies real property assembly costs as acceptable redevelopment costs associated with a TAD. Use of TAD funds, as contemplated by Flowery Branch, is consistent with both the Redevelopment Powers Law and the city's IGA with Hall County Government according to Flowery Branch.

Secondly, there is a question of when there would be a formal review of the current TAD action by the end of this year will eliminate the obligation of any future County increment. What this is referring to is the "Three Year Review" portion of the IGA. Section 3.7 of the IGA addresses this matter. The review period commenced in January 2012 and is not up for consideration again until January 2015. If the County has intentions of withdrawing from the TAD, notice would have needed to be given as specified in Section 3.7.3.

Also, attached are the project descriptions of items that are considered for use of TAD funds. I think they are helpful in providing context to the proposals. It is my understanding that it is \$2,641 that would come off the tax roll (County portion) as a result of the acquisition. The Mooney property which has a building scheduled for demolition has had a couple of incidents in which the County Fire Department had to respond; one incident where a kid broke in and fell through the skylight and broke his pelvis, the second incident resulted in a fire from a car accident.

Flowery Branch has provided us with information as required by the IGA. The other TADs with Oakwood and Gainesville bear some analysis as well. I do not recall seeing the same level of information from either Oakwood or Gainesville. The City of Flowery Branch City Manager Bill Andrew and City Planner James Riker would be glad to meet with you early next week to provide additional information. We can also discuss further as needed.

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