



CHAMBLEE DOWNTOWN DEVELOPMENT AUTHORITY

Tax Abatement Summary

- PROJECT NAME:** Chamblee Atlanta
- LOCATION:** 5211 Peachtree Boulevard, Chamblee, GA
- INVESTMENT:** \$11 million, Net Present Value, abated over 18 years
- PROJECT DESCRIPTION:** The property located at 5211 Peachtree Boulevard is the current home of Nalley Nissan of Atlanta, owned by Linda Hickman (the “Property”). The Property will be redeveloped as a mixed-use retail and multifamily development to be called Chamblee Atlanta. Developer Del American has proposed a five (5) story luxury mixed use development, built as a podium/wrap hybrid building featuring 3 amenity courtyards, interior structured parking, and 20,000 square feet of Class A retail space. Four (4) stories of the development will be luxury apartments featuring 16 floor plans for one, two, and three bedroom layouts, including 2 story lofts, flats, urban lofts, live work and deluxe flats.
- The owner has applied for a tax abatement of \$11 million to help offset the costs of the developments luxury features and amenities. The proposed development exceeds current zoning requirements and no variances have been sought. The Property will replace Nalley Nissan, which currently produces substantial income to the owner and pays taxes of approximately \$140,000 per year (\$20,000 to Chamblee, \$45,000 to Dekalb County, and \$74,000 to Dekalb County Schools).
- ABATEMENT REQUESTED:** Abated taxes having a net present value of \$11 million.
- ABATEMENT STRUCTURE:** The Chamblee Downtown Development Authority will abate the growth in taxes over the term of the abatement. Current taxes will not be abated, locking in current revenue at approximately \$140,000 per year (\$20,000 to Chamblee, \$45,000 to Dekalb County, and \$74,000 to Dekalb County Schools). The Chamblee Downtown Development Authority will charge an administrative fee equal to 20% of abated taxes per year. The abatement term will be 18 years. The abatement will be implemented using a bonds-for-title transaction. The Chamblee Downtown Development Authority will audit the project to ensure compliance with proposed plans, materials,

fixtures and finishes. If \$11million achieved sooner, then abatement terminates (flip year)

ECONOMIC BENEFITS:

- Approximately \$72,500,000 million total investment in Chamblee Downtown District; projected increase in property value from \$7,400,000.
- 125 new jobs added at full build-out.
- Establishment of luxury market in Chamblee.
- “Halo effect” on growth of surrounding area.
- Current property taxes locked for duration of abatement.
- \$233,595 projected annual payment to DDA for use on Chamblee development projects
- Projected property tax growth:

	Current (fiscal 2015)	Projected (year 19 ¹)
Overall	\$132,943	\$1,167,975
City of Chamblee	\$19,013	\$167,040
Dekalb County	\$43,285	\$380,277
Dekalb Schools	\$70,497	\$619,353

¹ In today’s dollars.