

Executive Summary Analysis

The following is a financial evaluation of the Sembler Town Brookhaven project and its impact on DeKalb County and the DeKalb County School Board. The cost portion of the analysis is derived from the company's request for a 20-year property tax abatement on a portion of the buildings located on the site.

Abatement	Cost to County ¹		Benefit to County ²		
	Year 1 Total	20 Year Total	Revenue Source	Year 1	20 Year Total
Reduced Property Tax (Commercial Bldg.)	\$ 1,616,404	\$ 38,535,974	HOST Revenue	\$ 1,776,565	\$ 35,531,309
Reduced Property Tax (Bldg. D)	\$ 552,138	\$ 13,163,278	ESPLOST Revenue	\$ 2,003,491	\$ 40,069,820
			Job Growth - Payroll	TBD	TBD
			Property Tax on Buildings	\$ 1,341,135	\$ 31,973,412
			Property Tax on personal property of renters	TBD	TBD
			Business Licenses	\$ 154,157	\$ 3,083,148
TOTAL ABATEMENT AMOUNT (all bldgs.)	\$ 2,168,542	\$ 51,699,253	TOTAL BENEFIT (all bldgs.)	\$ 5,275,349	\$ 110,657,689

¹ County defined as DeKalb County Governing Authority and School Board levied millage rates

² County defined as DeKalb County Governing Authority and School Board combined revenues

Indirect Economic Benefits

	Year 1	<u>20 Year Total</u>
A) 900 - 1100 potential jobs at prevailing wages		
B) MARTA Optional Sales Tax (1%)	\$ 2,003,491	\$ 40,069,820
C) Keeps DeKalb Dollars in County		
- Town Brookhaven to be only major retail establishment in area (as opposed To Buckhead or other outside of county)		
D) Personal Property Taxes (automotive tax and tag fees) related to 1,000 apartment units		
E) Personal Property Taxes paid by commercial tenants		

Services Provided By Sembler

- A) Town Brookhaven to provide security for tenants 24-7.
- B) All utility infrastructure provided by developer
- C) Modern fire prevention and detection systems to be installed by Developer