

# CITY OF DALTON REDEVELOPMENT PLAN: DOWNTOWN AND EAST WALNUT AVE. CORRIDOR TAX ALLOCATION DISTRICTS



**DECEMBER, 2015**

Prepared for the  
City of Dalton, Georgia and the  
Dalton-Whitfield County Joint Development Authority



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**TABLE OF CONTENTS**

**Table of Contents** .....i

**Executive Summary** .....2

    Overview .....2

    Why the Redevelopment area Qualifies as a TAD .....4

**Proposed Redevelopment Projects** .....4

    Potential TAD Revenues and Bonding Capacity .....6

    Redevelopment Costs - Proposed Uses of TAD Proceeds .....8

    Tax Allocation Increment Base .....8

    School District Impacts .....9

    Summary – Benefits of Implementing the Proposed Redevelopment Plan .....10

**Introduction** .....11

    Overview of Tax Allocation Districts .....12

    Purpose and Vision for the Proposed Tax Allocation Districts .....14

    Geographic Boundaries of the Proposed Redevelopment Area (A) .....15

    MAP 1: Proposed Dalton Redevelopment Area .....16

**Grounds for Exercise of Redevelopment Powers (B)** .....17

    Why the Proposed Redevelopment Area Qualifies Under the Redevelopment Powers Law .....18

**Proposed Land Uses after Redevelopment (C)** .....26

**Proposed Redevelopment Projects and Method of Financing (D)** .....27

    TAD #1 – Project Site and Rendering: Downtown Project .....28

    TAD #2 - Potential Walnut Square Mall Infill Sites .....29

**Contractual Relationships (E)** .....32

**Relocation Plans (F)** .....33

**Conformance with Local Comprehensive Plans, Zoning & Land Use Codes (G)** .....33

**Estimated Redevelopment Costs/Method of Financing (H)** .....40

    TAD Potential of Tax Allocation District #1: Downtown .....41

    TAD Potential of Tax Allocation District #2: East Walnut Avenue .....42

    Proposed Redevelopment Costs (Uses of TAD Proceeds) .....43

    Conclusion .....44

**Assessed Valuation for TAD (I)** .....45

**Historic Property within Boundaries of TAD (J)** .....46

**Creation & Termination Dates for TAD (K)** .....47

**TAD Boundaries Existing Uses of Real Property (L)** .....47

    MAP 2: Proposed City of Dalton TAD #1 - Downtown .....48

    MAP 3: Proposed City of Dalton TAD #2 – East Walnut Avenue .....49

**Tax Allocation Increment Base (M)** .....50

**Ad Valorem Property Taxes for Computing Tax Allocation Increments (N)** .....51

**Tax Allocation Bond Issues (O, P, Q)** .....51

    Amount of Bond Issue .....51

    Term of the Bond Issue or Issues .....51

    Rate of Bond Issue .....52

    Property Proposed to be Pledged for Payment of Tax Allocation Increments Financing .....52

**School System Impact Analysis (R)** .....53

    Current Value of the TAD Verses the Dalton Public School District Tax Digest .....53

    Estimated School Enrollment Impacts from TAD #1 and #2 .....53

    The Location of School Facilities within the Redevelopment Area .....54

    Proposed Redevelopment in TAD #1, #2 and #3 .....54

    Estimate of School District Revenue Impacts from TAD Development .....54

    Conclusion Regarding School District Impacts .....55

**Other Relevant Information: Benefits of the TADS (S)** .....56

    Appendix A. List of Tax Parcel ID Numbers (Properties within TAD #1 – Downtown) .....57

    Appendix B. List of Tax Parcel ID Numbers (Properties within the TAD #2 – East Walnut Avenue) .....74

    Appendix B. Dalton City Council .....78

    Appendix C. Whitfield County Commission .....79

    Appendix D. Dalton Public Schools, Board of Education .....80

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

## EXECUTIVE SUMMARY

### OVERVIEW

This plan presents the rationale, boundaries, fiscal data and proposed projects which could result from the formation of City of Dalton, Tax Allocation District #1– Downtown and Tax Allocation District #2– East Walnut Avenue. This redevelopment plan was prepared by Bleakly Advisory Group, Inc. (BAG) in conformance with the provisions of Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) which governs the creation of the Tax Allocation Districts (TADs) in the state. This plan was prepared in cooperation with the City of Dalton, on behalf of the Dalton-Whitfield County Joint Development Authority.

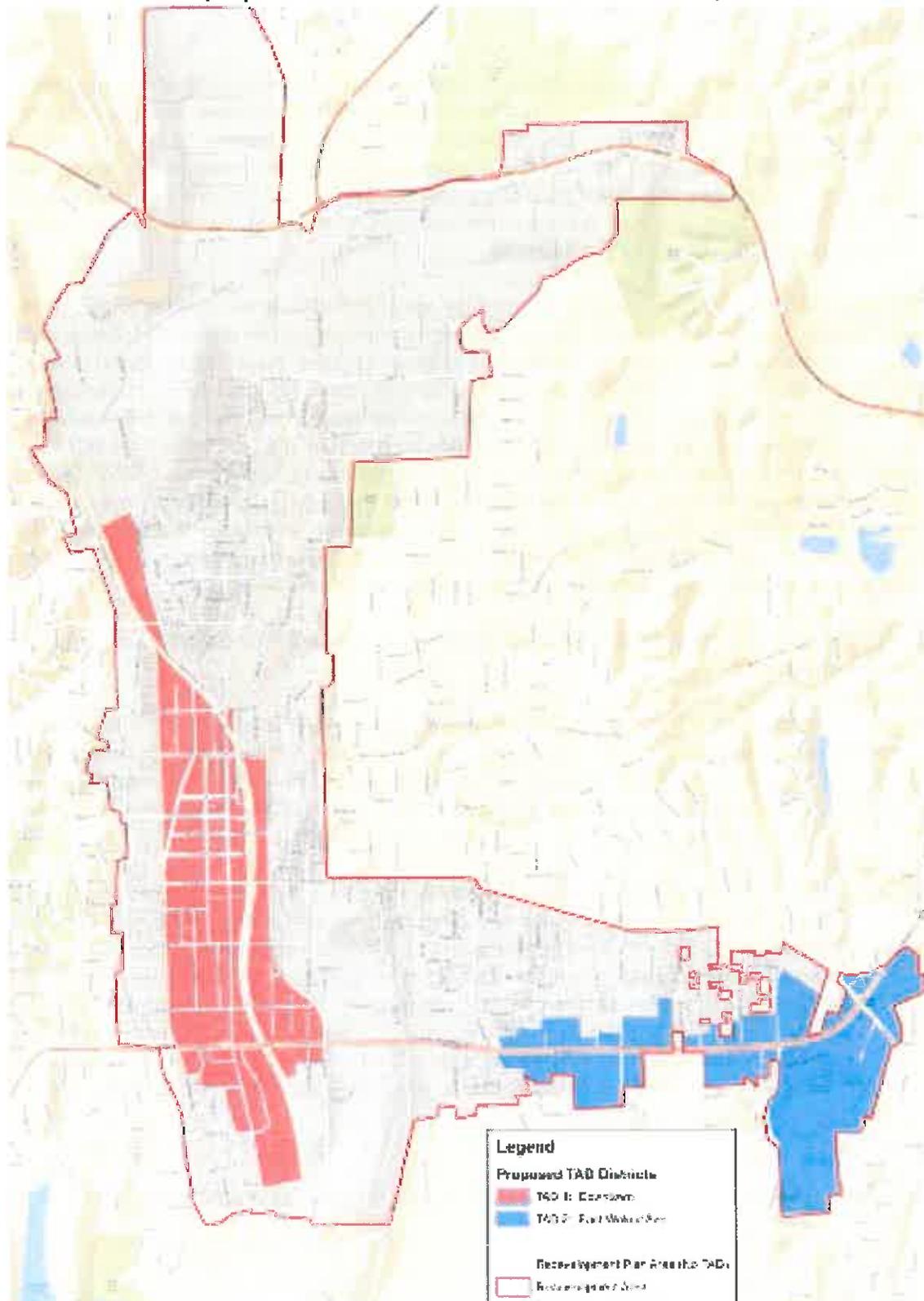
The redevelopment area described in this Plan includes 2,659 properties covering roughly 2,384 acres (within individual tax parcels). The significant characteristics of this area are: (a) it contains a large percentage of the City's commercial and industrial tax base, including its central business district; (b) the area as a whole includes roughly 20% of the City's total tax digest; (c) despite the fact that the redevelopment area is the most densely developed part of the City, property values are relatively low, with full market values averaging roughly \$296,000 per acre; (d) residentially zoned properties in particular have very low average market values, averaging below \$95,000 per parcel; and (e) general fund property tax collections from the real estate within this area average roughly \$4,000 per taxable acre for all taxing jurisdictions, combined. Substantial portions of the redevelopment area clearly exhibit several characteristics of disinvestment and under-utilization, which are prerequisite to the establishment of Tax Allocation Districts.

The purpose of the proposed TADs is to support development in two locations within the proposed redevelopment area.

- The proposed TAD #1 consists of 521 parcels totaling 228 acres. TAD #1 is intended to support individual "catalyst" adaptive re-use and infill projects within Dalton's Central Business District. The first of what is hoped to be several such projects has been proposed for a 1.13 acre, City-owned parcel located at the intersection of East Crawford and South Hamilton Streets.
- TAD #2 consists of 93 parcels totaling 210.65 acres, and is sized to incentivize potential future retail infill development located along East Walnut Avenue, including the Walnut Square Mall. TAD #2 includes the Mall property, which currently suffers from high vacancy and declining retail sales. The Mall's ownership is considering a redevelopment proposal to stabilize and reposition the property, which could be significantly enhanced by the availability of TAD financing. Future plans for the Walnut Square Mall have not been submitted as of writing of this redevelopment plan. However, creating a Tax Allocation District which includes the mall property is expected to increase the probability that the City will receive a proposal in 2016.

The boundaries of the Redevelopment area and TADs are shown on the following map.

**PROPOSED DALTON REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICTS**  
**(Proposed TAD boundaries are shown in shaded areas)**



## WHY THE REDEVELOPMENT AREA QUALIFIES AS A TAD

The City of Dalton has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Dalton voters by referendum in 2014.

The redevelopment area qualifies as a TAD under the following specific sections of the Redevelopment Powers Law:

- A (iii) – This portion of Dalton has demonstrated pervasive poverty and significant unemployment.
- A (v) – The existence of conditions...that substantially impair the sound growth of the community.
- B (i) – The presence of structures or buildings that are 40 years old or older with no historic significance.
- B (iii) – The predominance of structures or buildings of relatively low value.
- C (ii) – Deteriorating and/or inadequate infrastructure either at present or following redevelopment.

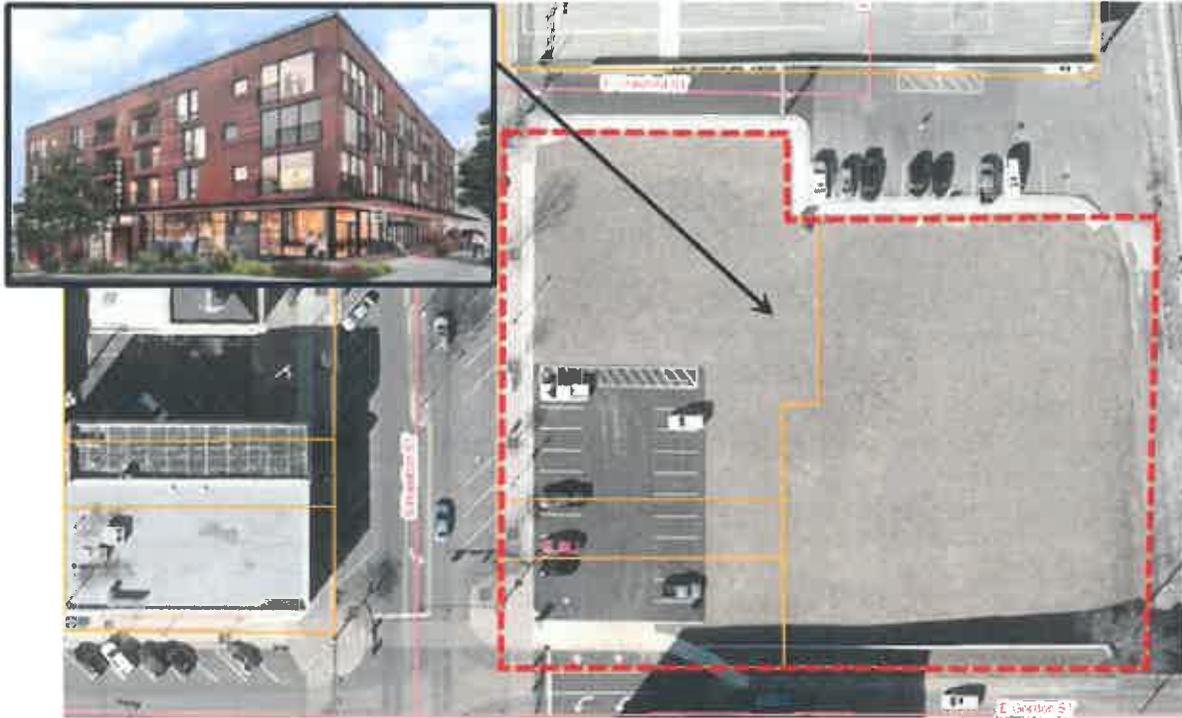
More detailed justification under each of these provisions appears in the full report.

## PROPOSED REDEVELOPMENT PROJECTS

Proposed first development projects within each of the two TAD's are illustrated in the following exhibits. The primary method of financing development of these TAD projects will be private equity and debt. TAD proceeds would be used to supplement private financing and reduce overall development costs in order to make the projects financially feasible. TAD proceeds would be applied to address off-site development costs and/or reduce the cost of constructing access roads and internal infrastructure. Conceptual site plans for each project are shown in the next three exhibits.

The first proposed Project for TAD #1 is illustrated in the following rendering. The City is currently considering a conceptual development plan for a 1.13 acre, City owned parking lot located on South Hamilton Street, across from the Chamber of Commerce building. A conceptual development plan for this property shows a 4-story, 40,000 SF building on this site. The project has an estimated construction cost of \$5.1 million and would include a mix of retail, office, lodging, and loft apartments.

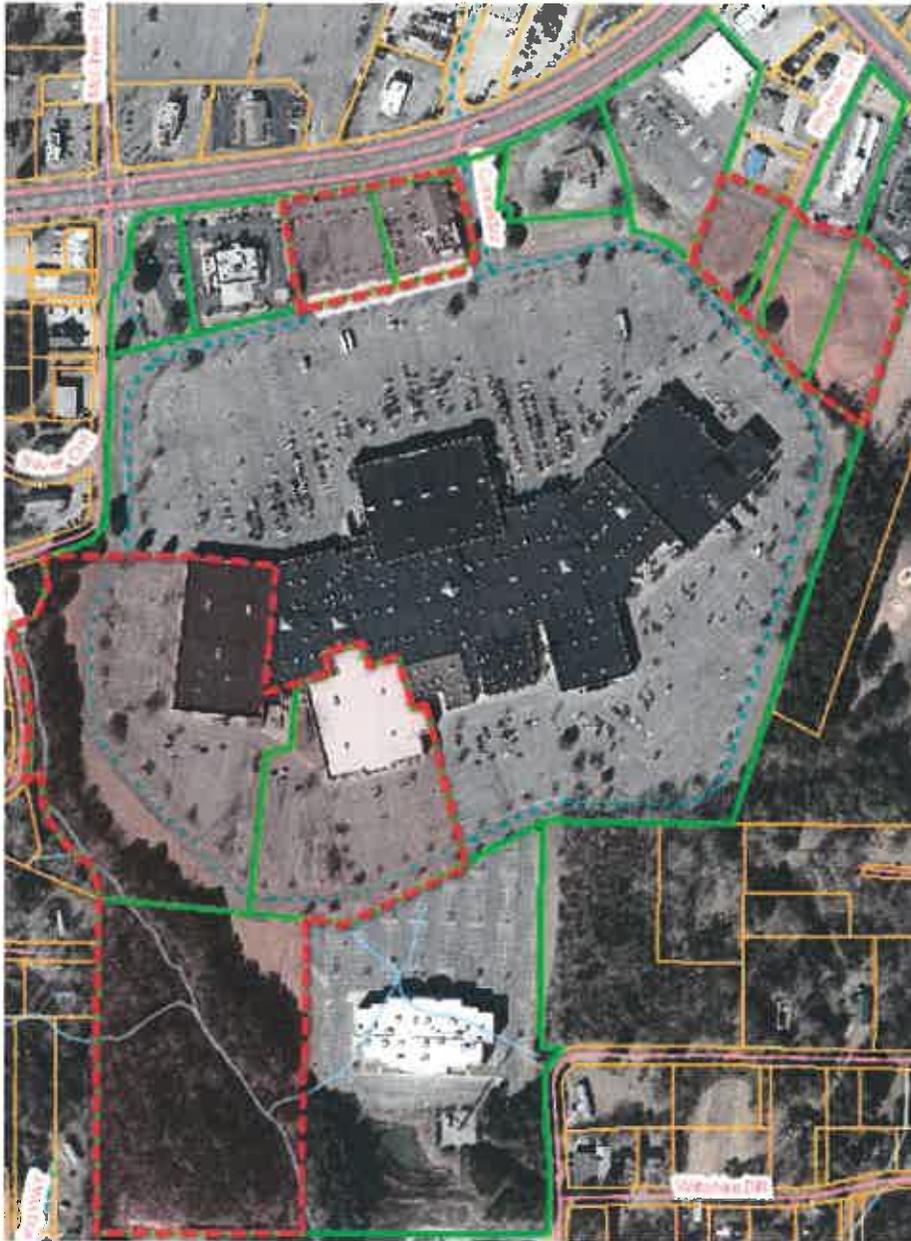
PROJECT SITE AND BUILDING CONCEPT - TAD #1 PROJECT



The purpose of TAD #2 is to encourage new retail infill development along East Walnut Avenue, including investment to re-occupy vacant space and/or “reposition” the Walnut Square Mall. This mall is approximately 35 years old and contains roughly 450,000 SF and 75 tenant spaces, including 5 anchor store pads. The property currently suffers from high vacancy due in part to the closure of a JC Penney Department Store in early 2015. An eventual effort to stabilize and reposition the mall property could involve more than 65 acres and possibly include a mixed-use component. It can be reasonably assumed that if the mall’s redevelopment is successful, other properties located within the 210 acre TAD #2 could also attract new users and increase in value over time. Expanding and improving East Walnut Avenue as a retail node will help to both attract shoppers from other nearby counties and reduce the amount of sales “leakage” and resulting sales taxes lost when local residents travel out of the county to make retail purchases. Investing TAD proceeds to expand and improve retail offerings within this node should produce far more revenues than costs.

Absent of receiving an actual redevelopment proposal from the property’s ownership, it is difficult to estimate the amount of TAD increment which could be generated from redevelopment along East Walnut Avenue. However, based on comparable observed examples in Georgia and elsewhere, including a very recent development proposal for the comparable LaGrange Mall in LaGrange, Georgia, BAG estimates that roughly 40 acres in total could be redeveloped over time, adding roughly 325,000 SF and \$27.5 million in additional real property tax increment to the East Walnut Avenue corridor.

POTENTIAL WALNUT SQUARE MALL INFILL SITES - TAD #2



**POTENTIAL TAD REVENUES AND BONDING CAPACITY**

This plan estimates potential bond revenues from future development projects within the three TAD's, assuming that the City of Dalton, the City's independent School District and Whitfield County pledge their respective M&O millage to the redevelopment effort. These tax allocation increments exclude additional general fund real estate taxes associated with the TADs base digest value at the time it is certified, as well as any business personal property digest associated with future commercial development. In addition to nominal dollars, BAG provide estimates of the net present

value of these proceeds if discounted at rates of 3% and 6%, respectively. The 3% discounted rate is illustrative of the truer impact of “foregone” tax revenue to the respective taxing jurisdictions’ general funds, recognizing the time value of money and the fact that most of these projected revenues would not materialize until two and three decades into the future. Discounting future TAD proceeds by 6% is more illustrative to the range of revenues which might be realized “up front” if financed. BAG has also provided shorter-term projections to illustrate possible scenarios in which redevelopment costs are repaid early and the TAD is dissolved at the City’s discretion, prior to the end of 30 years. Resulting calculations appear for the initial projects in each proposed TAD are summarized in the following series of exhibits.

The first proposed redevelopment project in TAD #1 could generate slightly more than \$2.0 million in total **tax allocation increments** over the full 30-year life of the TAD, accruing to the TAD Special fund. In nominal dollars these values range from \$914,000 (15 years) to \$2.03 million over 30 years. When discounted by 3% these values range from \$725,000 (15 years) to \$1.29 million (30 years). If discounted by 6%, values range from \$588,000 (15 years) to \$884,000 (30 years). This forecast applies to only one parcel that makes up less than 1% of the TAD acreage. It is expected that several similarly scaled projects could be supported in TAD #1 over time.

NPV of Increment @ NPV	0%	3%	6%
15 Years	\$914,022	\$724,791	\$587,739
20 Years	\$1,257,460	\$926,516	\$708,252
25 Years	\$1,628,708	\$1,114,614	\$805,596
30 Years	\$2,030,254	\$1,290,111	\$884,273

A similar calculation was made for **retail infill projects on East Walnut Avenue** in TAD #2. These would consist of the mall project plus substantially smaller infill development of existing commercial parcels. These would be more illustrative of the nature of “greyfield redevelopment” that is encouraged in the Comprehensive Plan. A proposal to expand or reposition the mall site is likely to be much larger by comparison. As shown in the following exhibit, TAD proceeds from these potential projects total nearly \$15.3 million (in nominal \$) over 30 years. When discounted at 3%, these values range from \$5.1 million (15 years) to \$9.5 million (30 years). If discounted by 6%, values range from \$4.0 million (15 years) to \$6.4 million (30 years).

NPV of Increment @ NPV	0%	3%	6%
15 Years	\$6,584,174	\$5,103,511	\$4,036,648
20 Years	\$9,284,832	\$6,689,995	\$4,984,546
25 Years	\$12,172,774	\$8,153,406	\$5,741,983
30 Years	\$15,262,204	\$9,503,824	\$6,347,469

The combined potential of these projects to leverage TAD financing through one or more bond issues is estimated at \$630,000 for the first proposed project in TAD #1 and \$5.12 million within TAD #2. After deducting issuance costs and reserves, the amount of funding which may be contributed to offset construction costs is lowered to \$500,000 and \$4.05 million, respectively.

Total debt service payments (including capitalized interest and reserves) over the combined term of the bonds total roughly \$10.4 million. If real estate values were to appreciate modestly over the

last half of the forecast and millage rates remain unchanged, BAG estimates that the TADs could generate a cumulative total of \$17.3 million in (combined) net incremental real estate taxes over the estimated 30-year life of the TADs. After deducting debt service payments which are funded from bond proceeds, the TADs show a potential “surplus” of \$6.9 million over the period. These “excess” property tax increments could be used to either (a) fund additional redevelopment costs, (b) rebate a portion of special fund revenues back to the respective taxing jurisdictions after sufficient reserves have been accumulated, or (c) pay off the TAD financing commitments early.

**REDEVELOPMENT COSTS - PROPOSED USES OF TAD PROCEEDS**

A representative funding allocation for the potential TAD Funds is itemized below. Existing public infrastructure in parts of Dalton and prevailing market rents for commercial property are generally inadequate to support the City’s vision of creating a high quality commercial, residential and mixed-use development nodes. In essence, prevailing rents tenants are willing to pay make it very difficult to finance the cost of new construction. The use of TAD proceeds would be applied to eligible activities in order to lower development costs to an amount that can be supported by market rents. The estimated TAD Bond proceeds could be used in numerous combinations as specific needs arise. The table contains a representative distribution of fund uses among eligible categories of redevelopment costs. In reality, TAD proceeds will be allocated to specific purposes as agreements are negotiated between developers and the City and with prospective end users.

Potential TAD Expenditures (Redevelopment Costs)	TAD #1		TAD #2		TOTAL	
	Est. % Allocation	Total Funds	Est. % Allocation	Total Funds	Est. % Allocation	Total Funds
1 Access Roads and Off Site Traffic Improvements	0.0%	\$0	10.0%	\$405,000	8.9%	\$405,000
2 Site Development Costs	20.0%	\$100,000	15.0%	\$607,500	15.5%	\$707,500
3 Demolition	0.0%	\$0	25.0%	\$1,012,500	22.3%	\$1,012,500
4 Building Construction	80.0%	\$400,000	50.0%	\$2,025,000	53.3%	\$2,425,000
<b>TOTAL Estimated TAD Funding:</b>	<b>100.0%</b>	<b>\$500,000</b>	<b>100.0%</b>	<b>\$4,050,000</b>	<b>100.0%</b>	<b>\$4,550,000</b>

**TAX ALLOCATION INCREMENT BASE**

On or before December 31, 2015, the City of Dalton, acting as the redevelopment agent, will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the proposed tax allocation districts. The estimated base digest of the two TADs (combined) totals \$161.53 million, as summarized in the following table.

City of Dalton Redevelopment Plan			
TAD Characteristics	TAD # 1	TAD #2	TOTALS
Number of Parcels	521	93	614
Total Acres	228.0	210.7	438.6
2015 Appraised (Full Market) Value - Estimated	\$154,467,310	\$70,186,216	\$224,653,526
2015 TAD Tax Digest (City and School District) @ 100%	\$92,277,174	\$69,253,233	\$161,530,407
2015 Taxable Digest (Whitfield County) @40%	\$36,910,870	\$27,701,293	\$64,612,163
City of Dalton Taxable Digest	\$3,434,849,981	\$3,434,849,981	\$3,434,849,981
TAD % of Dalton Digest	2.69%	2.02%	4.70%

As shown, the two TADs are estimated to consume 4.7% of the City’s estimated M&O tax digest of more than \$3.4 billion. Real Property taxes collected within each Tax Allocation District to serve as base are calculates as follows:<sup>1</sup>

Property Taxes to Serve as Base:	Taxable Digest x	Millage [1] =	Total Taxes	Tax/Acre
TAD #1	\$92,277,174	13.535	\$1,249,008	\$5,478
TAD #2	\$69,253,233	13.535	\$937,370	\$4,450
<b>Total taxes collected within the TAD 1</b>	<b>\$161,530,407</b>		<b>\$2,186,379</b>	<b>\$4,984</b>

[1] Whitfield County Millage rate converted to 100% of Value.

Source: BAG, Whitfield County Tax Assessment Records and the Georgia Department of Revenue.

### SCHOOL DISTRICT IMPACTS

Georgia’s Redevelopment Powers Law was amended during the 2009 legislative session to include a new provision under section 36-44-3(9)(R) for preparation of a “School System Impact Analysis.” The proposed Tax Allocation Districts will support the development of sites that are either currently undeveloped or occupied by vacant buildings. The fiscal and economic impacts to the Dalton Public Schools from participating in the three proposed TADs are estimated as follows:

1. The two TADs will affect future appreciation on 4.7 percent of the School District’s tax digest. The current amount of property taxes generated from real estate within the TADs, roughly \$1.32 million per year, will continue to go to the school system—only taxes associated with incremental real estate digest growth above the current base amount are pledged to the TAD.
2. No residential development is currently proposed for TAD #1 and #2 that would be expected to generate school enrollment. Dalton School District enrollment has been growing at a 2.4% annual rate over the past decade.
3. Commercial and office development within the two TADs could house nearly 500 jobs when built out. On-site employment may indirectly attract the relocation of new employees, households and school-aged population to the School District. However this added population would be likely to reside in fully taxable housing located outside of the TADs.
4. There are no Dalton Public School facilities located inside the boundaries of any of the TADs.
5. Upon completion of these projects and while the TADs are still in effect, the School District should receive roughly \$1.56 million per year from the two TADs, including \$1,324,550 from the certified base real estate taxes, \$84,570 from increased personal property digest and \$152,000 per year from increased sales tax revenues during years in which ESPLOST is in effect.
6. The School District would receive an additional \$249,200 per year from real estate taxes from the two TADs after all redevelopment costs are paid and they are dissolved.

<sup>1</sup> At this time the City of Dalton has no plans to include commercial personal property within the base value of the respective TADs or to use tax allocation increments from personal property for redevelopment purposes.

Thus the analysis concludes that the potential gains to the Dalton Public Schools from participating in the proposed TADs will be substantially positive due to the future growth in its tax digest and sales tax revenues, with limited resulting impacts on the demand for school services.

**SUMMARY – BENEFITS OF IMPLEMENTING THE PROPOSED REDEVELOPMENT PLAN**

In conclusion, the creation of the Redevelopment Area and TAD’s 1 and 2 could leverage more than \$45.3 million in new investment over a multi-year development period. Future development would increase the current taxable digest value of the TADs by an additional \$30.4 million. This would result in approximately \$546,200 in new annual property tax receipts to all taxing jurisdictions from real estate and \$139,300 in additional personal property tax receipts if/when projects described in the Plan are completed. The proposed retail, commercial and office components could also support the addition of nearly 500 new jobs to Dalton.

<b>Summary of Redevelopment area TAD #1 and TAD #2 Benefits – at Build Out</b>	
Value private capital investment to develop the TADs:	\$45.3 million
Estimated additional ad valorem tax digest (100%) at full build-out (real estate)	\$30.4 million
Estimated additional commercial personal property digest at full build-out	\$10.3 million
Estimated RE tax increments to TAD Special Fund in 2030 (City + County + Schools)	\$546,200
Estimated personal property tax revenues in 2030 (City + County + Schools)	\$139,600
Estimated new jobs created (across all land uses)	500

The following report explains the plan’s findings in more detail.

## INTRODUCTION

This plan presents the rationale, boundaries, fiscal data and proposed projects which could result from the formation of the City of Dalton, Tax Allocation District #1: Downtown and Tax Allocation District #2: East Walnut Avenue. These Tax Allocation Districts (TADs) are located within the same, larger redevelopment area and are complementary components of a more comprehensive revitalization effort that may eventually include the designation of additional TADs serving other areas of the City. This redevelopment plan was prepared in conformance with the provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) which governs the creation of the Tax Allocation Districts (TADs) in the state. This plan was prepared by Bleakly Advisory Group, Inc. (BAG) in cooperation with the City of Dalton and the Dalton-Whitfield Joint Development Authority.

The purpose of the proposed TADs is to support development in two locations within the planned redevelopment area. TAD #1 is intended to support the future redevelopment and expansion of Downtown Dalton, starting with the construction of a new mixed use building on a vacant 1.13 acre parcel owned by the Downtown Development Authority. TAD #2 is proposed to support revitalization of the East Walnut Avenue Corridor in the southern part of the City. TAD #2 will support future retail infill development along the corridor, as well as the re-tenanting and possible expansion of the Walnut Square Mall. The two TADs will enable the projects' respective developers to overcome deficient infrastructure, demolition, off site costs and other impediments which have made development of these properties economically unfeasible to date.

The purpose of this redevelopment plan is to outline a strategy to leverage tax increments from the respective projects to both offset high site development costs and make needed public improvements to support new construction. By using the City's redevelopment powers, the intent of this plan is to achieve better quality, higher

### Definition and Contents of a Redevelopment Plan

Sec. 36-44-3(9) of the Redevelopment Powers Law defines a redevelopment plan as "a written plan of development for a redevelopment area or a designated portion thereof which:"

- (A) Specifies the boundaries of the proposed redevelopment area;
- (B) Explains the grounds for a finding by the local legislative body that the redevelopment area on the whole 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 redevelopment plan;
- (C) Explains proposed uses after redevelopment of real property;
- (D) Describes proposed redevelopment projects and explains the proposed method of financing;
- (E) Describes any contracts, agreements, or other instruments which are proposed to be entered into for the purpose of implementing the plan;
- (F) Describes the type of relocation payments proposed to be authorized, if any;
- (G) Includes a statement that the proposed redevelopment plan conforms to the local comprehensive plan, master plan, zoning ordinance, and building codes of the political subdivision;
- (H) Estimates redevelopment costs to be incurred or made during the course of implementing the redevelopment plan;
- (I) Recites the last known assessed valuation of the redevelopment area and estimates the assessed valuation after redevelopment;
- (J) States that if any property to be redeveloped is defined or eligible to be defined as a historic property, such historic property will not be substantially altered in any way that is inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been fully evaluated;

*(Continued on next page)*

density development and resulting increased job creation in a much shorter timeline, than would be feasible absent of the proposed TADs.

Although the immediate objective is to develop the specific projects listed in this report, Dalton faces major redevelopment challenges that extend well beyond the limited boundaries of the proposed TADs. The redevelopment area for this Plan extends to a much larger geography, encompassing Downtown Dalton, sections of the North Bypass and East Walnut Avenue, nearby low-valued industrial and warehousing uses, scattered free-standing commercial properties, vacant land, publicly owned, tax exempt property and distressed residential neighborhoods. The intent of proposing this larger redevelopment area is to outline a more comprehensive, coordinated revitalization strategy that will enable the City to support complementary “catalyst projects” which, collectively, would have a large positive economic impact. By approving this Plan, the City will be in a better position to consider the establishment of additional TAD’s in the future, as opportunities arise.

Required information to support the creation of Tax Allocation Districts in Georgia is outlined in the text box at right. This redevelopment plan follows the general outline. Section headings followed by a letter in parenthesis [e.g. (A)] refer to the relevant section in Georgia Code Chapter 36, Title 44, § 3(9) which defines the required contents of redevelopment plans.

*Sec. 36-44-3(9) continued:*

- (K) Specifies the proposed effective dates for the creation and termination of the TAD;
- (L) Contains a map specifying the boundaries of the proposed TAD and showing existing uses and conditions of real property;
- (M) Calculates the estimated tax allocation increment base of the proposed TAD;
- (N) Specifies ad valorem property taxes to be used for computing tax allocation increments, supported by a required resolution;
- (O) Specifies the amount of the proposed tax allocation bond issue or other financing and the term and assumed interest rate for such financing;
- (P) Estimates positive tax allocation increments for the period covered by the term of the proposed tax allocation bonds or other financing;
- (Q) Specifies the property proposed to be pledged for payment or security for payment of tax allocation bonds;
- (R) Includes a school system impact analysis if the plan proposes to include in the tax allocation increment, ad valorem taxes levied by a board of education; and
- (S) Includes such other information as may be required by resolution of the political subdivision whose area of operation includes the proposed redevelopment area.

## OVERVIEW OF TAX ALLOCATION DISTRICTS

Tax allocation districts are Georgia’s version of tax increment financing. Tax increment financing is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project as an incentive to attract new private investment into an area. As described by the Council of Development Finance Agencies. ([www.cdfa.net](http://www.cdfa.net)), TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, all 50 states and the District of Columbia use tax increment financing.

In 1985, the Georgia General Assembly authorized formation of Georgia’s form of tax increment financing called Tax Allocation Districts (TADs). The purpose of a Georgia tax allocation district is similar to tax increment financing in any other state. It uses the increased property taxes generated by new development in a designated redevelopment area to finance costs related to the

development such as building construction, demolition, public infrastructure, land acquisition, relocation, utilities, debt service and planning costs. Other costs it might cover include but are not limited to:

- Sewer expansion and repair
- Storm drainage
- Street construction and expansion
- Water supply
- Park improvements
- Bridge construction and repair
- Curbs, sidewalks and streetscapes
- Grading and earthwork
- Traffic control
- Parking structures, etc.

Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. Nearly 80 Georgia cities and counties have either created or are considering establishing TADs in their communities. A TAD offers local governments the opportunity to promote worthwhile redevelopment projects that would otherwise not be financially viable, or are located in areas which would otherwise be unattractive to private investment.

Prior to the last Recession in 2008 and 2009, other Georgia tax allocation districts such as Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), demonstrated the economic benefits which TADs can generate. These benefits include:

- **A stronger economic base**— TAD incentives can attract private development that would not otherwise have occurred absent of the District designation.
- **The halo effect**—Several Georgia TADs have generated significant new investment in areas surrounding the TAD as well as within the tax allocation districts, further expanding positive economic impacts to the host taxing jurisdictions.
- **No impact on current tax revenues**—Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expands the local tax base**—By stimulating economic activity, TAD's expand the local tax digest, create additional demand for retail sales and as a result, local sales taxes.
- **Is self-financing**—TADs are self-financing, since they are funded by the increased tax revenues from new development within the district.
- **High leverage**—Typically TAD funds represent between 5-15% of project costs, leveraging 7-20 times their value in private investment.

In summary, a tax allocation district is a financing mechanism that can be used to pay for public infrastructure or reduce private development costs, to make an underutilized area attractive to private investment and development, at no additional cost to local taxpayers. Establishing a TAD does not create a tax increase for either the community or property owners within the District. Nor does a TAD reduce tax revenues to the community, below levels which existed at the time the District was certified. In many cases, TADs can increase general fund revenues from new business

personal property taxes, added county sales taxes, hotel/motel taxes, business license fees and other revenues which are not pledged for redevelopment purposes and would not otherwise occur.

#### PURPOSE AND VISION FOR THE PROPOSED TAX ALLOCATION DISTRICTS

This Plan proposes the designation of three initial Tax Allocation Districts situated within a larger redevelopment area that is located on the easterly side of Interstate 75, extending along the City's major industrial and commercial corridors and including nearby residential areas. The redevelopment area extends from State Route 41 (the North Bypass) southward through the City's historic Downtown area and rail corridor and then eastward along East Walnut and Murray Avenues. The redevelopment area includes 2,659 individual tax parcels covering nearly 2,385 acres and shares the common characteristic of containing most of the City's "historic" industrial and commercial development nodes. Roughly a quarter of the City's population resides within the boundaries of this area.

The purpose and vision for the redevelopment area and this redevelopment plan are to:

- Strengthen the City's older commercial corridors, including Downtown Dalton, by strategically encouraging commercial infill, creating new commercial nodes and expanding/upgrading existing nodes. The purpose of these efforts is to better serve local consumers, retain resident retail sales and attract new retail spending and resulting sales tax revenues to Whitfield County;
- Reduce the presence of conflicting commercial and industrial land uses by transitioning under-utilized properties in prime commercial locations to higher-valued uses;
- Encourage job creation while improving physical conditions in under-performing sections of the City;
- In so doing, encourage reinvestment in established older residential neighborhoods that are surrounded by commercial and industrial land uses; and
- Use the tool of tax increment financing to achieve higher quality, higher valued and higher density development in the few remaining green-field sites which exist within the redevelopment area.

The opportunity for the City of Dalton is to selectively use the funding mechanism of TADs to leverage private reinvestment through targeted incentives that will help to make the redevelopment of key sites and catalyst projects financially feasible. In a redevelopment area that encompasses a large geography with many individual tax parcels, not every property is blighted, not every parcel will be redeveloped over time and not every parcel will be included within a Tax Allocation District. Over time, however, the redevelopment area as a whole can be positively impacted by the cumulative effects of multiple individual investments. This plan is intended to help the City implement a long-term strategy to create multiple smaller TADs over time, as market opportunities arise. The intent of using the umbrella of a single redevelopment area and coordinated strategy is to make the creation of future TADs easier and less time consuming.

## GEOGRAPHIC BOUNDARIES OF THE PROPOSED REDEVELOPMENT AREA (A)

As part of an initial analysis of the area, BAG collected tax parcel data for a large geography that was generally described above. This general area is populated with industrial and warehousing uses, shopping centers and free-standing commercial buildings, Dalton’s Central Business District, residential neighborhoods which are surrounded by these uses and the few remaining large-scale, developable greenfield sites in the area.

The proposed boundaries for the Redevelopment Area and TADs are shown on Map 1 on the next page. The Redevelopment Area includes 2,659 properties covering roughly 2,385 acres (within individual tax parcels). This acreage estimate does not include streets, rights of way and a significant number of parcels for which no assessment records are available. The significant factors regarding this area are: (a) it contains a large percentage of the City’s commercial and industrial tax base, including its central business district; (b) the area as a whole includes roughly 20% of the City’s total tax digest; (c) despite the fact that the redevelopment area is the most densely developed part of the City, property values are relatively low, with full market values averaging \$296,000 per acre; (d) residentially zoned properties in particular have very low average market values, averaging below \$95,000 per parcel; and (e) general fund property tax collections from real estate within this area averages \$4,012 per taxable acre.<sup>2</sup>

As will be presented later in this report, substantial portions of the redevelopment area clearly exhibit several characteristics of disinvestment and under-utilization, which are prerequisite to the establishment of Tax Allocation Districts. However, there are also a significant number of densely developed and/or high valued properties within the boundaries of the proposed redevelopment area that would not make sense to include within a TAD and are not proposed for inclusion. A distribution of redevelopment area properties shown in Map 1, by land use, appears in Table 1.

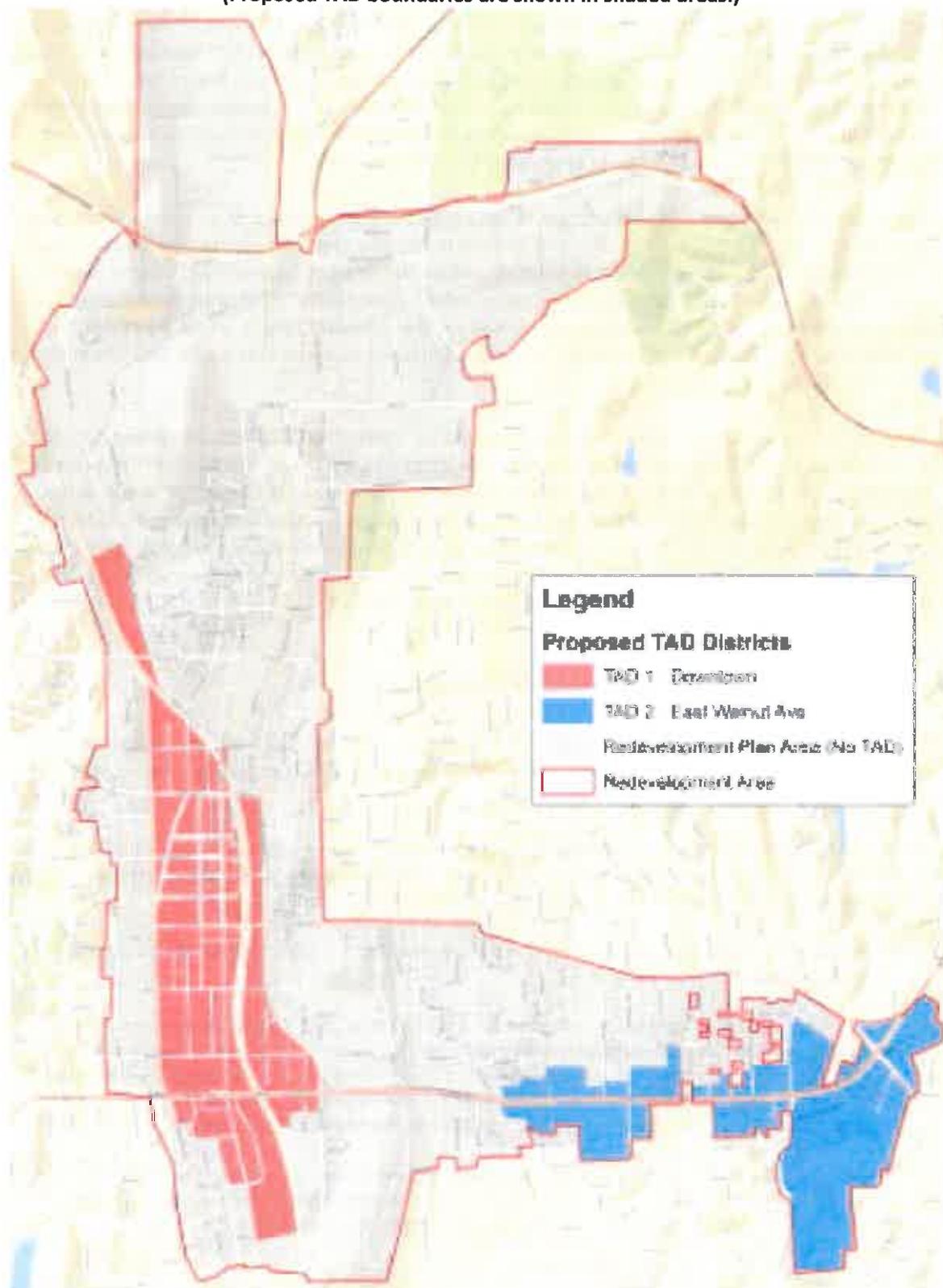
Table 1: Summary of Redevelopment Area Parcels by Land Use

Land Use/Zoning	Zoning Code	Number of Parcels	Total Acreage	Total Appraised Value	Residential Imp. Value	Commercial Imp. Value	Accessory Imp. Value	Total Value Improvements	Land Value
Neighborhood Commercial	C-1	21	16.3	\$4,138,718	\$ 329,220	\$ 3,154,804	\$ 27,339	\$3,511,363	\$ 627,355
Limited Commercial	C1-A	64	57.7	\$54,711,861	\$ 4,113,268	\$ 42,450,186	\$ 4,260	\$46,567,714	\$ 8,144,147
General Commercial	C-2	495	587.9	\$202,285,780	\$ 2,425,622	\$ 139,846,187	\$ 1,653,600	\$143,925,409	\$ 58,360,371
Central Business District	C-3	216	43.5	\$80,552,930	\$ 1,410,675	\$ 68,859,638	\$ 741,082	\$71,011,395	\$ 9,541,535
Transitional Commercial	C-4	242	128.6	\$44,335,215	\$2,783,648	\$31,408,158	\$110,789	\$34,302,595	\$10,032,620
Light Manufacturing	M-1	54	34.9	\$9,182,700	\$234,092	\$7,137,124	\$36,764	\$7,407,980	\$1,774,720
Heavy Manufacturing	M-2	360	958.1	\$163,953,269	\$4,833,245	\$135,642,393	\$270,245	\$140,745,883	\$23,207,386
Mixed Use	MU	17	87.4	\$34,718,068	\$0	\$29,675,715	\$1,785	\$29,677,500	\$5,040,568
Low Density SFR	R-1	109	43.8	\$20,659,507	\$9,447,292	\$8,305,807	\$218,437	\$17,971,536	\$2,687,971
Medium Density SFR	R-2	532	233.0	\$40,651,125	\$24,416,897	\$7,073,092	\$2,053,155	\$33,543,144	\$7,107,981
Rural Residential	R-5	264	71.2	\$14,108,839	\$10,735,856	\$430,344	\$138,599	\$11,304,799	\$2,804,040
Transitional Residential	R-6	84	24.8	\$6,606,810	\$2,913,888	\$2,554,977	\$25,488	\$5,494,353	\$1,112,457
High Density Residential	R-7	201	97.2	\$30,914,930	\$11,942,503	\$14,157,490	\$71,204	\$26,171,197	\$4,743,733
<b>TOTALS</b>		<b>2,659</b>	<b>2,384.4</b>	<b>\$706,819,752</b>	<b>\$75,586,206</b>	<b>\$490,695,915</b>	<b>\$5,352,747</b>	<b>\$571,634,868</b>	<b>\$135,184,884</b>
Value/ AC				\$296,440	\$31,701	\$205,798	\$2,245	\$239,744	\$56,697
Value/Parcel			0.9	\$265,822	\$28,427	\$184,542	\$2,013	\$214,981	\$50,840

Source: Whitfield County Tax Assessment/GIS data and Bleakly Advisory Group, Inc.

<sup>2</sup> Includes real estate taxes collected by the City of Dalton, the Dalton School District and Whitfield County.

**MAP 1: PROPOSED DALTON REDEVELOPMENT AREA**  
(Proposed TAD boundaries are shown in shaded areas.)



The proposed TAD #1 includes 9.6 percent of the entire redevelopment area acreage and consists of 521 parcels totaling 228 acres. The TAD is sized to include the City's recognized central business district and adjacent transitional commercial areas surrounding Downtown. The boundaries and land uses within TAD #1 are addressed in later in Section L of this report. The purpose of TAD #1 is to create a mechanism to incentivize adaptive re-use and infill projects as opportunities arise. The nature of existing development suggests that the City's goals for Downtown Dalton would only be achieved by implementing multiple, comparatively small-scale redevelopment projects involving individual parcels and buildings. The TAD would be used on a selective basis to support early catalyst projects that would not be economically feasible otherwise.

The proposed TAD #2 includes 8.8 percent of the entire redevelopment area acreage and consists of 93 parcels totaling 210.6 acres. The TAD is sized to capture and make financially feasible retail infill projects located along Walnut Avenue as well as the Walnut Square Mall, which currently suffers from high vacancy and declining retail sales. The Mall's ownership is considering a redevelopment proposal to stabilize and reposition the property, which could be significantly enhanced by the availability of TAD financing. The boundaries and land uses within TAD #2 are also addressed in Section L of this report.

Through the creation of the redevelopment area and the respective TADs, the City would dedicate a portion of future increases in ad-valorem real estate taxes to be invested in the projects themselves, in order to make those projects financially feasible. The projects would in turn generate increased tax revenues from business personal property and sales taxes, and will help to increase the value of nearby real estate. The development and expansion these sites could therefore generate significant fiscal benefits for the City, County and School District, as well as provide more employment opportunities for Dalton area residents.

## GROUNDS FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts (TAD) are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended, with the following definition of a "redevelopment area".

*'Redevelopment area' means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a 'blighted or distressed area', a 'deteriorating area,' or an 'area with inadequate infrastructure' as follows:*

**(A) A 'blighted or distressed area' is an area that is experiencing one of more conditions of blight as evidenced by:**

- (i) *The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;*
- (ii) *The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*

- (iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;
- (iv) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or
- (v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;

**(B) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:**

- (i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;
- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;
- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;
- (iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;
- (v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;
- (vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and

**(C) An 'area with inadequate infrastructure' means an area characterized by:**

- (i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or
- (ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

## WHY THE PROPOSED REDEVELOPMENT AREA QUALIFIES UNDER THE REDEVELOPMENT POWERS LAW

The City of Dalton has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Dalton voters by referendum in November of 2014.

The proposed area shown on the next page meets the statutory definition of a Redevelopment Area under five specific provisions of the Redevelopment Powers Law. These provisions are not equally applicable or prevalent throughout the entire area but clearly meet the intent of the Statute. These relevant sections are as follows:

- A(iii) – This area exhibits “evidence of pervasive poverty,” and an unemployment rate that is 10 percent higher than the state average;
- A(v) – The area exhibits the existence of conditions “that substantially impair the sound growth of the community;”

- B (i) – The area includes several locations with the “presence of structures or buildings that are 40 years old or older with no historic significance;”
- B (ii, iii) – The area includes several locations with “high commercial or residential vacancies” and where there is a “predominance of structures or buildings of relatively low value; and
- C (ii) – The area include locations with “deteriorating and/or inadequate infrastructure at present and following redevelopment.”



Pop-Facts Demographics  
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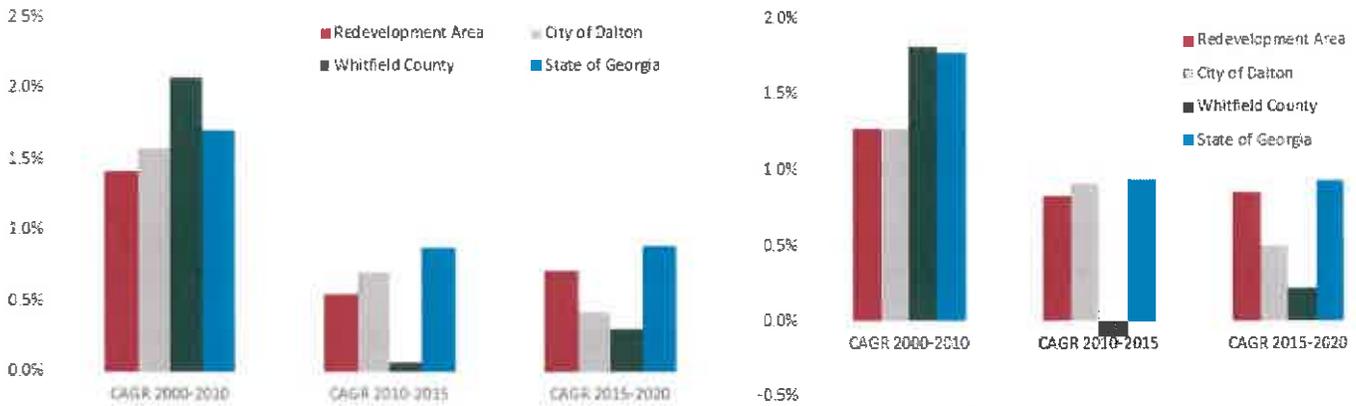
Additional information justifying designation of the redevelopment area is presented in the following section. To analyze demographic conditions necessary to qualify the redevelopment area under Section A, BAG obtained demographic data for a customized geography that includes residents living within its boundaries. This data was obtained from the Nielsen Companies and is summarized in the following series of tables. To provide context, the redevelopment area’s demographic conditions are compared to the City of Dalton, Whitfield County and the State of Georgia. Additional data on the nature, condition and value of properties within the redevelopment area was assembled from Whitfield County tax assessment records. The intent of this presentation is to demonstrate that the proposed redevelopment area meets the above statutory definition based on residential poverty, unemployment, stagnant property values, above average vacancy and related factors.

**A(III) PERVASIVE POVERTY AND SIGNIFICANT UNEMPLOYMENT**

The following tables address population and household change, income distribution, poverty status and employment characteristics for the redevelopment area (RA), the City, Whitfield County (the County) and the State (GA). Significant Findings include the following:

- The RA has an estimated current population of 8,443 in roughly 2,550 households, containing 25% of the City's estimated population of 34,300.
- The RA's population has increased at a 1.1% annual rate since 2000. This historical annual growth rate has been marginally slower than the City (1.3%) and GA (1.4%), respectively.
- Nielsen forecasts population and household growth will slow in all of these geographies over the next five years. RA population is forecast to grow consistent with the GA average (0.9% annually) to 2020, while the City and County are forecast to experience virtually no growth. Absent of a concerted redevelopment effort, RA growth projections for 2015-20 appear to be unrealistically high.
- The RA's current (2015) population is made up of a higher percentage of families (51% are households with children) than the City (41%) and a corresponding smaller presence of non-family households (28%).
- Compared to the City the RA population contains a significantly slightly higher percentage of children under 18 (33% versus 29%), substantially fewer elderly (aged 65 and older) residents (7% versus 12%) and virtually the same percentage of people of working age (18 to 64). The 33% percent of the RA population that is under age the age of 18 is substantially higher than the GA population (25%). Consequently, the median age of the RA population (29.2 years) is much younger than the City (32.9 years), the County (34.6 years) and the State of GA (36.2 years).
- The estimated 2015 racial composition of the RA is more non-white (46%) than the City as a whole (34%). Roughly 70% of the RA population is Hispanic or Latino, compared to 47% in the City and only 10% statewide.

Table 2: Comparative Population and Household Change



Population 2000-2020	Redevelopment Area	City of Dalton	Whitfield County	State of Georgia
2000 Census	7,140	28,315	83,524	8,186,491
2010 Census	8,218	39,109	102,599	9,897,689
2015 Estimates	8,443	34,909	102,898	10,120,651
2020 Projection	8,748	36,088	104,465	10,577,392
CAGR 2000-2010	1.4%	1.6%	2.1%	1.7%
CAGR 2010-2015	0.5%	0.7%	0.1%	0.5%
CAGR 2015-2020	0.7%	0.4%	0.3%	0.5%
CAGR 2000-2015	1.1%	1.3%	1.4%	1.4%

Households 2000-2020	Redevelopment Area	City of Dalton	Whitfield County	State of Georgia
2000 Census	2,162	9,875	26,385	3,006,177
2010 Census	2,454	11,214	35,190	3,638,594
2015 Estimates	2,557	11,797	35,005	3,755,660
2020 Projection	2,669	12,024	35,365	3,830,907
CAGR 2000-2010	1.5%	1.2%	1.3%	1.9%
CAGR 2010-2015	0.8%	0.5%	-0.1%	0.3%
CAGR 2015-2020	0.5%	0.5%	0.2%	0.5%
CAGR 2000-2015	1.3%	1.2%	1.2%	1.5%

- Compared to the City, RA households are significantly larger (3.26 compared to 2.85 persons per household), due primarily to the presence of more families with children. The percentage of single-person households in the RA (22%) is correspondingly lower than the City (27%).
- Consistent with the household size distribution, married couple families with children make up a much higher percentage of the redevelopment area’s 2,557 households (30%) than the City (24%) or statewide (21%).

Table 3: Population Distribution by Race and Hispanic Origin

2015 Est. Pop. By Single Race Class	Redevelopment Area	City of Dalton	Whitfield County	State of Georgia
White Alone	54%	66%	75%	58%
Black or African American Alone	6%	6%	4%	31%
Amer. Indian and Alaska Native Alone	1%	1%	1%	0%
Asian Alone	1%	2%	1%	4%
Native Hawaiian and Other Pac. Isl. Alone	0%	0%	0%	0%
Some Other Race Alone	34%	22%	16%	4%
Two or More Races	4%	3%	3%	2%
<b>2015 Estimated Population, Hispanic or Latino by Origin</b>				
Not Hispanic or Latino	30%	53%	66%	90%
Hispanic or Latino:	70%	47%	34%	10%

- **The RA has a much higher percentage of low-income households and children living in poverty than the City, County or GA as a whole.** The estimated 2015 median household income in the RA (\$25,996) is 20% lower than the city-wide median of \$32,620 and nearly 47% lower than the GA median household income of \$48,700. Nearly a quarter of RA households earn incomes below \$15,000, representing 27% of all Dalton households in this income bracket.

Table 4: Household Distribution by Income, Type, Size and Poverty Status

Household Income	Redevelopment Area		City of Dalton		Whitfield County		State of Georgia	
<b>2015 Est. Median Household Income</b>	\$	25,996	\$	32,620	\$	36,203	\$	48,701
% of GA Median Income		53%		67%		74%		100%
<b>Households by Income</b>								
HH with income >\$15K	620	24%	2,269	19%	5,320	15%	556,138	15%
HH with income \$15K - \$35K	1,096	43%	4,040	34%	11,755	34%	840,744	22%
HH with income \$35K - \$50K	366	14%	1,857	16%	5,329	15%	526,557	14%
HH with income \$50K - \$100K	359	14%	2,370	20%	8,812	25%	1,094,514	29%
HH with income >\$100K	116	5%	1,201	10%	3,789	11%	737,709	20%
<b>Families by Poverty Status</b>								
2015 Families	1,829		8,044		25,941		2,569,952	
2015 Families Below Poverty	656	36%	1,886	23%	4,278	16%	377,977	15%
2015 Families Below Poverty with Children	583	32%	1,670	21%	3,633	14%	292,190	11%

- **More than 650 RA families (36% of total families) are estimated to earn incomes below the poverty level in 2015, including 580 families with children.** The poverty rate for Dalton is significantly lower at 23%. These percentages are both higher than the State of Georgia, which has a poverty rate of 15.0%. Both the RA and the City of Dalton meet the definition of “pervasive poverty” to be defined as a “blighted or distressed area” which, under the Redevelopment Powers Law, requires the percentage of households living below the poverty level to be “greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census.” Poverty rates in the RA are in fact more than 3 times higher than needed to meet that threshold.

Table 5: Workers Occupation, Class of Worker and Employment Status

Employment Status	Redevelopment Area		City of Dalton		Whitfield County		State of Georgia	
<b>2015 Estimate Population Age 16+</b>	<b>5,928</b>		<b>25,494</b>		<b>77,708</b>		<b>7,909,985</b>	
In Armed Forces	7	0%	40	0%	80	0%	51,723	1%
Civilian - Employed	3,180	54%	13,996	55%	42,965	55%	4,387,453	55%
Civilian - Unemployed	520	8.8%	2,165	8.5%	6,801	8.8%	568,571	7.2%
Not in Labor Force	2,221	37%	9,293	36%	27,862	36%	2,902,238	37%
<b>Classification of Occupations</b>								
Blue Collar	1,914	58%	6,563.0	45%	18,403.0	41%	984,790	22%
White Collar	776	23%	5,887	40%	20,590	45%	2,750,263	61%
Service and Farm Workers	611	19%	2,215	15%	6,280	14%	800,696	18%

- The data in Table 5 profile RA resident workers by occupation and class of worker. Given the RA’s demographic characteristics and income levels, it is not surprising that employed RA workers are also more concentrated in “blue collar” occupations (58%) than either the City (41%) or state (22%). The RA has a correspondingly lower percentage of workers in “white collar” occupations (23%) and a similar percentage of workers in service occupations (19% compared to 18%) as the State of Georgia.

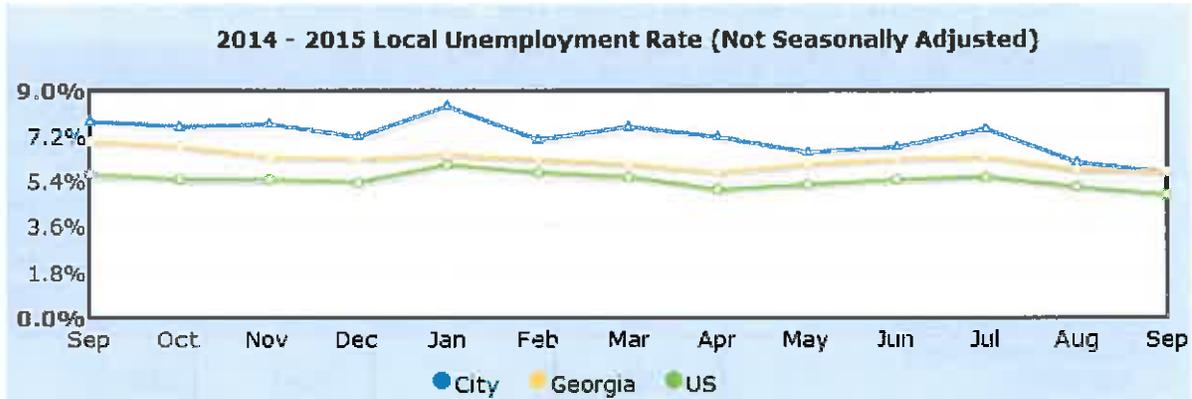


Figure 1: Change in unemployment rates, City of Dalton, Georgia and U.S.

- Unemployment in the Dalton MSA has trended steadily downward since the trough of the recession in 2010 and reached a low point of 6.1 percent in September of 2015.<sup>3</sup> According to (preliminary) September 2015 labor force and unemployment estimates from the Georgia Department of Labor, the unemployment rate in the Dalton, MSA remains higher than the State of Georgia (5.8%) and is still a full point above the national average of 5.1%.<sup>4</sup> Unemployment in the 2-county Dalton, MSA is still 19.6% above the national average. However, the most recent published unemployment rate is only 5.2% higher than the State of Georgia, below the threshold of “10 percent higher than the state average” to be defined as a “blighted or distressed area.” As shown in Figure 1, unemployment in the City of Dalton has trended well above the GA and national averages over the past 13 months and has only recently (since August) converged with the State average.
- Using a different methodology, Nielsen data estimate the 2015 unemployment rate for the RA, the City of Dalton (as opposed to the MSA) and GA at 8.8%, 8.5% and 7.2%, respectively. **This source indicates that unemployment in the RA is only 3.5% higher than the City as a whole but was more than 22% above the State average.** By this measure, which focuses on a longer time period than the most recent reporting month, unemployment within RA meets the definition of a blighted or distressed area.

<sup>3</sup> The Dalton, MSA consists of Murray and Whitfield Counties.

<sup>4</sup> These reported unemployment rates are Not Seasonally Adjusted estimates reported by the Georgia Department of Labor. Seasonal adjustments were not available for Georgia Cities and Counties.

**A (v) DISINVESTMENT AND ECONOMIC UNDERUTILIZATION WHICH IMPAIRS THE SOUND GROWTH OF THE COMMUNITY**

The indicators reported above suggest “the existence of conditions that substantially impair the sound growth of the community.” These conditions are evidenced by a local resident population that suffers from proportionally greater poverty and higher unemployment than either the City of Dalton or the State of Georgia. Local residents would benefit from the prospect of increased employment.

*Table 6: Distribution of Housing by Tenure, Units in Structure and Value*

Housing Characteristics	Redevelopment Area		City of Dalton		Whitfield County		State of Georgia	
<b>Tenure</b>								
% Owners	38%		51%		65%		66%	
% Renters	62%		49%		35%		34%	
Total Housing Units	3,118		13,895		40,278		4,280,804	
Renter-Occupied Units	2,147		7,903		17,387		1,820,565	
Owner-Occupied Units	971		5,992		22,891		2,460,239	
Owner Units Valued <\$100K	579	60%	2,103	35%	9,044	40%	688,929	28%
Owner Units Val \$100K-\$200K	333	34%	2,607	44%	9,851	43%	894,269	36%
Owner Units Val \$200K-\$500K	54	6%	1,124	19%	3,629	16%	723,791	29%
Owner Units Val >\$500K	5	0%	158	3%	367	2%	153,250	6%
<b>2015 Est. Median All Owner-Occupied Housing Value</b>	<b>\$ 91,881</b>		<b>\$ 126,801</b>		<b>\$ 120,006</b>		<b>\$ 158,321</b>	
<b>Age of Housing</b>								
Units Built since 2000	575	18%	2,360	17%	6,629	16%	1,179,436	28%
Units Built 1980-2000	612	20%	3,915	28%	15,075	37%	1,581,764	37%
Units built pre-1980	2,202	71%	9,232	66%	25,275	63%	2,233,471	52%
Median age of housing unit (Years)	42.0		38.0		33.0		26.0	
<b>Type of Housing</b>								
1 Unit Detached (SF)	1,488	48%	7,255	52%	25,612	64%	2,828,477	66%
1 Unit Attached (TH)	72	2%	728	5%	1,256	3%	159,979	4%
Small Multi-Family (2-4 Units/Bldg.)	728	23%	2,100	15%	3,074	8%	224,167	5%
Lg Multi-Family (5+ Units/Bldg.)	625	20%	3,316	24%	4,409	11%	668,795	16%

**B (ii, iii) THE PRESENCE OF OLDER BUILDINGS WITH NO HISTORIC SIGNIFICANCE AND RELATIVELY LOW VALUES**

To meet the definition of a “deteriorating area” that is “experiencing physical or economic decline or stagnation,” there must be evidence of two or more of the following conditions: (i) a substantial presence of older structures with no historic significance; (ii) comparatively high commercial or housing vacancy; (iii) the predominance of low-valued structures or buildings, or significantly slower growth in the property tax digest than the political subdivision as a whole; (iv) declining or stagnant rents or sales prices; (v) a shortage of safe, decent housing that is affordable to low and moderate income persons; and (vi) deteriorating or inadequate utility, transportation, or transit infrastructure. Although the RA exhibits most/all of these conditions to varying degrees, the following section focuses mainly on qualifying criteria (i) and (iii).

- As profiled in Table 6, the RA has far more renters (62%) and significantly smaller percentage of owner-occupied units (38%) than the City (49%) and the State as a whole (34%). **The median age of all housing units in the RA (42 years) which indicates that more than half of the RA’s housing stock is “40 years old or older.”** The median age of RA housing is 4 years older than the City (38 years) and 16 years older than the State of GA (26 years). The finding that more than 1,400 RA housing units were built prior to 1970 qualifies the RA as having a “substantial

presence” of older structures. In addition, the RA housing stock is made up of a smaller percentage of single-family dwellings (48%) than the City (52%) and State (66%), a larger percentage of units in small multi-family buildings containing 2-4+ units (23% vs. 15%) and a similar presence of housing in 5+ unit buildings.

- Table 6 shows that the RA’s housing stock exhibits a “predominance of low-valued structures” with respect to owner-occupied housing. The estimated 2015 median value of owner-occupied housing in the RA is estimated at only \$91,881, 38% below the City-wide median home value of \$126,800 and 42% (\$66,400) less than the statewide median home value of \$158,321. So not only does the RA’s housing stock meet the definition of a “deteriorating area” based on the presence of significantly older housing, the portion of that housing which is owner-occupied is also much lower valued “compared to the political subdivision as a whole.”



*Representative single family and duplex housing in the redevelopment area.*

The above value distribution applies only to for-sale housing<sup>(GLM1)</sup>. Most of the existing structures and square footage in the RA are commercial or industrial in nature and a major portion of these parcels and land



*Example of mixed industrial and commercial buildings on the North Bypass.*

uses also have comparatively low values. Unfortunately we are unable to readily obtain building square footage or year-built data from tax assessment records, but visual inspection easily confirms the presence of a substantial inventory of industrial and commercial buildings which are more than 40 years old. Outside of the Central Business District, this inventory has little/no historical value.

As evidence for this observation, it is interesting to note that 216 properties and 43.5 acres located within the City’s Central Business District (Zoned C-3) create an average of more than \$1.85 million per acre in total appraised value. In sharp contrast, 360 properties and 958 acres which are classified as “heavy manufacturing” (Zoned M-2) create an average of only \$171,100 per acre in

total appraised value – generating only 9% of the real estate tax base that exists downtown on a per-acre basis. Another 35 acres of “Light Manufacturing” property (Zoned M-1) similarly averages less than \$263,000 in total appraised real estate value per acre, while 762.5 acres of “General Commercial” (C2) property are valued at an average of \$276,500/acre. This suggests that existing commercial and industrial buildings located throughout much of the RA meet the definition of a “declining or deteriorating area,” by exhibiting a “predominance of structures or buildings of relatively low value” or “significantly slower growth in the property tax digest” compared to the political subdivision as a whole.”

#### C (ii) – DETERIORATING AND/OR INADEQUATE INFRASTRUCTURE

Evidence that portions of the RA suffers from “deteriorating or inadequate infrastructure” is provided by the fact that the City and County have specifically dedicated SPLOST revenues to extend the Cross Plains Trail and infrastructure across the North Bypass to connect to Brooker Road. In addition to alleviating traffic congestion in the area, a major benefit of this improvement is to access 164 acres of developable land on the north side of the Bypass. The proposed TAD #1 would be a significant inducement to assist in attracting qualified developers for these properties. The availability of TAD financing can be leveraged to enable a higher density, quality and value of new construction than would otherwise be possible absent of the TAD.

In summary, the proposed area of Dalton which has been identified in this report meets the definitional requirements to be classified as a “redevelopment area” under the Redevelopment Powers Law. The preceding discussion documents that this area has been characterized by (a) substantially lower incomes and higher poverty than the City and State averages; (c) a local unemployment rate that has, until very recently, averaged well above the City, region, state and national averages; minimal recent new investment as evidenced by home values which are well below the City average and a predominance of older, low-valued industrial and commercial buildings; and (d) Inadequate infrastructure, particularly transportation access.

#### PROPOSED LAND USES AFTER REDEVELOPMENT (C)

The proposed Tax Allocation District #1 – Downtown, is intended to support individual “catalyst” adaptive re-use and infill projects within Dalton’s Central Business District. The first of what is hoped to be several such projects has been proposed for a 1.13 acre, City-owned parcel that is located at the intersection of East Crawford and South Hamilton Streets and currently used as a surface parking lot. A 40,000 SF mixed-use building has been proposed for this site.

The proposed Tax Allocation District #2 – East Walnut Avenue, is intended to support commercial infill development along East Walnut Avenue, including the re-tenanting and/or expansion of the Walnut Square Mall. Development concepts for that property have not yet been prepared, but the mall’s ownership has expressed interest in submitting a proposal to the City at some point during 2016. The certification of TAD #2 at the end of 2015 would enable the owners to consider options to request TAD proceeds to enhance the project and provide increased sales tax revenues to the City, County and School District.

**PROPOSED REDEVELOPMENT PROJECTS AND METHOD OF FINANCING (D)**

The first proposed development project for TAD #1 is illustrated in a rendering which appears later in this section. The City is currently considering a conceptual development plan for a 1.13 acre, City owned parking lot located on South Hamilton Street, across from the Chamber of Commerce building. A conceptual development plan prepared by Barrett Properties, proposes to develop a 4-story, 40,000 SF building proposed on this property. The project has an estimated construction cost of \$5.1 million and would include a mix of retail, office, lodging, and loft apartments. BAG prepared a representative estimate of the taxable value of the proposed development program by land use. Assessed values are conservatively estimated to be below construction costs.

*Table 7: Proposed Development – Downtown*

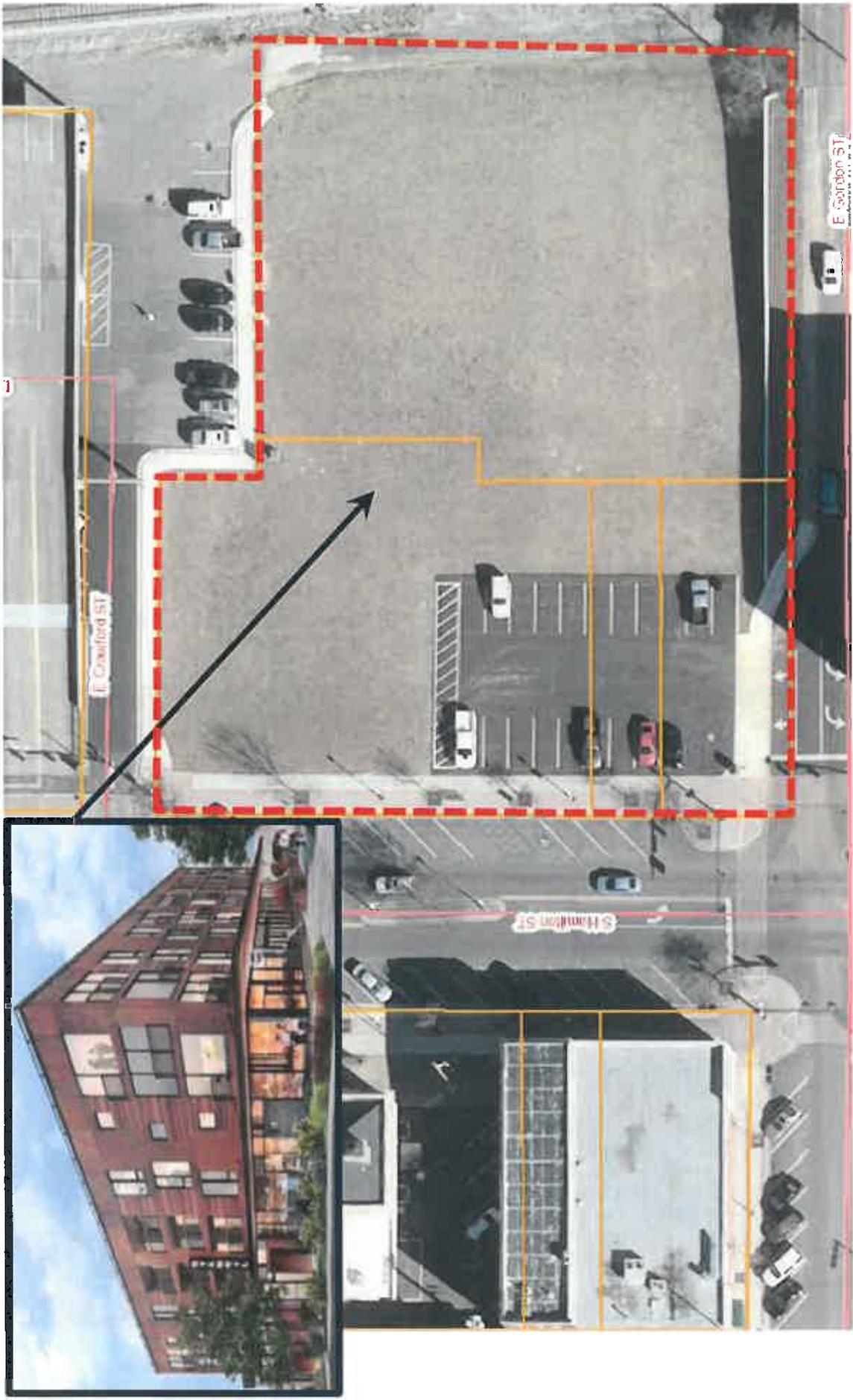
**Illustrative Development Value at Build Out: Proposed Downtown Mixed-Use Building**

Proposed Uses	Land Area (Acres)	Square Footage	Values/Square Foot		Total Investment	
			Development Cost	Assessed Value	Development Cost	Assessed Value
Ground Level Retail	0.2825	10,000	\$120.00	\$95.00	\$1,200,000	\$950,000
First Floor Hotel	0.2825	10,000	\$150.00	\$125.00	\$1,500,000	\$1,250,000
Second Floor Lofts	0.2825	10,000	\$120.00	\$105.00	\$1,200,000	\$1,050,000
Third Floor Office	0.2825	10,000	\$120.00	\$100.00	\$1,200,000	\$1,000,000
<b>Subtotal:</b>	<b>1.13</b>	<b>40,000</b>	<b>\$127.50</b>	<b>\$106.25</b>	<b>\$5,100,000</b>	<b>\$4,250,000</b>
<b>Land Value</b>	<b>1.13</b>			<b>\$125,000</b>		<b>\$141,250</b>
<b>Build Out TOTALS:</b>	<b>1.13</b>	<b>40,000</b>			<b>\$5,100,000</b>	<b>\$4,391,250</b>

Containing more than 500 parcels, including numerous parcels which are either vacant or developed with comparatively low-valued buildings, TAD #1 is being proposed in order to enable the City to offer incentives to attract investments in individual properties or small assemblies of parcels. The typical scale of project in TAD #1 is likely to be similar to or smaller than the above example, involving total investments of \$5.0 million or less and creating \$1.0 to \$4.0 million in incremental taxable value depending upon whether the project involves the rehabilitation of existing buildings or new construction. Given the predominance of comparatively small-scale development opportunities in Downtown Dalton, unless several projects can be identified and bundled in a single bond issue, the use of conventional “TAD Bonds” is not likely to be financially feasible. City will need to explore and apply alternative financing tools to accommodate small-scale investments, such as conventional bank loans or “pay as you go” agreements.

The purpose of TAD #2 is to encourage new retail infill development along East Walnut Avenue, including investment to re-occupy vacant space and/or “reposition” the Walnut Square Mall. This mall is approximately 35 years old and contains roughly 450,000 SF and 75 tenant spaces, including 5 anchor store pads. The property currently suffers from high vacancy due in part to the closure of a JC Penney Department Store in early 2015. An eventual effort to stabilize and reposition the mall property could involve more than 65 acres and possibly include a mixed-use component. It can be reasonably assumed that if the mall’s redevelopment is successful, other properties located within the 210 acre TAD #2 could also attract new users and increase in value over time.

**TAD #1 – PROJECT SITE AND RENDERING: DOWNTOWN PROJECT**

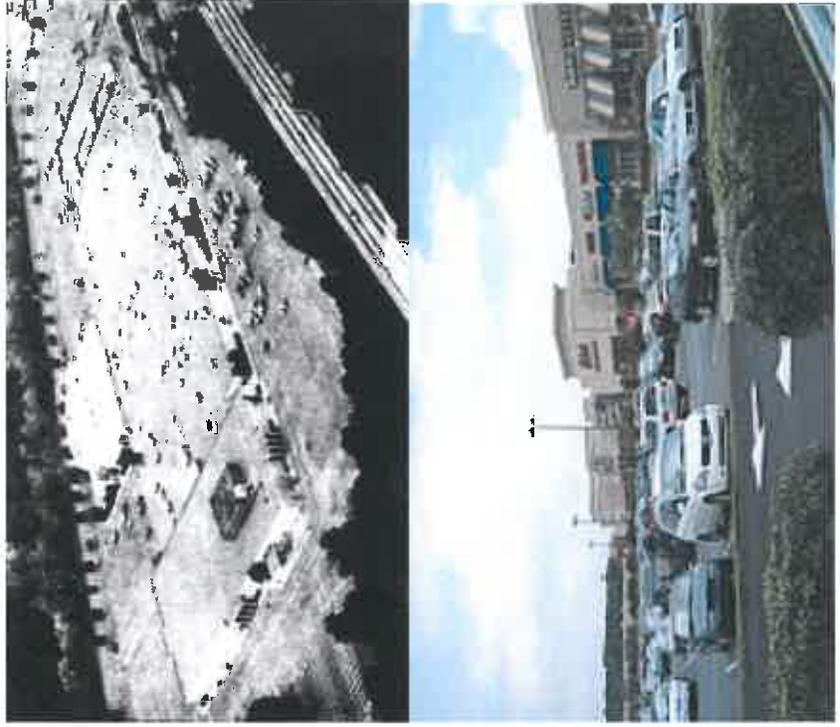


**TAD #2 - POTENTIAL WALNUT SQUARE MALL INFILL SITES**



**Left:** The Walnut Square Mall possesses several opportunities to reoccupy or reposition vacant space, accommodate additional out-parcel development or introduce residential mixed use.

**Below:** An example in Rome Georgia where the 330,000 SF enclosed Riverbend Mall (pictured c. 1997) was demolished and converted to an open air power center in 2002.



As the City and County’s largest destination shopping center, the Walnut Square Mall and the surrounding retailers which are supported by the mall are likely to be, collectively, the largest generators of sales tax revenues for the City, County and School District. Local sales taxes generated by these properties are of far greater importance fiscally than the relatively modest real estate taxes they pay. Typically, healthy destination retail centers generate \$14 to \$15 in local sales taxes for every \$1 of property tax levied on the real estate. Expanding and improving East Walnut Avenue as a retail node will help to both attract shoppers from other nearby counties and reduce the amount of sales “leakage” and resulting sales taxes lost when local residents travel out of the county to make retail purchases. Investing TAD proceeds to expand and improve retail offerings within this node should produce far more revenues than costs.



Existing retailers located along the East Walnut Avenue Corridor.

Table 8: Proposed Development – East Walnut Avenue

Illustrative Development Value at Build Out: Walnut Avenue Retail

Proposed Uses	Land Area (Acres)	Square Footage	Values/Square Foot		Total Incremental Values	
			Development Cost	Assessed Value	Development Cost	Assessed Value
Mall Retail	10.0	120,000	\$60.00	\$35.00	\$7,200,000	\$4,200,000
Restaurant Outparcels	3.5	30,492	\$225.00	\$175.00	\$6,860,700	\$5,336,100
Commercial Outparcels	5.0	43,560	\$150.00	\$95.00	\$6,534,000	\$4,138,200
Mixed Use	15.0	130,680	\$150.00	\$105.00	\$19,602,000	\$13,721,400
<b>Subtotal:</b>	<b>33.50</b>	<b>324,732</b>	<b>\$123.78</b>	<b>\$84.36</b>	<b>\$40,196,700</b>	<b>\$27,395,700</b>
Residual Land	6.50			\$20,000		\$130,000
<b>Build Out TOTALS:</b>	<b>40.00</b>	<b>324,732</b>			<b>\$40,196,700</b>	<b>\$27,525,700</b>

Absent of receiving an actual redevelopment proposal from the property’s ownership, it is difficult to estimate the amount of TAD increment which could be generated from redevelopment along East Walnut Avenue. However, a comparable 233,000 SF enclosed mall located in LaGrange Georgia (and including a vacant JC Penney anchor store) provides some perspective as to Walnut Square’s redevelopment potential. Like Dalton, LaGrange and Troup County retailers face

substantial competition and sales leakage, in their case to Columbus and Newnan-based shopping centers. The 85.9 acre LaGrange Mall TAD was recently approved to support the mall's total expansion to 461,000 to 481,000 SF, including outparcel development. That expansion was forecast to generate between \$88 and \$101 million in additional annual retail sales at completion, and house 770 jobs. These build-out totals were projected to represent a net addition of \$21.7 million in market value, \$1.08 million in annual sales taxes collections by all local taxing jurisdictions and 425 new jobs over current levels in the more conservative case.



There are numerous other examples nationally, such as the following exhibit for a mall site in Bethesda, Maryland, where enclosed regional shopping malls have been either converted to other types of retail or redeveloped as mixed-use nodes, often adding multi-family housing, office or institutional uses to existing retail anchors. The Walnut Square mall and surrounding outparcels occupy approximately 79 acres of the 210 acre TAD #2. As shown in Table 8 BAG estimates that roughly 40 acres in total could be redeveloped over time, adding roughly 325,000 SF and \$27.5 million in additional real property tax increment to the East Walnut Avenue corridor.



*Example of a conversion of an enclosed mall to a mixed-use development in Bethesda Maryland.*

Absent of making similar needed investments to expand and improve the Walnut Square property, existing occupancy levels and retail sales are likely to continue to decline, resulting in increased leakage of resident retail spending to Chattanooga-based competitors and less resulting sales tax revenues available for Whitfield County and its municipalities. The use of TAD funds to prevent such a scenario would require a relatively modest investment of incremental property taxes in order to avert what are likely to be much larger losses in sales tax revenues if no incentives are provided.

It is anticipated that the primary method of financing redevelopment within the two TADs will be through private equity and debt. TAD proceeds would be used to supplement private financing and reduce overall development costs in order to make proposed projects financially feasible. TAD proceeds would be applied to address on- and off-site development costs, including demolition costs or other internal infrastructure, as well as to help reduce building construction costs to levels that can be supported by prevailing market rents. Forecasts of potential TAD proceeds and proposed uses of those proceeds are addressed in detail, later in this report.

### CONTRACTUAL RELATIONSHIPS (E)

Pursuant to O.C.G.A. §34-44-3(a), the Dalton City Council will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Council has chosen thus far to designate the Dalton-Whitfield Joint Development Authority to function in an administrative, marketing and management capacity to assist the City Council in implementing these functions. It is assumed that this arrangement would continue into the future. As redevelopment agent the City Council, either directly or through its designee, may conduct or delegate 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 involved in implementing this redevelopment plan.
2. Enter into development agreements with private developers to construct infrastructure and buildings to implement the redevelopment plan.
3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.
4. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.
5. 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 or other forms of financing by the City.
6. The City will enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis and other related services.
7. The City will perform other duties as necessary to implement the redevelopment plan.

## RELOCATION PLANS (F)

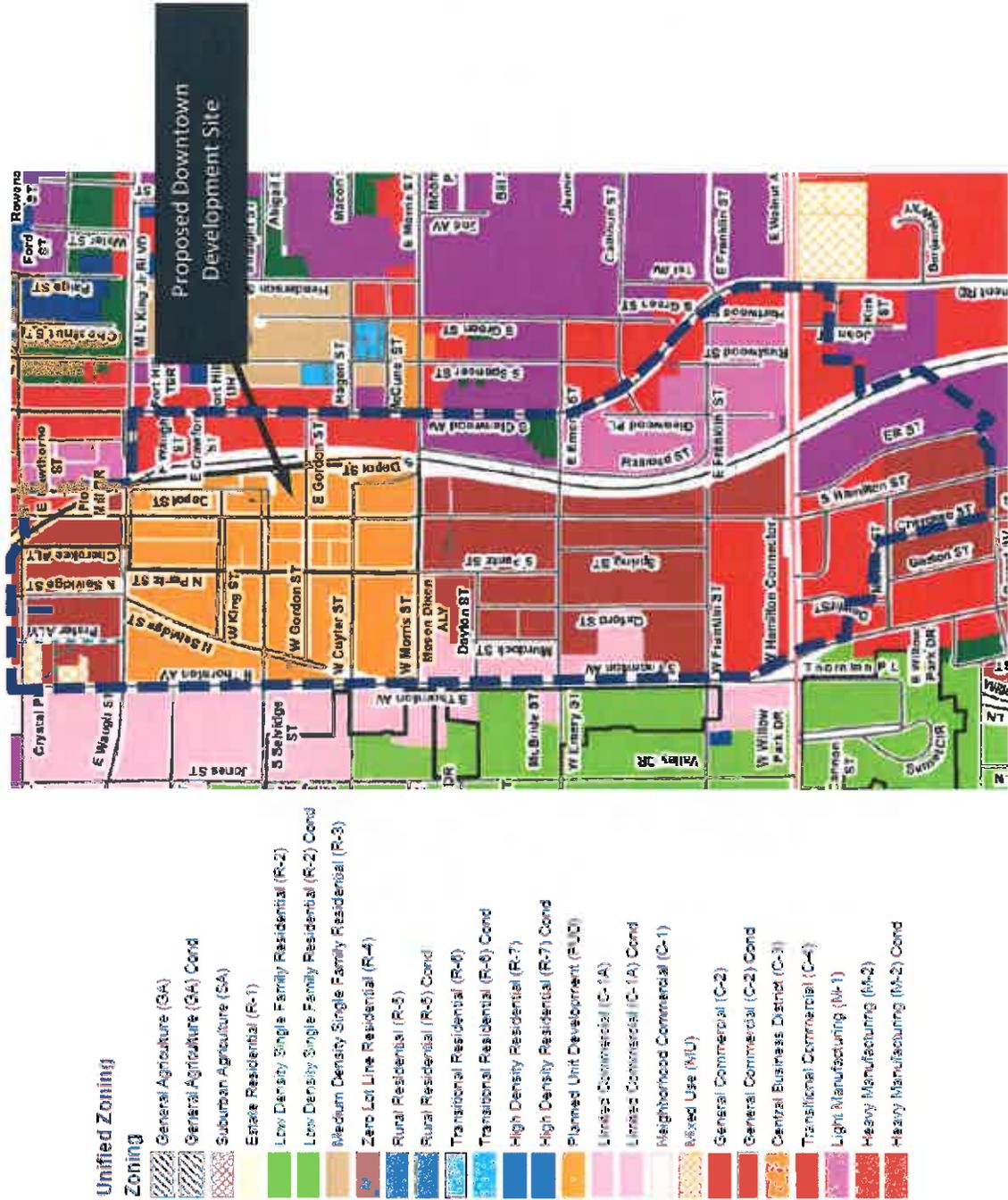
The sites of proposed projects within the TADs are either undeveloped or vacant. As currently foreseen, no existing residences or businesses will need to be relocated. If relocation of any residences or businesses is required as a result of implementing future projects not currently foreseen in this Plan, relocation expenses may be provided for under all applicable federal, state and local guidelines.

## CONFORMANCE WITH LOCAL COMPREHENSIVE PLANS, ZONING & LAND USE CODES (G)

The Redevelopment Powers Law requires that a redevelopment plan demonstrate that it “conforms to the local comprehensive plan, master plan, zoning ordinance, and building codes of the political subdivision.” Appropriate zoning, development regulations and design standards either already exist or will be prepared to support the implementation of future projects within the two proposed TADs as well as the redevelopment area as a whole. The following two sets of maps show existing zoning and future land use for respective areas of the City which include each proposed TAD. The City’s unified zoning map was adopted earlier this year and the future land use map appears in the Joint Whitfield County Comprehensive Plan Update 2008-2018. The City’s Unified Zoning Map obviously does not address proposed TAD parcels which are presently located outside the City limits but would be annexed at the request of the respective developers if the TAD projects move forward. The Future Land Use Map includes parcels both within and Outside the City Limits. Relevant observations from these maps include the following:

1. **Existing Zoning - TAD #1:** Existing zoning in Downtown Dalton is a mix of Central Business District (C-3); General Commercial (C-2), Transitional Commercial (C-4), Limited Commercial (C-1A) and Light and Heavy Manufacturing (M-1 and M-2). The City’s C-3 zoning for the Central Business District is designed to encourage multi-story construction and mixed-use development. The development cost of this type of construction, particularly when involving the re-use of existing historic buildings, typically exceeds what can be financed from achievable rental income. Establishing a TAD for this area would help to eliminate financing gaps and encourage Downtown investment until rents rise sufficiently to cover construction costs.
2. **Existing Zoning - TAD #2:** Existing zoning along the East Walnut Avenue Corridor as it applies to TAD 2 is predominantly Commercial (C-2), while the Walnut Square Mall site is zoned to allow for mixed use (MU). The retail infill development proposed within TAD 2 is consistent with existing commercial zoning along both sides of the corridor. The mall site is by far the largest mixed-use zone within the City Limits, which suggests that the City has for some time been open to the concept of transitioning the existing mall to more intensive development. Establishing a TAD for this area would support the mall owner’s capacity to accomplish that objective.

CITY OF DALTON UNIFIED ZONING MAP ADOPTED JULY 2015  
 (Approximate Boundaries of Proposed TAD #1 are inside the Blue Dashed Line)

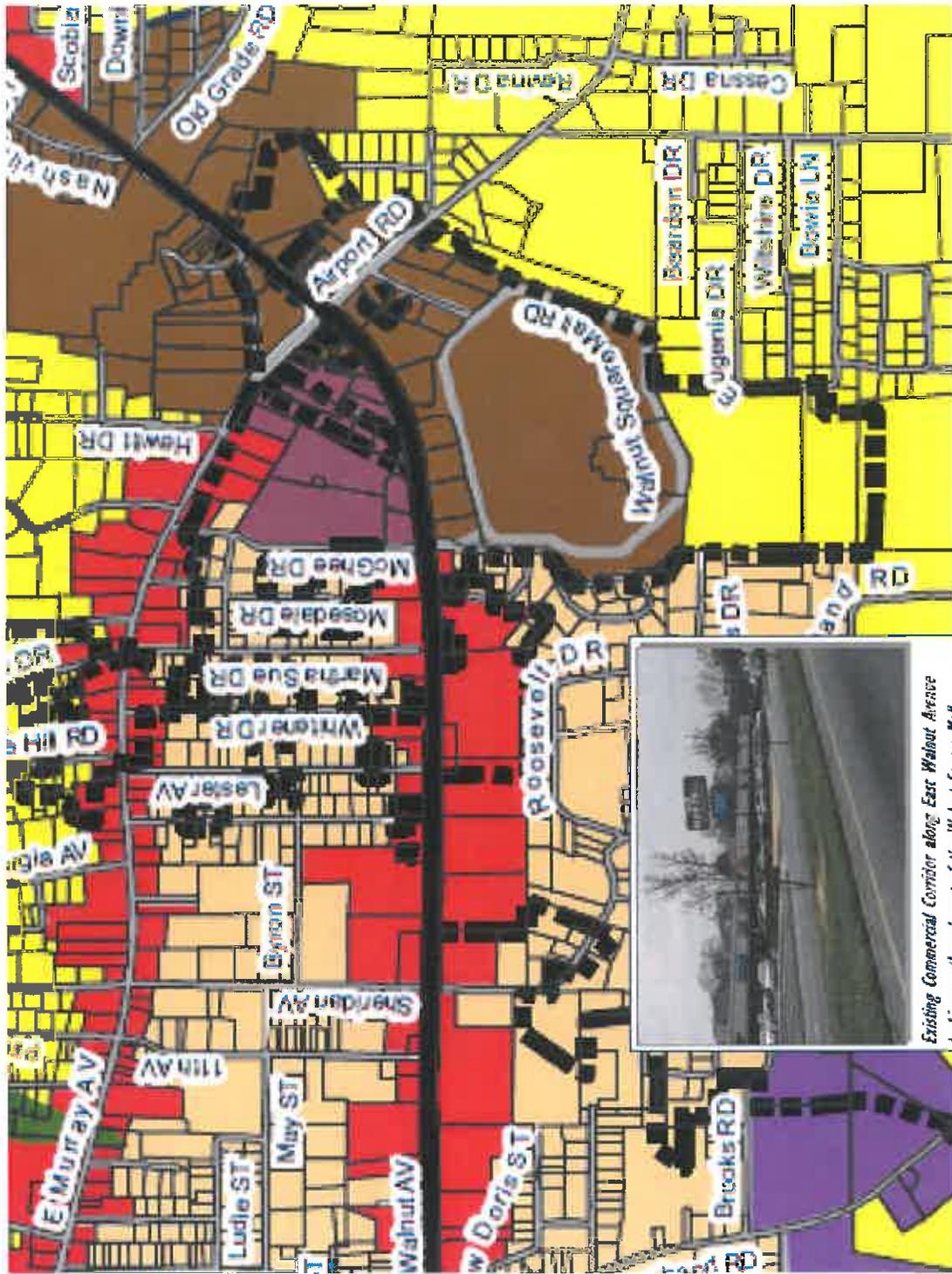






**City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

JOINT WHITFIELD COUNTY COMPREHENSIVE PLAN UPDATE 2008-2028: FUTURE DEVELOPMENT MAP  
(Section includes properties contained within the Proposed TAD #2)



- Future Development
- Preserve
- Interchange
- Commercial Corridor
- Downtown/Town Center
- Airport
- Industrial
- Medical District
- Dalton State/College Drive
- Suburban Neighborhood
- Town Neighborhood
- Town Neighborhood Revitalization
- Rural Neighborhood - Revitalization
- Ridge Conservation
- Rural/Agricultural Reserve
- Emerging Suburban and Exurban Areas
- Rural Residential
- Coltsville City Limits
- Community Activity Center
- Regional Activity Center
- Transition Corridor
- Rural Corridor
- Bypass Corridor



*Existing Commercial Corridor along East Walnut Avenue looking westbound west of the Walnut Square Mall Regional Activity Center area*

3. **Future Land Use- TAD 1:** The Future Land Use Map for TAD 1 foresees most of the area as an expanding “Downtown Town Center” for the community. This designation calls for traditional pedestrian-scaled development patterns, emphasis on preserving historic buildings, encouraging mixed-use, revitalizing nearby neighborhoods and commercial corridors emanating from downtown, accommodating housing in upper floors of downtown commercial blocks and ensuring that new construction is compatible the area’s historic character. Future land use objectives call for expanding the commercial, civic and leisure functions of downtown while simultaneously transitioning existing manufacturing buildings to other uses.
  
4. **Future Land Use – TAD 2:** The Future Land Use Map for TAD 2 foresees its eventual development as a combination of industrial, commercial and “Regional Activity Center.” East Walnut Avenue, particularly the mall site, is consistent with the County’s “Desired Development Patterns” within such centers, which are described as follows:
  - a. “Include a relatively high-density mix of retail, office, services, and employment to serve a regional market area;
  - b. Include a diverse mix of higher-density housing types, including multi-family apartments, town homes, lofts, and condominiums, including affordable and workforce housing;
  - c. Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring residential areas and major destinations, such as neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
  - d. Design should be very pedestrian oriented, with strong, walkable connections between different uses. Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes;
  - e. Road edges should be clearly defined by locating buildings at roadside with parking in the rear;
  - f. Provide bike lanes or wide curb lanes and conveniently located (preferably sheltered) bicycle parking at retail/office destinations and in multi-family dwellings to encourage bicycling and provide additional safety;
  - g. Encourage compatible architecture styles that maintain the region’s character, and are not typical “franchise” or “corporate” architecture;
  - h. Provide parking lots that incorporate on-site stormwater detention or retention features, such as pervious arrangements in addition to the use of landscaped tree islands and medians to break up large expanses of paved parking.

The City’s Comprehensive Plan Update describes Dalton’s “Downtown” as including the City’s central business district and “made up of a mixture of uses such as commercial, government, religious, residential and industrial.” A portion of the Downtown area includes a local historic district, which is regulated by a design review process. The Plan notes that Dalton has made a long-standing commitment to make its Downtown the focal point of the community by investing in

streetscapes, building façade improvements, establishing an active Main Street Program and creating a Downtown Development Authority.<sup>5</sup>

Desired development patterns for Downtown as articulated in that Plan include: (a) reinforcing traditional pedestrian-scaled development patterns; (b) enhancing the existing building stock with appropriate maintenance and rehabilitation; (c) encouraging a mix of uses that attract residents and create vitality; (d) improving connections to and protecting the residential character of surrounding neighborhoods; (e) encouraging mixed use development in buildings with underutilized upper floors and with infill opportunities (e.g. residential above ground floor retail); (f) accommodating higher-density residential housing opportunities; (g) encouraging a creative and interesting, visual environment, including public art and outdoor dining, that encourages exploration and attracts patrons; (h) ensuring that new development is compatible with and enhances the area’s historic character; and finally (i) promoting commercial, civic and leisure functions of downtown while discouraging the expansion of industrial uses.

**Implementation Strategies**

- ☞ *Update the historic district design guidelines for downtown Dalton area*
- ☞ *Extend streetscape improvements to reach entire Downtown character area*
- ☞ *Update the zoning ordinance in accordance with desired uses, including mixed-use development*
- ☞ *Continue efforts of Dalton DDA to market downtown, recruit a mix of businesses, and encourage redevelopment where appropriate*



*Improved sidewalks, on-street parking and new mixed-use buildings, as shown here, are needed in Downtown Dalton.*



*Downtown Dalton provides for a mix of uses, including offices and retail shops.*



*Downtown supports multi-story commercial and mixed use buildings.*



*New construction in Downtown should contribute to the existing historic commercial character.*

The Comprehensive Plan Update also describes Dalton’s existing Regional Activity Centers as “extending in a linear fashion to include the areas surrounding Walnut Square Mall, West Walnut Avenue and Shugert Road/North Bypass,” with each of the areas representing a significant gateway to the City. (A portion of TAD #2 is within a Regional Activity Center.) The plan further described established Regional Activity Centers as “typically single-story suburban shopping centers with

<sup>5</sup> Joint Comprehensive Plan Update for Unincorporated Whitfield County and Cities of Dalton, Tunnel Hill and Varnell, 2008-2018, Part II – Community Agenda; MACTEC, December 2008, page 3-59 and 3-60.

minimal office space and housing and limited parking lot landscaping. Over time, these areas should evolve into mixed use, walkable centers of commerce that attract customers from a regional market and include a variety of housing choices.”<sup>6</sup>

The following implementation strategies for achieving the City’s desired development patterns in Regional Activity Centers, excerpted from the Comprehensive Plan Update (p. 3-62) appear below. These strategies specifically include mention of encouraging “greyfield redevelopment” and the “creation of Tax Allocation Districts” to help implement such projects. It is interesting to note that the City’s consideration of the use of TAD’s began a minimum of seven years prior to completion of this plan.

### Implementation Strategies

- ☞ Extend sewer infrastructure to Regional Activity Center character area locations currently without service
- ☞ Encourage “greyfield redevelopment” of existing underutilized shopping centers with mixed use, walkable development
- ☞ Prepare and adopt a Mixed Use Development Ordinance to facilitate greyfield redevelopment and implement Regional Activity Center character area master plans
- ☞ Encourage creation of Tax Allocation Districts (TAD), Community Improvement Districts (CID) or Business Improvement Districts (BID) as a means for financing (including leveraging local funds to receive federal funds) planning and plan implementation improvement projects
- ☞ Prepare and adopt a Big Box ordinance to specify design parameters, maximum square footage requirements, a plan for re-use, etc.
- ☞ Adopt Master Plans for Regional Activity Center character areas



*Example of appropriate scale and landscaping in the Regional Activity Center shown from the Gerber Village development in Asheville, North Carolina*

### ESTIMATED REDEVELOPMENT COSTS/METHOD OF FINANCING (H)

The law requires that Redevelopment Plans estimate “redevelopment costs to be incurred or made during the course of implementing the plan.” Estimating potential costs first requires estimating the amount of revenues which may be realistically generated from successful implementation of the plan. Once estimated, available revenues can be assigned to eligible cost items. The vast majority of the cost of developing projects identified in this Plan will be privately financed and paid for through land sales, profits from building construction and tenant leases. However, existing values for developed commercial sites in the Dalton Market are not sufficient to cover “extraordinary” cost items. In the case of TAD #1 Downtown, the cost of developing or rehabilitating multi-story downtown commercial buildings to a level of quality desired by the City,

<sup>6</sup>ibid, page 3-61.

is likely to exceed costs which can be conventionally financed based on current market rents. Commercial infill projects of the nature proposed in TAD #2 often involve added site assembly and demolition costs which are not present on green field sites.

#### TAD POTENTIAL OF TAX ALLOCATION DISTRICT #1: DOWNTOWN

The following section estimates potential bond revenues from future development projects within the two TAD's, assuming that the City of Dalton, the City's independent School District and Whitfield County pledge their respective M&O millage to the redevelopment effort.<sup>7</sup> These forecasts assume realistic phasing schedules and provide a reasonable allowance for "background growth" in the TADs as a whole, as completion of the proposed redevelopment projects benefit nearby areas. These tax allocation increments exclude additional general fund real estate taxes associated with the TAD's base digest value at the time it is certified. It is also important to note that these forecasts exclude any business personal property digest associated with future commercial development, as well as incremental gains in local option sales taxes. These gains in other revenues could easily exceed "foregone" general fund real estate taxes over the same period.

In addition to nominal dollars, we have provide estimates of the net present value of these proceeds if discounted at rates of 3% and 6%, respectively. The 3% discounted rate is illustrative of the truer impact of "foregone" tax revenue to the respective taxing jurisdictions' general funds, recognizing the time value of money and the fact that most of these projected revenues would not materialize until two and three decades into the future. Discounting future TAD proceeds by 6% is more illustrative to the range of revenues which might be realized "up front" if financed. BAG has also estimated annual tax increments generated in five year increments over time periods ranging from 15 to 30 years. These shorter-term projections are provided to illustrate possible scenarios in which redevelopment costs are repaid early and the TAD is dissolved at the City's discretion, prior to the end of 30 years. Resulting calculations appear for the initial projects in each proposed TAD are summarized in the following series of exhibits.

BAG estimates that the first proposed redevelopment project in TAD #1 could generate slightly more than \$2.0 million in total tax allocation increments over the full 30-year life of the TAD, accruing to the TAD Special fund. In nominal dollars these values range from \$914,000 (15 years) to \$2.03 million over 30 years as previously noted. When discounted by 3% these values range from \$725,000 (15 years) to \$1.29 million (30 years). If discounted by 6%, values range from \$588,000 (15 years) to \$884,000 (30 years).

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<sup>7</sup> Some counties and school districts in other parts of Georgia have requested and cities have agreed to rebate portions of their respective millage rates as a payment in lieu of taxes, reducing the effective millage rate pledged to the TAD. In other cases school districts have declined to consent and TADs have proceeded with city and county participation only. This section assumes that all jurisdictions will consent to participate and Dalton will NOT be asked to rebate any tax increments as a payment in lieu of taxes, although BAG's financial models possess the capability to incorporate such assumptions.

NPV of Increment @ NPV	0%	3%	6%
15 Years	\$914,022	\$724,791	\$587,739
20 Years	\$1,257,460	\$926,516	\$708,252
25 Years	\$1,628,708	\$1,114,614	\$805,596
30 Years	\$2,030,254	\$1,290,111	\$884,273

To verify this range, BAG estimated the amount of proceeds this revenue stream could leverage using the following financing assumptions. Given its small size and compact construction schedule, only one financing issue would occur for this project. Using the assumptions described above, this project could leverage an estimated \$630,000 in total financing of which, \$500,000 could be applied to “bricks and mortar” construction costs. (These calculations appear in Table 10.) Given the size of this project the, it is more likely that conventional financing or a “pay-as-you-go” arrangement would be used to leverage TAD proceeds.

Table 9: Estimated Bonding Capacity: Proposed TAD #1

TAD Bonds	i	Term (Years)	Coverage
Bond #1 (Late 2016)	5.00%	25	125%
Tax Increment (Stabilized)	\$59,437	Net for Bonds	\$47,550
<b>TOTAL Financing</b>			<b>\$630,000</b>
Capitalized Interest	2	Years	\$64,000
Debt Service Reserve	1	Year	\$47,000
Issuance Costs @	3.5%		\$21,385
<b>Net Proceeds to Construction</b>			<b>\$500,000</b>
<i>Notes:</i>			
[1] Bond issues assume consent of all taxing jurisdictions.			
[2] Capitalized interest is used to make the first two years of debt service payments for each bond issue. Unspent reserves are used to make the last payment or are returned to the taxing jurisdictions.			

Total debt service payments (including capitalized interest and reserves) over the term of the financing totals roughly \$1.14 million. If real estate values were to appreciate modestly over the last half of the forecast and millage rates remain unchanged, BAG estimates that this one project could generate a cumulative total of \$2.03 million in net incremental real estate taxes over the estimated 30-year life of the TAD. After deducting debt service payments which are funded from bond proceeds, the TAD shows a potential “surplus” of roughly \$893,000 over the period.

**TAD POTENTIAL OF TAX ALLOCATION DISTRICT #2: EAST WALNUT AVENUE**

A similar calculation was made for retail infill projects on East Walnut Avenue in TAD #2. These would consist of the mall project plus substantially smaller infill development of existing commercial parcels. These would be more illustrative of the nature of “greyfield redevelopment” that is encouraged in the Comprehensive Plan. A proposal to expand or reposition the mall site is likely to be much larger by comparison. As shown in the following exhibit, TAD proceeds from these

potential projects total nearly \$15.3 million (in nominal \$) over 30 years. When discounted at 3%, these values range from \$5.1 million (15 years) to \$9.5 million (30 years). If discounted by 6%, values range from \$4.0 million (15 years) to \$6.4 million (30 years).

NPV of Increment @			
NPV	0%	3%	6%
15 Years	\$6,584,174	\$5,103,511	\$4,036,648
20 Years	\$9,284,832	\$6,689,995	\$4,984,546
25 Years	\$12,172,774	\$8,153,406	\$5,741,983
30 Years	\$15,262,204	\$9,503,824	\$6,347,469

For illustrative purposes it is also assumed that only one financing issue would occur for this project. Using similar assumptions described above for TAD #1, this project could leverage an estimated \$5.1 million in total financing of which, \$4.05 million could be applied to “bricks and mortar” construction costs. These calculations appear in Table 10. Given the size of this project the likelihood is that TAD bond financing would only be issued if the project is included as part of a larger package. Like the first project described for TAD #1, it is more likely that conventional financing or a “pay-as-you-go” arrangement would be used.

Table 10: Estimated Bonding Capacity: Proposed TAD #2

TAD Bonds	<i>i</i>	Term (Years)	Coverage
Bond #1 (Late 2016)	5.00%	25	125%
Tax Increment (Stabilized)	\$478,212	Net for Bonds	\$382,570
TOTAL Financing			\$5,120,000
Capitalized Interest	2	Years	\$515,000
Debt Service Reserve	1	Year	\$380,000
Issuance Costs @	3.5%		\$173,075
<b>Net Proceeds to Construction</b>			<b>\$4,050,000</b>
<i>Notes:</i>			
[1] Bond issues assume consent of all taxing jurisdictions.			
[2] Capitalized interest is used to make the first two years of debt service payments for each bond issue. Unspent reserves are used to make the last payment or are returned to the taxing jurisdictions.			

**PROPOSED REDEVELOPMENT COSTS (USES OF TAD PROCEEDS)**

Existing public infrastructure and prevailing market rents for commercial property in Dalton are generally inadequate to support the City’s vision of creating a high quality commercial, residential and mixed-use development nodes. In essence, prevailing rents tenants are willing to pay make it very difficult to finance the cost of new construction. The use of TAD proceeds would be applied to eligible activities in order to lower development costs to an amount that can be supported by prevailing commercial market rents.

Once redevelopment is underway, having working TADs in place could be applied to such items as lowering the construction cost of internal site development; paying for off-site traffic improvements, demolishing existing buildings, removing existing asphalt parking, etc. Potential long-term costs are likely to far exceed the estimated financing proceeds which could be financed through TAD increments alone. TAD funds would therefore need to be used strategically to leverage other funding sources where possible and to incentivize private investments which create new taxable digest.

Priorities for the use of TAD proceeds would evolve as project planning proceeds, more detailed site development budgets are prepared and actual costs become better known. The intent is to employ TAD proceeds as available and necessary to make site development financially feasible and to attract the types of end-users that would positively impact the redevelopment area, the City and the regional economy. Uses of TAD proceeds may include (a) supporting on- and of-site development (including buildings, access, signage, site preparation, utility improvements and any environmental remediation to support redevelopment), (b) paying for desired public amenities that cannot otherwise be afforded based on prevailing rents; (c) reimbursing developers for the added cost of building demolition and remediation of greyfield sites, and (d) funding potential incentives to attract high quality end-users. A representative funding allocation for potential TAD Funds are itemized in Table 11:

Table 11: Potential uses of TAD #1 Proceeds

Potential TAD Expenditures (Redevelopment Costs)	TAD #1		TAD #2		TOTAL	
	Est. % Allocation	Total Funds	Est. % Allocation	Total Funds	Est. % Allocation	Total Funds
1 Access Roads and Off Site Traffic Improvements	0.0%	\$0	10.0%	\$405,000	8.9%	\$405,000
2 Site Development Costs	20.0%	\$100,000	15.0%	\$607,500	15.5%	\$707,500
3 Demolition	0.0%	\$0	25.0%	\$1,012,500	22.3%	\$1,012,500
4 Building Construction	80.0%	\$400,000	50.0%	\$2,025,000	53.3%	\$2,425,000
<b>TOTAL Estimated TAD Funding:</b>	<b>100.0%</b>	<b>\$500,000</b>	<b>100.0%</b>	<b>\$4,050,000</b>	<b>100.0%</b>	<b>\$4,550,000</b>

Estimated TAD Bond proceeds could be used in numerous combinations as specific needs arise. Table 11 contains a representative distribution of fund uses among the priorities described above. In reality, TAD proceeds will be allocated to specific purposes as development opportunities arise and specific agreements are negotiated between developers and the City, and with prospective end users.

**CONCLUSION**

The calculations made above provide one reasonable forecast of achievable future redevelopment within the three proposed TADs, resulting gains in the area’s real estate tax digest, corresponding tax allocation increments, supportable TAD financing proceeds and potential uses for those proceeds to reduce redevelopment costs. As noted above, numerous combinations of equally reasonable inputs and assumptions could be applied to produce marginally different results. This report sets a realistic expectation for the TAD’s future financial performance, which is intended to help the City make decisions moving forward.

## ASSESSED VALUATION FOR TAD (I)

The Redevelopment Powers Law specifies that the Plan “recites the last known assessed valuation of the redevelopment area and estimate the assessed valuation after redevelopment.” The City of Dalton Tax Allocation District #1– Downtown, as defined in this Redevelopment Plan includes 521 tax parcels and 228 acres within those parcels. The proposed TAD #1 has an estimated 2015 fair market (appraised) value of \$154,467,310. BAG estimates that there are 60 tax exempt parcels with total value of nearly \$62.3 million within this TAD, leaving a taxable digest of \$92.28 million. The City and School District Tax Digest is taxed at 100% while the County taxes property at 40% of Fair Market Value (FMV). The taxable assessed (40% digest) value for County taxing purposes totals \$36.91 million, according to Whitfield County tax assessment records.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City will request that the Commissioner of Revenue of the State of Georgia certify the tax base for December 31, 2015, the base year for the proposed tax allocation district. The tax base is expected to increase in the future through private investment stimulated by implementation of the redevelopment plan and the reinvestment of TAD increments back into the project(s). Because of the large number of parcels in this TAD (more than 500) and the fact that nearly all are currently developed, redevelopment is expected to occur incrementally through the rehabilitation and new construction of multiple small scale, individual projects over time. While it is therefore difficult to estimate the TAD’s future value at build-out, data on the first proposed project indicates that future digest growth could be very significant. The first project impacts only 1.13 acres, but is projected to have a total market value and taxable (city/school) digest of approximately \$4.4 million at completion. This represents an incremental digest growth of 4.8% over existing conditions, achieved by developing less than 0.5% of the TAD’s land area.

The City of Dalton Tax Allocation District #2– East Walnut Avenue, as defined in this Redevelopment Plan includes 93 tax parcels (with data) and 225.8 acres within those parcels. The proposed TAD #2 has an estimated 2015 fair market (appraised) value of \$70,186,216. There are two tax exempt properties within this proposed TAD, which lowers the taxable City and School District Tax Digest to \$69,253,233. The taxable assessed (40% digest) value for County taxing purposes totals \$27,701,293 according to Whitfield County tax assessment records.

Upon build out of the one identified redevelopment project in this plan, TAD #2 is projected to have a total market value and taxable (city/school) digest of approximately \$95.3 million at completion. This represents an incremental digest growth of \$26.0 million (a 38% increase) over existing conditions. Should the TAD achieve the stabilization and expansion of the Walnut Square Mall, the taxable values of other developed retail properties along this corridor could increase as well. More importantly, the resulting increase in retail sales could result in substantially increased sales tax revenues to be shared between the Dalton, Whitfield County and its other incorporated cities.

## HISTORIC PROPERTY WITHIN BOUNDARIES OF TAD (J)

The City of Dalton has made a long-standing commitment to historic preservation, as evidenced by the City's establishment of a Historic Preservation Commission more than 30 years ago. Several Local Government and/or National Register Historic buildings and districts have been designated within the City limits since 1978. Much of the proposed TAD #1 is included in the Downtown Dalton Historic District, which was locally certified in 1985 and listed on the National Register of Historic Places in 1988. The preservation and protection of Dalton's downtown business district and historic neighborhoods is also referenced repeatedly among the various goals of the City's Comprehensive Plan.

The Historic Preservation Commission is a seven-member panel designated by the Mayor and City Council with the responsibility for oversight of preservation efforts in the city and educating property owners and the public at large regarding the protection, maintenance, and preservation of Dalton's architectural and historic resources. This group reviews and approves applications for Certificates of Appropriateness for proposed rehabilitation, new construction and demolition within designated historic districts. The City has also adopted Design Review Guidelines which (a) provide the Historic Preservation Commission with uniform standards on which to base design review decisions and (b) provide property owners/applicants with information about respectful rehabilitation and new construction within the historic district.

With a 30-year commitment to historic preservation, Dalton is able to state that in the event that any identified historic properties are proposed for redevelopment within TAD #1, they will not be substantially altered in any way inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer. TAD #2 is not known to contain any local or National Register historic properties. However, this same commitment would be made in the event that historic properties are identified in the future.



Dalton Historic Designations	
April 6, 1978	Western & Atlantic Depot – National Register Listing
May 30, 1979	Crown Mill District – National Register Listing
July 9, 1980	Airworth E. Blunt House – National Register Listing
July 15, 1982	William C. Martin House – National Register Listing
April 5, 1984	Thomas A. Berry House – National Register Listing
December 18, 1984	Adoption of the Historic Preservation Commission
March 13, 1985	Certified Local Government Designation
February 2, 1987	Downtown Dalton Local Historic District Designation
December 5, 1988	Downtown Dalton National Register Listing
June 4, 1992	Thornton Avenue/Murray Hill Subdivision – National Register Listing
February 22, 1996	Masonic Lodge No. 230 – National Register Listing
July 22, 1996	Thornton Avenue/Murray Hill Subdivision – Local District Designation
July 5, 2002	McCarty Subdivision – National Register Listing
December 19, 2006	McCarty Subdivision – Local Historic District Designation

## CREATION & TERMINATION DATES FOR TAD (K)

The redevelopment area's Tax Allocation Districts #1 and #2 will be created effective December 31, 2015. The Redevelopment Powers Law provides that the TAD will be in existence until all redevelopment costs, including debt service, are paid in full. For analysis purposes this report has based calculations on a 30-year term and assumes that the TAD will remain in existence for 30 years. Future elected officials could decide to either dissolve or extend the TAD's existence based on future circumstances within the Districts.

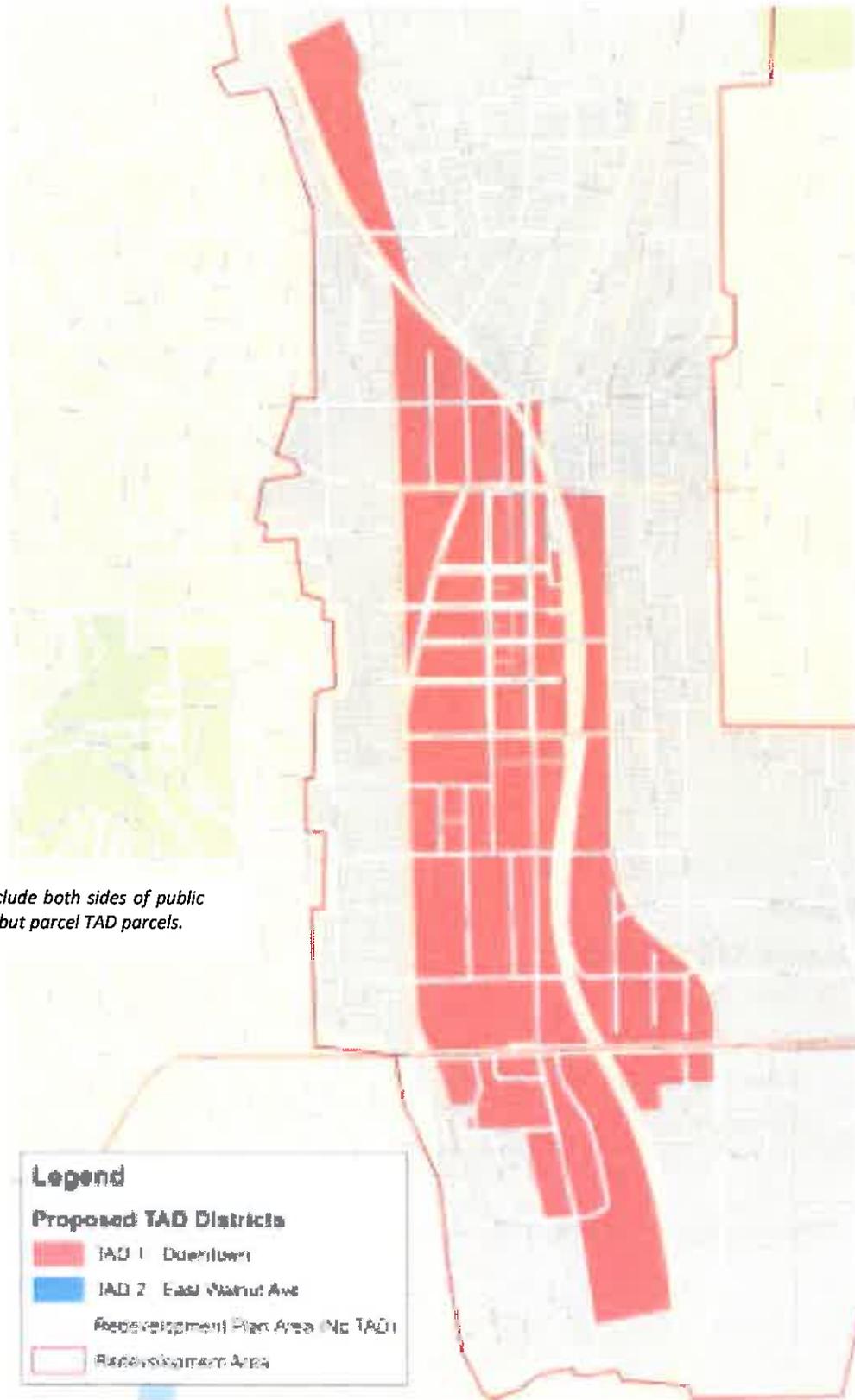
## TAD BOUNDARIES EXISTING USES OF REAL PROPERTY (L)

The proposed TAD #1 and TAD # 2 boundaries are shown on the following maps. Existing land use within the proposed TAD #1 – Downtown is predominantly central business district, with a presence of existing industrial land uses and limited residential development. These uses are shown on the Existing Land Use Map presented earlier in this report. Existing land use within the proposed TAD #2 – East Walnut Avenue is predominantly commercial and retail, with a minor presence of existing industrial land uses and limited vacant land. These uses are also shown on the Existing Land Use Map presented earlier in this report.

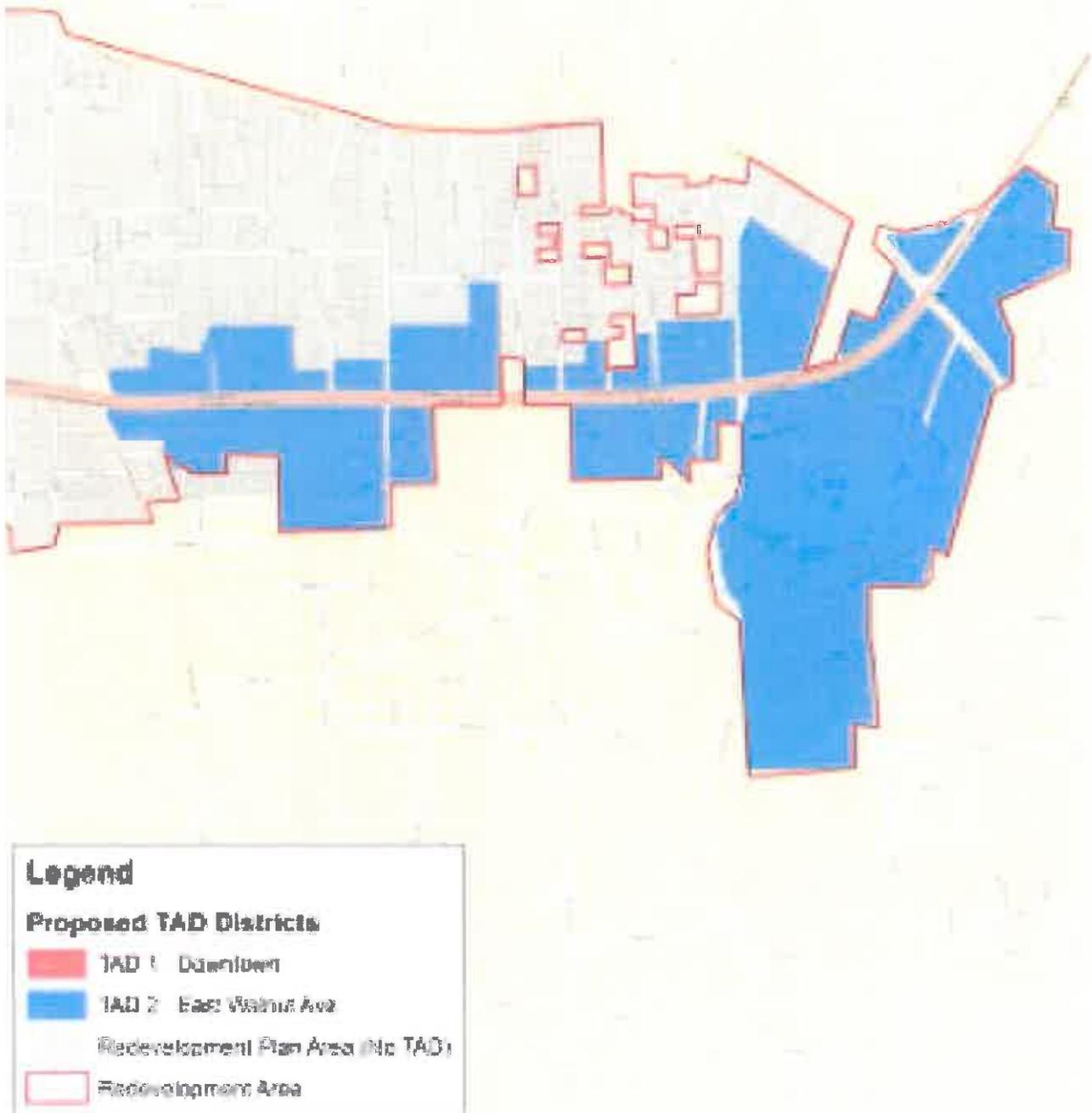
The TAD boundaries includes the respective tax parcels located within the shaded areas plus associated public rights of way. (A complete list of TAD parcels appears in Appendix A.) For any section of roadway that abuts a TAD parcel and/or is used as a boundary in the TAD map, the entire section of ROW is intended to be included inside the TAD boundary in order to maintain flexibility to use TAD proceeds for public improvements to those rights of way, if desired by the redevelopment agency.

Implementation of this redevelopment plan is entirely consistent with the City's existing zoning, future Land Use Map and previously identified strategies for the area as articulated in the Comprehensive Plan. Redevelopment will create needed jobs and resulting housing and retail demand that will help to achieve the transition of existing underdeveloped property to higher uses, as envisioned in the Comprehensive Plan.

MAP 2: PROPOSED CITY OF DALTON TAD #1 - DOWNTOWN



MAP 3: PROPOSED CITY OF DALTON TAD #2 – EAST WALNUT AVENUE



*\* TAD boundaries include both sides of public rights of way which abut parcel TAD parcels.*

**TAX ALLOCATION INCREMENT BASE (M)**

On or before December 31, 2015, the City of Dalton, acting as the redevelopment agent, will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the proposed tax allocation district. The base for TAD #1 is estimated as follows:

City of Dalton Redevelopment Plan TAD #1 Summary - Downtown Dalton	
Number of Parcels	521
Total Acres	228.0
2015 Appraised (Full Market) Value - Estimated	\$154,467,310
2015 Taxable Digest (City and School District) @ 100%	\$92,277,174
2015 Taxable Digest (Whitfield County) @40%	\$ 36,910,870
City of Dalton Taxable Digest	\$3,434,849,981
TAD #1 % of Dalton Digest	2.69%

Source: BAG, Whitfield County Tax Assessment Records and the Georgia Department of Revenue.

Property taxes collected within Tax Allocation District #1 to serve as base are calculates as follows:

Jurisdiction	Taxable Digest x	Millage =	Total Taxes	Tax/Ac
City of Dalton	\$92,277,174	2.511	\$231,708	\$1,016
School District	\$92,277,174	8.200	\$756,673	\$3,319
Whitfield County	\$36,910,870	7.061	\$260,628	\$1,143
Total taxes collected within the TAD to Serve as Base:			\$1,249,008	\$5,478

Similar calculations are provided for TAD #2:

City of Dalton Redevelopment Plan TAD #2 Summary - East Walnut Avenue	
Number of Parcels	93
Total Acres	210.7
2015 Appraised (Full Market) Value - Estimated	\$70,186,216
2015 Taxable Digest (City and School District) @ 100%	\$69,253,233
2015 Taxable Digest (Whitfield County) @40%	\$ 27,701,293
City of Dalton Taxable Digest	\$3,434,849,981
TAD #2 % of Dalton Digest	2.02%

Source: BAG, Whitfield County Tax Assessment Records and the Georgia Department of Revenue

Property taxes collected within Tax Allocation District #2 to serve as base are calculates as follows:

Jurisdiction	Taxable Digest x	Millage =	Total Taxes	Tax/Ac
City of Dalton	\$69,253,233	2.511	\$173,895	\$826
School District	\$69,253,233	8.200	\$567,877	\$2,696
Whitfield County	\$27,701,293	7.061	\$195,599	\$929
Total taxes collected within the TAD to Serve as Base:			\$937,370	\$4,450

The Redevelopment Powers Law caps the percentage of tax digest in any taxing jurisdiction which can be located within one or more Tax Allocation Districts to 10%. As the first two proposed TADs within the City of Dalton, it is important to maintain flexibility to address other priorities in other areas. The combined taxable digest contained within the proposed TADs totals \$161.5 million and consumes only 4.7% of Dalton’s tax digest. Approval of these proposed TADs will therefore leave flexibility to address other priorities in the future. Based on the City’s 2015 digest, Dalton City could add another \$182 million in real estate digest to other TADs before reaching the 10% cap.

**AD VALOREM 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 millage rates:

<b>2015 M&amp;O Millage Rates*</b>	
City of Dalton	2.511
Dalton Independent School	8.200
Whitfield County (40%)	7.061
<b>Total (County Millage Converted to 100%)**</b>	<b>13.535</b>

\*Levies for bonded indebtedness are not included in the calculation of the millage rates for TAD purposes.

\*\* County millage rate is converted to 100% to calculate total available millage.

Source: Georgia Department of Revenue.

Creation of the tax allocation district will not affect existing or planned business improvement districts within the boundaries of the redevelopment area.

**TAX ALLOCATION BOND ISSUES (O, P, Q)**

**AMOUNT OF BOND ISSUE**

Upon adoption of this Redevelopment Plan, the City of Dalton proposes to issue tax allocation bonds or other financing instruments, in one or more issues. Estimated supportable levels of future financing could range from \$5 to \$20 million depending upon whether identified and/or additional redevelopment projects emerge, all jurisdictions consent to participate in the TADs, terms available at the time of issuance and the types of financing methods used.

**TERM OF THE BOND ISSUE OR ISSUES**

The City of Dalton proposes to issue tax allocation bonds or alternative forms of financing for a term no longer than 30 years. Given current market conditions, the calculations made in this report assume using a 25 year term.

#### RATE OF BOND ISSUE

The City of Dalton intends to either (a) seek fixed-rate tax exempt bonds; (b) obtain comparable forms of commercial financing as available, or (c) enter into a development agreement to remit certain tax allocation increments to the developer, to enable the developer to secure commercial financing or make improvements on a pay-as-you-go basis. Should financing be sought in the future, the actual rate, terms and issuance costs would be determined at the time of issuance based upon general market conditions, anticipated development within the TAD, assessed taxable property values and federal tax law considerations. The City reserves the right to consider a range of potential financing options, as appropriate.

#### PROPERTY PROPOSED TO BE PLEDGED FOR PAYMENT OF TAX ALLOCATION INCREMENTS FINANCING

Bonds or pay-as-you-go agreements will be secured by the positive tax allocation increments from eligible ad valorem taxes levied for these purposes. Based on current millage rates and commercial property values in Dalton, positive tax allocation increments calculated in this report are based on real estate values and general fund taxes levied on that real estate. The actual amount of collected tax increments will depend upon the pace at which the Redevelopment Plan is implemented and the impact of redevelopment activities and other economic factors on the tax base in the TADs as a whole. **The City also reserves the flexibility to pledge ad valorem tax increments on business personal property and/or local option sales taxes to the TAD if warranted by resulting public benefits.**

## SCHOOL SYSTEM IMPACT ANALYSIS (R)

Georgia’s Redevelopment Powers Law, which governs the operation of tax allocation districts in the State, was amended during the 2009 legislative session to include a new provision under section 36-44-3(9)(R) for preparation of a “School System Impact Analysis”. This section presents the school system impacts of the City of Dalton Tax Allocation Districts, as required by this section of the statute. Dalton is served by an independent City school system, so this analysis focuses on potential impacts to the Dalton Public Schools.

### CURRENT VALUE OF THE TAD VERSES THE DALTON PUBLIC SCHOOL DISTRICT TAX DIGEST

The current taxable digest for TAD #1 – Downtown is estimated to be \$92,277,174 and TAD #2 – East Walnut Avenue is estimated to be \$69,253,233. According to the Georgia Department of Revenue, the most recent published value for the Dalton School District’s net taxable digest (M&O) is the same as the City at \$3.43 billion.<sup>8</sup> Combined, the proposed TADs represent 4.7 percent of the School District’s total tax digest. The amount of ad valorem school taxes collected from the properties in the designated the TAD, as determined by the tax assessor on December 31, 2015, will continue to flow to the Dalton Public Schools throughout the operation of the TAD. The TAD Special Fund will receive any additional property taxes collected above the 2015 base amount for use to attract redevelopment to these sections of Dalton.

Proposed City of Dalton TADs #1 and #2 Combined TAD Digest as a Percent of Taxing Jurisdictions*	
Taxing Jurisdiction	Net Taxable M&O Digest
TAD #1 and #2 Combined	\$161,530,407
City of Dalton (100%)	\$3,434,849,981
Whitfield County (40%)	\$1,388,523,474
<b>Dalton Public Schools (100%)</b>	<b>\$3,434,849,981</b>
<b>Dalton Combined TADs Taxable Digest as a % of</b>	
City of Dalton	4.70%
Whitfield County	4.65%
<b>Dalton Public Schools</b>	<b>4.70%</b>

\* This Table reports published 2014 Digest values for comparison purposes.

SOURCE: Georgia Department of Revenue, Local Government Services Division

### ESTIMATED SCHOOL ENROLLMENT IMPACTS FROM TAD #1 AND #2

TAD #1 (Downtown) and TAD #2 (East Walnut Avenue) are not primarily intended to support residential development. No residential projects are currently proposed within either TAD that would generate additional enrollment for the School District. In the longer term it is possible that

<sup>8</sup> Published tax digest information used for this report is for 2014 as reported by the Georgia Department of Revenue. 2015 digest values may be different from what is reported herein. The taxable digest reported in the table is for general fund (M&O) expenditures. The Dalton School District’s tax digest is based on 100% valuation as opposed to 40% applied to most taxing jurisdictions in Georgia.

housing could become part of a mixed-use development on the Walnut Square Mall property, but there is no basis to support a specific proposal or unit count at this time. Development of upper floors of downtown commercial buildings is not of the type that would attract families with school-aged children.

The Dalton City School District had a total FTE enrollment of 7,812 at the end of the 2014-15 school year according to the Georgia Department of Education web site. Therefore, potential residential development in the proposed TAD should not increase total School District enrollment. This is in the context of a school district where enrollment has been increasing at a 2.4% annual rate since 2006. If it is assumed that neither TAD generates additional student enrollment or educational service costs, then any resulting increase in commercial personal property or sales tax revenues would be a net gain to the school district

#### THE LOCATION OF SCHOOL FACILITIES WITHIN THE REDEVELOPMENT AREA

There are no Dalton Public School facilities located within the proposed TADs.

#### PROPOSED REDEVELOPMENT IN TAD #1, #2 AND #3

As detailed earlier in this plan, the proposed Tax Allocation Districts will support the development of sites that are either currently undeveloped or occupied by vacant buildings. The first potential project identified within TAD #1 could involve 40,000 SF of retail, commercial, office, hospitality and residential loft space. Potential redevelopment projects in TAD #2 would replace an existing vacant retail space and commercial outparcels with 235,000 SF of new or rehabilitated retail and restaurant space. The most significant of these redevelopment sites is the 67 acre Walnut Square Mall. The mall's ownership is in process of evaluated options to address existing vacancy and may seek TAD funds in the future. That site is zoned for mixed use and has the physical potential to support a significant project, including residential units. Because the School District relies in part on sales tax revenues to fund facility construction, revitalizing this property would have a significant positive fiscal impact on the School District. Similarly, should high vacancy in the mall continue and resident shoppers chose to make retail purchases outside of the County, the loss of sales taxes to the School District could greatly exceed any decline in real estate value. In summary, School District has a strong fiscal interest in the mall's future sales performance.

#### ESTIMATE OF SCHOOL DISTRICT REVENUE IMPACTS FROM TAD DEVELOPMENT

Currently, the combined TADs generate roughly \$1.325 million per year in property taxes levied on real estate for the school system. Annual real estate taxes associated with the base value of the TADs would continue to flow to the School District's general fund, as would current and future gains in personal property taxes levied on business furnishings, inventories and equipment. The following table estimates total annual incremental School District revenues from identified redevelopment projects within the two TADs, at build out, during the period while the TAD is in effect. These estimates include increased tax digest from new commercial personal property, plus sales taxes generated by the retail square footage.<sup>9</sup>

<sup>9</sup> Sales tax calculations are adjusted to avoid double counting of new residential spending and retail sales.

The value of commercial personal property throughout Dalton makes up 32.5% of the City’s total commercial real estate digest, so a similar ratio is likely to apply to the value of additional commercial real estate value created from projects within the respective TADs.<sup>10</sup> At the completion of the proposed TAD projects, the digest value of commercial personal property, which is not pledged to the respective TAD Special Funds, could exceed \$10.3 million and generate an additional \$84,600 per year in personal property taxes for the School District. Gaining this increase in personal property digest is equivalent to the current real estate value of the two TADs appreciating by 6% over the same time period. Absent of creating the TADs and using proceeds to support the proposed projects, it possible that real estate values in these areas of Dalton would not appreciate by 6%.

New retail development and new residents living within the two TADs could also generate new retail sales within Whitfield County and additional sales taxes for the School District. At completion, this annual revenue represents a modest net sales tax increase of about \$443,000 per year, which is shared between the City and Whitfield County School District. The School District’s share is estimated at roughly \$152,000 per year when all projects are completed and occupied.

*Table 12: Estimated Sales and Property Taxes to the Dalton Public Schools at Completion of Redevelopment Projects – TADs 1, 2 and 3*

Estimated ESPLOST & Personal Property Taxes to Dalton City Schools				
E-SPLOST: NEW RETAIL DEVELOPMENT	SF	Sales/SF	Total Sales	ESPLOST
Commercial/Retail Space	354,732	\$250	\$88,683,000	\$886,830
Retail Sales	\$886,830	& Dbl. Counting @	50%	\$443,415
Dalton School District Share @				34.3% \$152,028
<b>Business Personal Property Increment</b>				
Estimated Incremental Commercial RE Digest			\$ 31,775,700	
Personal Property Value @			32.5%	\$10,313,410
Annual Personal Property Taxes @ Millage Rate of			8.2	\$84,570

\*Estimated percentage of total resident retail spending and business sales that may be net new to the County.

Source: Bleakly Advisory Group, Inc.

Therefore, by agreeing to forego incremental gains in future real estate taxes within the TAD, the School District would receive roughly \$236,600 per year in combined personal property and sales tax revenues, in addition to the \$1.32 million in annual real estate taxes associated with the certified base – while the TAD is still in effect. After the TAD is dissolved, the School District would receive an additional \$249,200 in annual property taxes on real estate that were pledged to the TAD.

**CONCLUSION REGARDING SCHOOL DISTRICT IMPACTS**

As demonstrated in the preceding analysis, the economic impacts to the Dalton Public Schools from participating in the three proposed TADs are as follows:

<sup>10</sup> Dalton provides a 20% Freeport exemption to manufacturing and commercial companies for raw materials and goods in the process. The vast majority of personal property subject to this Freeport exemption is industrial rather than commercial in nature. The methodology used to forecast business personal property is considered reasonable and sufficient to account for Freeport exemptions.

1. The two TADs will affect future appreciation on 4.7 percent of the School District’s tax digest. The current amount of property taxes generated from real estate within the TADs, roughly \$1.32 million per year, will continue to go to the school system—only taxes associated with incremental real estate digest growth above the current base amount are pledged to the TAD.
2. No residential development is currently proposed for TAD #1 and #2 that would be expected to generate school enrollment.
3. Commercial and office development within the two TADs could house nearly 500 jobs when built out. On-site employment may indirectly attract the relocation of new employees, households and school-aged population to the School District. However this added population would be likely to reside in fully taxable housing located outside of the TADs.
4. There are no Dalton Public School facilities located inside the boundaries of any of the TADs.
5. Upon completion of these projects and while the TADs are still in effect, the School District should receive roughly \$1.56 million per year from the two TADs, including \$1,324,550 from the certified base real estate taxes, \$84,570 from increased personal property digest and \$152,000 per year from increased sales tax revenues during years in which ESPLOST is in effect.
6. The School District would receive an additional \$249,200 per year from real estate taxes from the two TADs once all redevelopment costs are paid and the TADs are dissolved.

Thus we conclude that the potential gains to the Dalton Public Schools from participating in the proposed TAD’s will be substantially positive due to the future growth in its tax digest and sales tax revenues, with limited resulting impacts on the demand for school services.

**OTHER RELEVANT INFORMATION: BENEFITS OF THE TADS (S)**

In conclusion, the creation of the Redevelopment Area and TAD’s 1 and 2 could leverage more than \$45.3 million in new investment over a multi-year development period. Future development would increase the current taxable digest value of the TADs by an additional \$30.4 million. This would result in approximately \$546,200 in new annual property tax receipts to all taxing jurisdictions from real estate and \$139,300 in additional personal property tax receipts if/when projects described in the Plan are completed. The proposed retail, commercial and office components could also support the addition of nearly 500 new jobs to Dalton.

<b>Summary of Redevelopment area TAD #1, #2 and TAD #3 Benefits – at Build Out</b>	
Value private capital investment to develop the TADs:	\$45.3 million
Estimated additional ad valorem tax digest (100%) at full build-out (real estate)	\$30.4 million
Estimated additional commercial personal property digest at full build-out	\$10.3 million
Estimated RE tax increments to TAD Special Fund in 2030 (City + County + Schools)	\$546,200
Estimated personal property tax revenues in 2030 (City + County + Schools)	\$139,600
Estimated new jobs created (across all land uses)	500



City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor

APPENDIX A. LIST OF TAX PARCEL ID NUMBERS (PROPERTIES WITHIN TAD #1 – DOWNTOWN)

PARCEL_ID	Totalacres	Total_Appr_Val	Total_Imp_Val	land_value	Taxable_Val	Owner_name
12-182-04-000	3.51	\$274,363	\$212,363	\$62,000	\$62,000	KSHE LAND INVESTMENTS INC
12-182-21-000	0.35	\$2,000	\$0	\$2,000	\$0	CITY OF DALTON
12-199-02-000	0.31	\$33,876	\$26,526	\$7,350	\$7,350	RUBACLAVA DANIEL
12-199-31-000	2.91	\$37,915	\$0	\$37,915	\$0	WHITFIELD MURRAY HISTORICAL
12-199-32-000	0.01	\$136,314	\$136,313	\$1	\$0	WHITFIELD MURRAY HISTORICAL
12-199-33-000	0.86	\$204,496	\$187,296	\$17,200	\$0	WHITFIELD-MURRAY HISTORICAL SOCIETY INC
12-199-35-000	1.11	\$37,150	\$0	\$37,150	\$0	WHITFIELD-MURRAY HISTORICAL SOCIETY INC
12-199-36-000	1.12	\$25,711	\$0	\$25,711	\$25,711	K2 HOLDINGS LLC
12-199-38-000	2.59	\$3,157,108	\$2,949,091	\$208,017	\$208,017	CROWN MILL DEVELOPMENT COMPANY, LLC
12-199-39-000	2.07	\$140,617	\$103,672	\$36,945	\$36,945	CROWN MILL DEVELOPMENT COMPANY LLC
12-199-40-000	1.25	\$22,310	\$0	\$22,310	\$22,310	CROWN MILL DEVELOPMENT COMPANY LLC
12-200-22-001	0.21	\$237,515	\$212,765	\$24,750	\$237,515	HASTEY DAVID & MCGUFFEY DAVID
12-200-22-002	0.34	\$212,371	\$172,381	\$39,990	\$212,371	MCCURRY FAMILY PROPERTIES LLC
12-200-22-004	0.50	\$172,877	\$132,887	\$39,990	\$172,877	JENKINS PROPERTY DEVELOPMENT LLC
12-200-22-005	0.30	\$91,233	\$83,358	\$7,875	\$91,233	POWELL ANTHONY KENT
12-200-23-001	2.54	\$255,678	\$162,079	\$93,599	\$255,678	READY MIX USA LLC
12-200-23-005	0.32	\$97,549	\$85,049	\$12,500	\$97,549	PRIME SOURCE INTERNATIONAL LTD
12-200-23-006	0.18	\$83,209	\$72,971	\$10,238	\$83,209	TUNNEL HILL HOLDINGS LLC
12-200-23-007	0.28	\$344,173	\$275,708	\$68,465	\$344,173	MALACHI PROPERTIES LLC
12-200-23-008	0.12	\$7,350	\$0	\$7,350	\$7,350	BALDRIDGE ROGER ETAL
12-200-23-009	0.16	\$9,450	\$0	\$9,450	\$9,450	BALDRIDGE LUMBER & SUPPLY INC ETAL
12-200-23-010	0.32	\$10,975	\$1,000	\$9,975	\$10,975	BALDRIDGE ROGER E ETAL
12-200-23-011	0.21	\$6,500	\$0	\$6,500	\$6,500	BALDRIDGE E G ETAL
12-200-23-013	1.86	\$510,945	\$469,601	\$41,344	\$510,945	BALDRIDGE E G ETAL
12-200-23-015	1.02	\$465,338	\$432,137	\$33,201	\$465,338	BALDRIDGE E G ETAL
12-200-23-016	0.07	\$8,638	\$0	\$8,638	\$8,638	BALDRIDGE E G ETAL
12-200-23-017	0.21	\$16,542	\$0	\$16,542	\$16,542	BALDRIDGE E G ETAL

**City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-200-23-018	0.06	\$6,990	\$0	\$6,990	\$6,990	\$6,990	SEARELS DAVID
12-200-23-019	0.06	\$68,962	\$64,197	\$4,765	\$4,765	\$68,962	COX JOHN R
12-200-23-020	0.21	\$41,428	\$37,472	\$3,956	\$3,956	\$41,428	BALDRIDGE ROGER
12-200-23-021	0.85	\$142,378	\$92,378	\$50,000	\$50,000	\$142,378	BALDRIDGE ROGER ETAL
12-200-25-000	1.64	\$275,425	\$247,765	\$27,660	\$27,660	\$27,660	MINI WAREHOUSES OF DALTON, LLC
12-219-05-000	0.98	\$1,094,524	\$894,834	\$199,690	\$199,690	\$0	CITY OF DALTON
12-219-06-000	0.72	\$335,163	\$120,283	\$214,880	\$214,880	\$335,163	TROISMANGE
12-219-07-000	1.13	\$5,263,458	\$4,932,932	\$330,526	\$330,526	\$0	WHITFIELD COUNTY
12-219-08-000	1.02	\$1,889,145	\$1,659,645	\$229,500	\$229,500	\$0	WHITFIELD COUNTY
12-219-10-001	0.28	\$776,304	\$731,304	\$45,000	\$45,000	\$776,304	LANDMARK PROPERTIES LLP
12-219-10-002	0.18	\$976,997	\$941,997	\$35,000	\$35,000	\$976,997	FIRST BANK OF DALTON
12-219-10-003	0.36	\$421,925	\$367,925	\$54,000	\$54,000	\$0	CITY OF DALTON
12-219-10-004	0.59	\$928,170	\$883,170	\$45,000	\$45,000	\$0	CITY OF DALTON
12-219-11-001	0.09	\$310,057	\$285,057	\$25,000	\$25,000	\$310,057	PERFORMATEX LLC
12-219-11-002	0.09	\$25,000	\$0	\$25,000	\$25,000	\$25,000	LAUGHTER & LAUGHTER LLC
12-219-11-003	0.20	\$635,012	\$600,012	\$35,000	\$35,000	\$635,012	LEWIS FAMILY PROPERTIES LLC
12-219-11-004	0.03	\$133,718	\$108,718	\$25,000	\$25,000	\$133,718	KECK JAMES PRESTON
12-219-11-005	0.12	\$1,090,003	\$1,055,003	\$35,000	\$35,000	\$0	CITY OF DALTON
12-219-11-006	0.11	\$165,067	\$140,067	\$25,000	\$25,000	\$165,067	SMITH JIM L
12-219-11-007	0.11	\$189,008	\$171,508	\$17,500	\$17,500	\$0	MASONIC BLDG CORP
12-219-11-008	0.13	\$437,538	\$402,538	\$35,000	\$35,000	\$437,538	FIRST INVESTMENT BROKERS LLC
12-219-11-009	0.04	\$99,467	\$74,467	\$25,000	\$25,000	\$99,467	FIRST INVESTMENT BROKERS LLC
12-219-11-010	0.09	\$196,821	\$171,821	\$25,000	\$25,000	\$196,821	FATOKIE LLC
12-219-11-012	0.06	\$191,997	\$166,997	\$25,000	\$25,000	\$191,997	BROWN DOG PROPERTIES LLC
12-219-11-014	0.09	\$239,164	\$214,164	\$25,000	\$25,000	\$239,164	LAUGHTER & LAUGHTER LLC
12-219-11-015	0.10	\$103,201	\$78,201	\$25,000	\$25,000	\$103,201	MOWLES EDWARD & PRISCILLA
12-219-11-016	0.11	\$192,272	\$174,772	\$17,500	\$17,500	\$0	MASONIC BLDG CORP
12-219-11-017	0.03	\$140,057	\$115,057	\$25,000	\$25,000	\$140,057	SHULER JOHN A & SONIA F
12-219-12-006	0.62	\$721,108	\$664,685	\$56,423	\$56,423	\$0	CITY OF DALTON
12-219-13-001	1.35	\$2,331,597	\$2,226,597	\$105,000	\$105,000	\$2,331,597	FIRST STATES INVESTORS 3300 B L P
12-219-14-002	0.42	\$531,288	\$477,288	\$54,000	\$54,000	\$531,288	WHITE C KENNETH

**City of Dalton City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-219-14-003	0.18	\$34,650	\$0	\$34,650	\$34,650	NORTH WHITFIELD MINI WAREHOUSES LLC
12-219-14-004	0.19	\$30,973	\$0	\$30,973	\$30,973	NORTH WHITFIELD MINI WAREHOUSES LLC
12-219-14-005	0.06	\$17,325	\$0	\$17,325	\$17,325	CLINTON MARIE
12-219-14-006	0.07	\$74,423	\$57,098	\$17,325	\$74,423	COFFEY PAUL K & SUE E
12-219-14-007	0.07	\$76,757	\$59,432	\$17,325	\$76,757	WARMACK W C
12-219-14-008	0.02	\$32,715	\$19,590	\$13,125	\$32,715	WARMACK W C
12-219-14-009	0.09	\$41,489	\$28,364	\$13,125	\$41,489	REDDIX JERRY
12-219-14-010	0.07	\$74,685	\$57,360	\$17,325	\$74,685	CATES BARRY & JUDY
12-219-14-011	0.21	\$61,980	\$36,622	\$25,358	\$61,980	NORTH WHITFIELD MINI WAREHOUSES LLC
12-219-15-001	0.28	\$1,034,276	\$878,524	\$155,752	\$0	CITY OF DALTON
12-219-15-002	0.06	\$267,202	\$242,202	\$25,000	\$267,202	ROBERT L MCENTIRE FAMILY LIMITED
12-219-15-003	0.14	\$538,511	\$503,511	\$35,000	\$0	ROCK BRIDGE COMMUNITY CHURCH INC
12-219-15-004	0.04	\$180,000	\$155,000	\$25,000	\$0	CHURCH ROCK BRIDGE COMMUNITY INC
12-219-15-005	0.07	\$158,544	\$133,544	\$25,000	\$0	ROCK BRIDGE COMMUNITY CHURCH INC
12-219-15-006	0.12	\$79,102	\$44,102	\$35,000	\$79,102	MANLY JEAN JOLLY
12-219-15-007	0.08	\$25,000	\$0	\$25,000	\$0	CHURCH ROCK BRIDGE COMMUNITY INC
12-219-15-008	0.05	\$25,000	\$0	\$25,000	\$0	CHURCH ROCK BRIDGE COMMUNITY CHURCH INC
12-219-15-009	0.06	\$1,017,017	\$927,017	\$90,000	\$0	CHURCH ROCK BRIDGE COMMUNITY CHURCH INC
12-219-15-010	0.02	\$25,000	\$0	\$25,000	\$0	CHURCH BRIDGE COMMUNITY CHURCH INC
12-219-15-011	0.05	\$141,172	\$116,172	\$25,000	\$0	ROCK BRIDGE COMMUNITY CHURCH INC
12-219-15-012	0.24	\$909,090	\$864,090	\$45,000	\$0	CHURCH ROCK BRIDGE COMMUNITY CHURCH INC
12-219-15-013	0.24	\$141,010	\$96,010	\$45,000	\$0	CHURCH ROCK BRIDGE COMMUNITY CHURCH INC
12-219-16-001	0.07	\$161,886	\$136,886	\$25,000	\$161,886	HEDDEN LARRY & RHODA
12-219-16-002	0.06	\$99,341	\$74,341	\$25,000	\$0	NORTHWEST GEORGIA COUNCIL OF THE BOY
12-219-16-003	0.05	\$122,472	\$97,472	\$25,000	\$122,472	CHRISCO
12-219-16-005	0.11	\$243,567	\$212,317	\$31,250	\$243,567	DIXON GLORIA C
12-219-16-006	0.11	\$224,434	\$189,434	\$35,000	\$224,434	DIXON DAVID BRADLEY
12-219-16-007	0.17	\$638,102	\$603,102	\$35,000	\$638,102	ALI AMIN
12-219-16-009	0.22	\$306,006	\$267,756	\$38,250	\$306,006	SMA HOLDINGS LLC
12-219-16-010	0.09	\$144,838	\$119,838	\$25,000	\$144,838	NELSON BRENT
12-219-16-011	0.22	\$695,356	\$650,356	\$45,000	\$0	ROCK BRIDGE COMMUNITY CHURCH INC

**City of Dalton City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-219-16-012	0.07	\$142,350	\$117,350	\$25,000	\$142,350	WENTWORTH DEVELOPMENT GROUP LLC
12-219-16-013	0.07	\$184,818	\$159,818	\$25,000	\$184,818	STEADFAST ENTERPRISES LLC
12-219-16-014	0.06	\$143,098	\$118,098	\$25,000	\$0	ROCK BRIDGE COMMUNITY CHURCH INC
12-219-16-016	0.07	\$170,499	\$145,499	\$25,000	\$170,499	HUGHES RICKY
12-219-16-017	0.03	\$66,810	\$46,810	\$20,000	\$66,810	MANIZONE JOHN & CHERI LYN
12-219-17-001	0.14	\$203,339	\$168,339	\$35,000	\$203,339	GLAZE SUPPLY CO
12-219-17-002	0.32	\$189,370	\$144,370	\$45,000	\$189,370	GLAZE SUPPLY CO
12-219-17-003	0.07	\$52,768	\$27,768	\$25,000	\$52,768	CADY SHERRY & STANSELL HENRY
12-219-17-004	0.05	\$150,657	\$125,657	\$25,000	\$150,657	CLINE NATHAN
12-219-17-005	0.07	\$103,109	\$78,109	\$25,000	\$103,109	CLINE NATHAN
12-219-17-006	0.05	\$85,116	\$60,116	\$25,000	\$85,116	ADAMS CHERYL E
12-219-17-007	0.05	\$59,014	\$34,014	\$25,000	\$59,014	LIPSCOMB RONNIE L
12-219-17-008	0.09	\$114,359	\$89,359	\$25,000	\$114,359	ACREE ERNEST M JR
12-219-17-009	0.06	\$94,319	\$69,319	\$25,000	\$94,319	WHITFIELD INVESTMENTS LLC
12-219-17-010	0.06	\$131,999	\$106,999	\$25,000	\$131,999	ARC STUDIOS LLC
12-219-17-011	0.05	\$85,031	\$60,031	\$25,000	\$85,031	JARRETT WILLIAM CLYDE JR
12-219-17-012	0.07	\$100,376	\$75,376	\$25,000	\$100,376	DIXON EVA P
12-219-17-014	0.10	\$137,965	\$112,965	\$25,000	\$137,965	GANDARA PEDRO
12-219-17-015	0.05	\$90,200	\$65,200	\$25,000	\$90,200	PIONEER PARTNERS INC
12-219-17-016	0.05	\$82,781	\$57,781	\$25,000	\$82,781	PIONEER PARTNERS INC
12-219-17-017	0.06	\$107,375	\$82,375	\$25,000	\$107,375	PIONEER PARTNERS INC
12-219-17-018	0.18	\$35,000	\$0	\$35,000	\$35,000	GLAZE SUPPLY CO
12-219-17-019	0.16	\$35,000	\$0	\$35,000	\$35,000	GLAZE SUPPLY CO INC
12-219-17-020	0.13	\$67,438	\$32,438	\$35,000	\$67,438	LAMBERT LANE SIMS & MITCHELL LUCY LANE
12-219-17-021	0.11	\$21,000	\$0	\$21,000	\$21,000	GLAZE SUPPLY CO INC
12-219-17-022	0.11	\$14,766	\$0	\$14,766	\$14,766	GLAZE SUPPLY CO INC
12-219-17-023	0.20	\$28,000	\$0	\$28,000	\$28,000	GLAZE SUPPLY CO INC
12-219-17-024	0.11	\$21,000	\$0	\$21,000	\$21,000	GLAZE SUPPLY CO
12-219-17-025	0.06	\$112,112	\$87,112	\$25,000	\$112,112	DNSK LLC
12-219-18-001	0.39	\$108,000	\$0	\$108,000	\$108,000	HARDWICK BANK & TRUST CO
12-219-18-003	0.14	\$51,315	\$16,315	\$35,000	\$51,315	RM GUTHRIE PROPERTIES LLC

**City of Dalton City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-219-18-004	0.21	\$147,154	\$112,154	\$35,000	\$147,154	MARET RANDALL & CHARLES
12-219-18-006	0.40	\$213,991	\$143,991	\$70,000	\$213,991	HEADRICK SCOTT
12-219-18-010	0.19	\$272,374	\$237,374	\$35,000	\$0	CITY OF DALTON
12-219-18-011	0.05	\$391,610	\$346,610	\$45,000	\$391,610	THOMPSON ACQUISITIONS INC
12-219-18-012	0.03	\$67,237	\$42,237	\$25,000	\$67,237	SHULER JOHN S & SONIA F
12-219-18-013	0.07	\$384,567	\$359,567	\$25,000	\$384,567	WMJD PROPERTIES
12-219-18-014	0.04	\$118,904	\$93,904	\$25,000	\$118,904	THOMPSON ACQUISITIONS INC
12-219-18-015	0.07	\$166,940	\$141,940	\$25,000	\$166,940	TERA PROPERTIES LLC
12-219-18-016	0.08	\$259,625	\$234,625	\$25,000	\$259,625	BROWNE DRAPER AND LAND LLC
12-219-18-018	0.05	\$61,804	\$36,804	\$25,000	\$61,804	HURT DOUGLAS E JR
12-219-18-019	0.18	\$273,190	\$238,190	\$35,000	\$273,190	CRUTCHFIELD'S INC
12-219-18-020	0.07	\$136,711	\$111,711	\$25,000	\$136,711	CRUTCHFIELD INC
12-219-18-021	0.14	\$117,599	\$82,599	\$35,000	\$117,599	BUNTOWN PROPERTIES LLC
12-219-18-022	0.07	\$122,335	\$97,335	\$25,000	\$122,335	BUNTOWN PROPERTIES LLC
12-219-18-023	0.07	\$185,528	\$160,528	\$25,000	\$0	CHRISTIAN FELLOWSHIP ASSEMBLY
12-219-18-024	0.07	\$182,185	\$157,185	\$25,000	\$182,185	REGIONS BANK
12-219-18-025	0.07	\$166,294	\$141,294	\$25,000	\$166,294	HALKER MICHAEL ANTHONY & SALLY ANN
12-219-18-026	0.05	\$119,414	\$94,414	\$25,000	\$119,414	K S H E LAND INVESTMENTS INC
12-219-18-027	0.05	\$189,510	\$164,510	\$25,000	\$189,510	K S H E LAND INVESTMENTS INC
12-219-18-028	0.07	\$212,450	\$187,450	\$25,000	\$212,450	K S H E LAND INVESTMENTS INC
12-219-18-029	0.06	\$87,068	\$62,068	\$25,000	\$87,068	WATTS AGENT LLLP
12-219-18-030	0.07	\$97,528	\$72,528	\$25,000	\$97,528	TIDWELL CLARENCE A & TALLEY RANDALL S
12-219-18-031	0.07	\$66,384	\$41,384	\$25,000	\$66,384	JOHN EDWARD INVESTMENT LLC
12-219-18-032	0.06	\$56,638	\$31,638	\$25,000	\$56,638	KOCHER ANDREW J
12-219-18-033	0.05	\$99,120	\$74,120	\$25,000	\$99,120	LAMA JUAN
12-219-18-034	0.07	\$96,470	\$71,470	\$25,000	\$96,470	LAMA JUAN E
12-219-18-035	0.08	\$73,882	\$48,882	\$25,000	\$73,882	RM GUTHRIE PROPERTIES LLC
12-219-18-036	0.05	\$77,430	\$52,430	\$25,000	\$77,430	RM GUTHRIE PROPERTIES LLC
12-219-18-038	0.01	\$4,788	\$2,288	\$2,500	\$4,788	MARET CHARLES D & RANDALL T
12-219-18-041	0.06	\$148,287	\$123,287	\$25,000	\$148,287	TUCKER JIM & JIM TUCKER FAMILY LIMITED
12-219-18-043	0.22	\$359,039	\$317,039	\$42,000	\$359,039	FLASH GRAPHICS MACHINERY INC

**City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-219-18-044	0.06	\$25,000	\$0	\$25,000	\$25,000	THOMPSON ACQUISITIONS INC
12-219-18-045	0.06	\$25,000	\$0	\$25,000	\$25,000	THOMPSON ACQUISITIONS INC
12-219-18-046	0.00	\$0	\$0	\$0	\$0	
12-219-19-001	0.13	\$212,996	\$177,996	\$35,000	\$212,996	GAGE ENTERPRISES LLC
12-219-19-002	0.06	\$97,389	\$72,389	\$25,000	\$97,389	DUGGAN ELEANOR JOY EMMETT
12-219-19-003	0.10	\$141,635	\$116,635	\$25,000	\$141,635	MARET RANDALL & CHARLES
12-219-19-004	0.05	\$97,571	\$72,571	\$25,000	\$97,571	MOSS DEWEY
12-219-19-005	0.07	\$118,272	\$93,272	\$25,000	\$118,272	EASLEY DAVID STANTON
12-219-19-006	0.07	\$304,684	\$279,684	\$25,000	\$304,684	K2 HOLDINGS LLC
12-219-19-007	0.06	\$139,733	\$114,733	\$25,000	\$139,733	TIPTON WILLIAM MCKINLEY JR
12-219-19-008	0.08	\$274,107	\$249,107	\$25,000	\$274,107	NAPALI BUSINESS SOLUTIONS LLC
12-219-19-009	0.06	\$270,196	\$245,196	\$25,000	\$270,196	NELLY PROPERTIES LLC
12-219-19-010	0.05	\$186,708	\$161,708	\$25,000	\$186,708	MORONES ADOLPH C & BETTY
12-219-19-011	0.14	\$322,050	\$287,050	\$35,000	\$322,050	D & N DEVELOPMENT CO INC
12-219-19-012	0.05	\$61,671	\$36,671	\$25,000	\$61,671	J R GROUP LLC
12-219-19-013	0.07	\$96,143	\$71,143	\$25,000	\$96,143	J R GROUP LLC
12-219-19-014	0.07	\$111,473	\$86,473	\$25,000	\$111,473	J R GROUP LLC
12-219-19-015	0.12	\$86,032	\$51,032	\$35,000	\$86,032	LEMONS TILE OF DALTON INC
12-219-19-016	0.05	\$74,370	\$49,370	\$25,000	\$74,370	LEMONS TILE OF DALTON INC
12-219-19-017	0.07	\$138,838	\$113,838	\$25,000	\$138,838	LEMONS ROBERT L SR
12-219-19-018	0.07	\$82,785	\$57,785	\$25,000	\$82,785	J R GROUP LLC
12-219-19-019	0.02	\$86,268	\$66,268	\$20,000	\$86,268	SWANSON JEFFREY OAKLEY
12-219-20-001	0.73	\$291,415	\$211,425	\$79,990	\$291,415	POAG C J
12-219-20-002	0.90	\$122,318	\$27,818	\$94,500	\$122,318	MANLY JAIL WORKS
12-219-20-003	0.64	\$228,733	\$182,275	\$46,458	\$228,733	TURNER PHILLIP H & GLENDA S
12-219-20-004	0.42	\$34,840	\$0	\$34,840	\$34,840	TURNER PHILLIP H SR & GLENDA S
12-219-22-001	0.20	\$200,950	\$171,200	\$29,750	\$200,950	READY MIX USA LLC
12-219-22-002	0.39	\$177,970	\$123,570	\$54,400	\$177,970	READY MIX USA LLC
12-219-22-003	0.24	\$266,555	\$203,555	\$63,000	\$266,555	ROAD FORCE LLC
12-219-22-004	0.20	\$37,800	\$0	\$37,800	\$37,800	ROAD FORCE LLC
12-219-22-007	0.00	\$55,540	\$55,540	\$0	\$55,540	READY MIX CONCRETE CO



City of Dalton City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor

12-219-22-009	0.00	\$86,282	\$86,282	\$0	\$86,282	FARMERS MUTUAL EXCHANGE
12-219-22-011	0.00	\$376,510	\$376,510	\$0	\$376,510	NOWEGA BLDG SUPPLY INC
12-219-22-013	0.00	\$11,238	\$11,238	\$0	\$11,238	DALTON FARM SUPPLY INC
12-219-22-015	0.00	\$83,623	\$83,623	\$0	\$83,623	DALTON FARM SUPPLY
12-219-26-001	1.87	\$4,430,000	\$4,159,010	\$270,990	\$4,430,000	HARDWICK BANK & TRUST CO
12-219-26-007	0.94	\$5,013,289	\$4,519,789	\$493,500	\$5,013,289	WHITFIELD COUNTY
12-219-26-009	0.40	\$1,135,290	\$1,052,412	\$82,878	\$1,135,290	WHITFIELD COUNTY
12-219-27-002	0.16	\$31,500	\$0	\$31,500	\$31,500	CRAWFORD STREET INVESTORS LLC ETAL
12-219-27-003	0.11	\$29,750	\$0	\$29,750	\$29,750	BANDY B J
12-219-27-004	0.11	\$26,250	\$0	\$26,250	\$26,250	CRAWFORD STREET PROPERTIES INC
12-219-27-005	0.16	\$489,760	\$454,760	\$35,000	\$489,760	DOUGLAS FAMILY PROPERTIES INC
12-219-27-006	0.11	\$26,250	\$0	\$26,250	\$26,250	CRAWFORD STREET PROPERTIES INC
12-219-27-007	0.09	\$143,532	\$118,532	\$25,000	\$143,532	STATEN ENTERPRISES INC
12-219-27-008	0.06	\$85,393	\$60,393	\$25,000	\$85,393	WATKINS CRAIG & JAMES REED
12-219-27-009	0.37	\$591,927	\$533,427	\$58,500	\$591,927	CRAWFORD STREET PROPERTIES INC
12-219-27-010	0.17	\$26,250	\$0	\$26,250	\$26,250	CRAWFORD STREET PROPERTIES INC
12-219-27-011	0.16	\$26,250	\$0	\$26,250	\$26,250	BANDY BURL J JR & MURRAY W & HARLAN
12-219-27-012	0.12	\$119,039	\$84,039	\$35,000	\$119,039	THREE MEN INC
12-219-27-013	0.38	\$369,286	\$315,286	\$54,000	\$369,286	CRAWFORD STREET INVESTORS LLC ETAL
12-219-36-001	0.06	\$159,436	\$132,661	\$26,775	\$159,436	CARPENTER KASEY SCOTT & JULIE CAMP
12-219-36-002	0.07	\$146,628	\$121,628	\$25,000	\$146,628	CARPENTER KASEY SCOTT & JULIE CAMP
12-219-36-004	0.12	\$176,837	\$151,837	\$25,000	\$176,837	205 PROPERTIES LLC
12-219-36-005	0.43	\$303,480	\$258,480	\$45,000	\$303,480	ALLIANCE NATIONAL BANK
12-219-36-006	1.88	\$2,919,807	\$2,519,807	\$400,000	\$2,919,807	ALLIANCE NATIONAL BANK
12-219-36-008	0.28	\$199,920	\$179,920	\$20,000	\$199,920	SOSEBEE KATHERINE F
12-219-36-010	0.37	\$129,960	\$32,260	\$97,700	\$129,960	FATOKIE LLC
12-219-36-011	1.20	\$595,617	\$445,617	\$150,000	\$595,617	DALTON INVESTMENT CO
12-219-36-012	0.24	\$122,153	\$88,028	\$34,125	\$122,153	BLACKBURN DAVID THOMAS
12-219-36-013	0.46	\$120,849	\$31,977	\$88,872	\$120,849	CARROLL RANDY
12-219-36-016	0.11	\$19,741	\$0	\$19,741	\$19,741	CARSON SUZANNE M
12-219-36-017	0.16	\$35,132	\$0	\$35,132	\$35,132	CARSON SUZANNE MITCHELL

**City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-219-36-018	0.05	\$23,500	\$0	\$23,500	\$23,500	RAY J DAVID
12-219-36-019	0.07	\$100,223	\$77,723	\$22,500	\$100,223	RAY J DAVID
12-219-36-020	0.10	\$39,063	\$23,720	\$15,343	\$39,063	GLAZE SUPPLY CO
12-219-36-022	0.00	\$50,109	\$50,109	\$0	\$50,109	CARSON SUZANNE M
12-219-36-023	0.00	\$0	\$0	\$0	\$0	
12-219-37-001	0.17	\$346,985	\$311,985	\$35,000	\$0	NORTH GEORGIA AND MURRAY COUNTY BAPTIST
12-219-37-002	0.14	\$223,580	\$188,580	\$35,000	\$223,580	NGBM PROPERTIES LLC
12-219-37-003	0.21	\$125,352	\$80,352	\$45,000	\$125,352	B & S PROPERTY MANAGEMENT LLC
12-219-37-004	0.28	\$265,308	\$220,308	\$45,000	\$265,308	CHRISCO
12-219-37-005	0.14	\$56,041	\$36,041	\$20,000	\$56,041	DAVIS LILLIE P & HINMAN RALPH M
12-219-37-006	0.18	\$233,093	\$198,093	\$35,000	\$233,093	HURTT MICHAEL D & FINN THOMAS M
12-219-37-007	0.41	\$175,991	\$117,491	\$58,500	\$175,991	BLUE RIDGE DEVELOPERS INC
12-219-37-008	0.34	\$125,358	\$71,358	\$54,000	\$125,358	BRONCO GROUP LLC
12-219-37-009	0.18	\$141,273	\$106,273	\$35,000	\$141,273	NELSON TODD
12-219-37-011	0.18	\$62,942	\$27,942	\$35,000	\$62,942	GARRISON CHAD
12-219-37-012	0.14	\$246,683	\$211,683	\$35,000	\$246,683	DALTON FLOOR COVERING MARKET
12-219-37-017	0.51	\$703,424	\$613,424	\$90,000	\$703,424	TRI STATE INVESTORS LLC
12-219-37-019	0.11	\$97,622	\$69,622	\$28,000	\$97,622	BROCK RICHARD
12-219-37-020	0.10	\$25,000	\$0	\$25,000	\$25,000	TRI-STATE INVESTORS LLC
12-219-38-001	0.63	\$540,633	\$475,633	\$65,000	\$0	FIRST PRESBYTERIAN CHURCH OF DALTON, INC
12-219-38-002	0.13	\$404,586	\$369,586	\$35,000	\$404,586	WHITE CAPITAL GROUP LLC
12-219-38-003	0.10	\$160,254	\$135,254	\$25,000	\$160,254	ACREE REALTY INC
12-219-38-004	0.08	\$25,000	\$0	\$25,000	\$25,000	SPRING CREEK PROPERTIES LLC
12-219-38-005	0.08	\$25,000	\$0	\$25,000	\$25,000	SPRING CREEK PROPERTIES LLC
12-219-38-006	0.75	\$629,671	\$467,671	\$162,000	\$629,671	B & S PROPERTY MANAGEMENT LLC
12-219-38-011	0.14	\$240,493	\$205,493	\$35,000	\$240,493	DALTON MLS INC
12-219-38-012	0.21	\$554,595	\$509,595	\$45,000	\$554,595	SPRING CREEK PROPERTIES LLC
12-219-38-014	0.20	\$303,488	\$268,488	\$35,000	\$303,488	ACREE REALTY INC
12-219-39-001	0.28	\$151,232	\$121,832	\$29,400	\$151,232	FORDHAM PROPERTIES LLC
12-219-39-002	0.21	\$139,917	\$97,850	\$42,067	\$139,917	SHORTER PROPERTIES INC
12-219-39-003	0.27	\$65,000	\$0	\$65,000	\$65,000	KEB GROUP LLC



City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor

12-219-39-004	0.32	\$379,156	\$287,869	\$91,287	\$379,156	MAPCO EXPRESS INC
12-219-39-005	0.30	\$200,497	\$168,997	\$31,500	\$200,497	ASHTON COMMONS INC
12-219-39-006	0.40	\$166,519	\$118,219	\$48,300	\$166,519	KNOX STEVEN C
12-219-39-008	0.68	\$246,494	\$164,384	\$82,110	\$246,494	KEB GROUP LLC
12-219-39-009	0.13	\$54,335	\$46,985	\$7,350	\$0	CHURCH FIRST BAPTIST OF DALTON INC
12-219-39-011	0.15	\$18,113	\$0	\$18,113	\$18,113	KEB GROUP LLC
12-219-39-012	0.12	\$14,490	\$0	\$14,490	\$14,490	KEB GROUP LLC
12-219-39-016	2.22	\$6,470,641	\$5,766,970	\$703,671	\$0	CITY OF DALTON
12-219-39-020	0.62	\$353,863	\$278,998	\$74,865	\$353,863	L & F FAMILY LIMITED PARTNERSHIP
12-219-39-021	0.31	\$169,808	\$138,538	\$31,270	\$169,808	COWAN ROBERT ADAM
12-219-39-022	0.46	\$43,472	\$0	\$43,472	\$43,472	KEB GROUP LLC
12-219-39-023	0.21	\$365,008	\$345,108	\$19,900	\$365,008	PERROTA CAHN & PRIETO PC
12-219-39-024	0.13	\$50,498	\$44,198	\$6,300	\$50,498	KEB GROUP LLC
12-219-40-004	1.62	\$418,165	\$222,550	\$195,615	\$418,165	KEB GROUP LLC
12-219-40-005	0.47	\$248,840	\$192,087	\$56,753	\$248,840	FREEMAN JACK B
12-219-40-006	0.90	\$108,675	\$0	\$108,675	\$108,675	GREGSAN LLC
12-219-40-007	0.25	\$234,679	\$192,416	\$42,263	\$234,679	GREGSAN LLC
12-219-40-008	0.32	\$52,630	\$0	\$52,630	\$52,630	GREGSAN LLC
12-219-40-010	0.25	\$34,605	\$0	\$34,605	\$34,605	GREGSAN LLC
12-219-40-011	0.21	\$29,590	\$0	\$29,590	\$29,590	GREGSAN LLC
12-219-40-013	0.17	\$192,205	\$155,180	\$37,025	\$192,205	JOHN EDWARD INVESTMENT LLC
12-219-40-014	0.09	\$72,493	\$49,498	\$22,995	\$72,493	MATHIS BOBBY L
12-219-40-015	0.17	\$305,976	\$276,476	\$29,500	\$305,976	WATTS AGENT LLLP
12-219-40-017	1.40	\$368,258	\$263,258	\$105,000	\$368,258	SYMARA FAMILY HOLDINGS LLLP & LAUREAH
12-219-40-019	0.02	\$27,345	\$23,670	\$3,675	\$27,345	VAUGHN RICHARD
12-219-40-020	0.02	\$3,573	\$0	\$3,573	\$3,573	VAUGHN RICHARD
12-219-40-021	0.09	\$129,162	\$113,662	\$15,500	\$129,162	LAMA JUAN E
12-219-41-001	0.35	\$129,080	\$88,926	\$40,154	\$129,080	J R GROUP LLC
12-219-41-002	0.11	\$175,635	\$152,640	\$22,995	\$175,635	THE FILLING STATION
12-219-41-003	0.00	\$240,736	\$240,736	\$0	\$240,736	ARELLANO RAFAEL AND ROSA
12-219-42-000	0.39	\$369,757	\$315,182	\$54,575	\$369,757	STATEN ENTERPRISES INC

**City of Dalton City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-219-43-000	1.71	\$476,100	\$10,552	\$465,548	\$0	CITY OF DALTON THE
12-219-44-000	1.15	\$546,687	\$501,687	\$45,000	\$0	CITY OF DALTON
12-219-45-000	0.00	\$0	\$0	\$0	\$0	
12-219-45-001	0.05	\$56,823	\$46,323	\$10,500	\$56,823	MIOLEN NELL B
12-219-45-002	0.05	\$50,237	\$39,737	\$10,500	\$50,237	SPRINGFIELD KAREN M
12-219-45-003	0.05	\$55,259	\$44,759	\$10,500	\$55,259	GARCIA JESSICA
12-219-45-004	0.05	\$55,606	\$45,106	\$10,500	\$55,606	MORGAN HERBERT H & HELEN R
12-219-45-005	0.05	\$59,603	\$49,103	\$10,500	\$59,603	TIBBS MARY F
12-219-45-006	0.05	\$59,776	\$49,276	\$10,500	\$59,776	DEVAUGHN JAMIE C
12-219-45-007	0.05	\$56,873	\$46,373	\$10,500	\$56,873	SHERRILL CHERYL
12-219-45-008	0.05	\$57,344	\$46,844	\$10,500	\$57,344	JONES WILLIAM A JR
12-219-45-009	0.05	\$59,776	\$49,276	\$10,500	\$59,776	ASHLOCK JAMES EMMETT III
12-219-45-010	0.05	\$55,504	\$45,004	\$10,500	\$55,504	PURYEAR WILLA MAE
12-219-45-011	0.05	\$55,504	\$45,004	\$10,500	\$55,504	MARET REAL PROPERTIES LLC
12-219-45-012	0.05	\$54,982	\$44,482	\$10,500	\$54,982	SHARP AILEEN
12-219-45-013	0.05	\$56,823	\$46,323	\$10,500	\$56,823	BROCK RANDY
12-219-45-014	0.05	\$56,823	\$46,323	\$10,500	\$56,823	DAVIS PRISCILLA JILL
12-219-45-015	0.05	\$56,301	\$45,801	\$10,500	\$56,301	QUINN RANDOLPH B & BIBI S
12-219-45-016	0.05	\$56,823	\$46,323	\$10,500	\$56,823	MAY DELLE
12-219-45-017	0.05	\$55,504	\$45,004	\$10,500	\$55,504	THOMPSON ELLEN K
12-219-45-018	0.05	\$56,475	\$45,975	\$10,500	\$56,475	LONG HEARTSELL
12-219-45-019	0.05	\$56,823	\$46,323	\$10,500	\$56,823	WARD DONNA SUE
12-219-45-020	0.05	\$56,823	\$46,323	\$10,500	\$56,823	HOLLIS MARGARET
12-219-46-000	1.47	\$16,942,127	\$16,611,377	\$330,750	\$0	WHITFIELD COUNTY
12-238-01-001	7.49	\$4,520,004	\$3,845,944	\$674,060	\$4,520,004	FIRST PLAZA L L C
12-238-01-002	0.23	\$131,152	\$99,097	\$32,055	\$131,152	DALTON HISTORIC DISTRICT TRUST
12-238-01-003	0.37	\$147,954	\$103,254	\$44,700	\$147,954	MITCHELL'S CHEVRON INC
12-238-01-004	0.15	\$201,280	\$175,780	\$25,500	\$201,280	RAISIN MANAGEMENT LLLP
12-238-01-005	0.07	\$75,611	\$63,619	\$11,992	\$75,611	RAISIN MANAGEMENT LLLP
12-238-01-008	0.27	\$351,989	\$321,194	\$30,795	\$351,989	FIRST PLAZA L L C
12-238-01-010	0.41	\$209,515	\$179,525	\$29,990	\$209,515	FIRST PLAZA L L C



**City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-238-01-011	0.07	\$47,446	\$36,946	\$10,500	\$47,446	HILL FRANK EST
12-238-01-018	0.64	\$108,044	\$83,184	\$24,860	\$108,044	FIRST PLAZA L L C
12-238-01-019	0.23	\$22,295	\$0	\$22,295	\$22,295	FIRST PLAZA L L C
12-238-01-023	0.56	\$1,085,153	\$791,153	\$294,000	\$1,085,153	PREMIER NATIONAL BANK OF DALTON
12-238-01-028	0.00	\$150,102	\$150,102	\$0	\$150,102	WAREHOUSE HOME FURNISHING DISTRIBUTORS
12-238-02-001	0.83	\$183,354	\$116,712	\$66,642	\$183,354	DAVID MANUEL R & RUTH
12-238-02-004	2.96	\$728,600	\$565,800	\$162,800	\$0	PROVIDENCE MINISTRIES INC
12-238-03-004	3.25	\$1,119,093	\$788,383	\$330,710	\$1,119,093	NECKIEN CHRISTA J
12-238-03-008	0.27	\$178,654	\$156,604	\$22,050	\$178,654	GORDY & TATUM PROPERTIES
12-238-03-009	0.27	\$238,917	\$163,917	\$75,000	\$238,917	BROWN JAMES MICHAEL
12-238-03-010	0.19	\$221,521	\$203,701	\$17,820	\$221,521	APRIL & FRANK PROPERTIES LLC
12-238-03-011	0.12	\$71,582	\$58,879	\$12,703	\$71,582	APRIL & FRANK PROPERTIES LLC
12-238-03-012	1.15	\$458,313	\$364,373	\$93,940	\$458,313	GREEN SPOT SUPER MARKET INC
12-238-03-016	0.05	\$4,200	\$0	\$4,200	\$4,200	BROOKS HATTIE
12-238-03-017	0.05	\$4,200	\$0	\$4,200	\$4,200	BROOKS HATTIE
12-238-03-018	0.46	\$88,738	\$62,488	\$26,250	\$88,738	GREEN SPOT SUPERETTE INC
12-238-03-026	0.18	\$60,215	\$52,865	\$7,350	\$60,215	BRANHAM LUCILE EULA & RUBY
12-238-03-031	0.07	\$12,500	\$0	\$12,500	\$12,500	NECKIEN CHRISTA J & DIETRICH W
12-238-03-033	1.69	\$1,069,236	\$688,986	\$380,250	\$0	CHURCH CHRIST THE KING LUTHERAN OF
12-238-03-034	0.00	\$12,590	\$12,590	\$0	\$12,590	PAGAN FELIX & MARTHA
12-238-04-001	0.34	\$527,346	\$495,406	\$31,940	\$527,346	MDR HOLDINGS LLC
12-238-04-002	0.37	\$31,500	\$0	\$31,500	\$31,500	MDR HOLDINGS LLC
12-238-04-004	0.69	\$289,856	\$240,605	\$49,251	\$289,856	RAISIN TEXTILES INC
12-238-04-005	0.20	\$56,931	\$49,581	\$7,350	\$0	CHURCH BETHEL A M E
12-238-04-006	0.40	\$194,543	\$180,143	\$14,400	\$194,543	WATTS AGENT LLLP
12-238-04-007	0.20	\$7,350	\$0	\$7,350	\$7,350	WATTS AGENT LLLP
12-238-04-012	0.40	\$443,932	\$421,932	\$22,000	\$0	CHURCH A M E
12-238-04-014	0.10	\$50,779	\$42,229	\$8,550	\$50,779	BLAIR MICHAEL
12-238-04-015	0.13	\$62,055	\$49,070	\$12,985	\$62,055	MDR HOLDINGS LLC
12-238-04-016	0.43	\$143,897	\$128,842	\$15,055	\$0	PROVIDENCE MINISTRIES INC
12-238-04-018	0.55	\$345,843	\$307,843	\$38,000	\$345,843	FALLIS ROBERT W

**City of Dalton City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-238-04-019	0.14	\$6,595	\$0	\$6,595	\$6,595	FIRST PLAZA LLC
12-238-04-020	0.31	\$126,235	\$113,209	\$13,026	\$126,235	FIRST PLAZA LLC
12-238-04-021	0.24	\$10,495	\$0	\$10,495	\$10,495	FIRST PLAZA LLC
12-238-04-023	0.12	\$38,750	\$32,450	\$6,300	\$38,750	BARRETT ALLEN L
12-238-04-024	0.09	\$35,875	\$30,625	\$5,250	\$35,875	CORBIN ANN
12-238-04-025	0.02	\$788	\$0	\$788	\$788	ELLISON ANNA
12-238-04-030	0.20	\$7,000	\$0	\$7,000	\$7,000	WATTS AGENT LLLP
12-238-04-031	0.21	\$7,350	\$0	\$7,350	\$7,350	WATTS AGENT LP
12-238-04-032	0.20	\$49,447	\$41,572	\$7,875	\$49,447	NEAL JAMES L & CORA BELLE
12-238-04-033	0.24	\$112,626	\$83,426	\$29,200	\$112,626	638 SPRING LLC
12-238-04-034	0.08	\$6,300	\$0	\$6,300	\$6,300	FIRST PLAZA LLC
12-238-04-035	0.06	\$3,195	\$0	\$3,195	\$3,195	FIRST PLAZA LLC
12-238-04-040	0.20	\$7,875	\$0	\$7,875	\$7,875	QUINN JOHN LAWRENCE ETAL
12-238-04-041	0.20	\$41,628	\$33,753	\$7,875	\$41,628	SHROPSHIRE MARY M
12-238-04-042	0.06	\$3,195	\$0	\$3,195	\$3,195	FIRST PLAZA LLC
12-238-04-044	0.07	\$36,592	\$31,342	\$5,250	\$36,592	ARNOLD MATTIE ESTATE
12-238-05-001	0.08	\$6,300	\$0	\$6,300	\$6,300	BYRD AUDY L & DEBRA L
12-238-05-002	0.09	\$6,208	\$0	\$6,208	\$6,208	BYRD AUDY L & DEBRA L
12-238-05-006	0.08	\$37,577	\$31,277	\$6,300	\$37,577	LANKFORD ERWIN
12-238-05-007	0.08	\$44,983	\$38,683	\$6,300	\$44,983	ADAME SIMON & CHRISTOPHE S
12-238-05-008	0.09	\$53,693	\$46,133	\$7,560	\$53,693	TREJO DAGOBERTO
12-238-05-010	0.09	\$21,000	\$0	\$21,000	\$0	CHURCH BETHEL A M E INC
12-238-05-011	0.16	\$10,748	\$0	\$10,748	\$10,748	AKC HOLDINGS LLLP
12-238-05-012	0.07	\$5,154	\$0	\$5,154	\$5,154	BLOUNT JENNIFER C & TUCKER JANNA C
12-238-05-013	0.07	\$5,158	\$0	\$5,158	\$5,158	KINARD ROBERT W
12-238-05-014	0.06	\$35,066	\$27,585	\$7,481	\$35,066	LANCE F MICHAEL
12-238-05-015	0.03	\$37,705	\$26,715	\$10,990	\$37,705	MDR HOLDINGS LLC
12-238-05-016	0.09	\$52,227	\$34,727	\$17,500	\$0	MASONIC HALL
12-238-05-017	0.09	\$44,413	\$26,692	\$17,721	\$44,413	BECK CHRISTOPHER E & SUSAN A
12-238-05-018	0.20	\$85,906	\$62,916	\$22,990	\$85,906	AKC RENTALS LLC
12-238-05-019	0.09	\$32,995	\$0	\$32,995	\$32,995	AKC RENTALS LLC

**City of Dalton City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-238-05-020	0.11	\$59,564	\$38,564	\$21,000	\$59,564	WADE EDITH
12-238-05-021	0.10	\$76,852	\$51,852	\$25,000	\$76,852	WATTS AGENT LLLP
12-238-05-022	0.08	\$18,153	\$0	\$18,153	\$18,153	WATTS AGENT LLLP
12-238-05-023	0.10	\$27,500	\$0	\$27,500	\$27,500	SWINNEY GARY R JR
12-238-05-024	0.51	\$262,738	\$200,543	\$62,195	\$262,738	RONALD G RALSTON FAMILY FOUNDATION INC
12-238-05-025	0.31	\$205,639	\$147,607	\$58,032	\$205,639	JOHNSON LOU
12-238-05-027	0.08	\$22,064	\$14,056	\$8,008	\$22,064	WATTS AGENT LLLP
12-238-05-028	0.34	\$134,637	\$91,252	\$43,385	\$134,637	HAMILTON STREET PROPERTIES LLC
12-238-05-029	0.10	\$23,775	\$0	\$23,775	\$23,775	BYRD AUDY L & DEBRA L
12-238-05-030	0.09	\$10,868	\$0	\$10,868	\$0	CHURCH BETHEL A M E INC
12-238-05-031	0.13	\$35,350	\$9,746	\$25,604	\$35,350	GOLDBERG ANNETTE T MRS
12-238-05-032	0.09	\$52,227	\$34,727	\$17,500	\$0	MASONIC HALL
12-238-06-001	0.16	\$66,788	\$38,508	\$28,280	\$66,788	SUTTLES REUBEN
12-238-06-002	0.16	\$25,453	\$0	\$25,453	\$25,453	HEADRICK ALLEN
12-238-06-003	0.49	\$79,800	\$0	\$79,800	\$79,800	HEADRICK ALLEN
12-238-06-006	0.48	\$39,500	\$0	\$39,500	\$39,500	DAVID RUTH
12-238-06-007	0.24	\$29,356	\$0	\$29,356	\$29,356	SUPERBODY INC
12-238-06-009	0.35	\$97,489	\$62,489	\$35,000	\$97,489	CAMPBELL SANDRA K
12-238-06-011	0.84	\$300,139	\$230,139	\$70,000	\$300,139	LOA SALVADOR
12-238-07-010	0.57	\$275,000	\$237,000	\$38,000	\$275,000	SMITH CLARK
12-238-07-015	1.62	\$318,300	\$243,300	\$75,000	\$318,300	WHITENER CHARLES G
12-238-07-017	0.17	\$61,844	\$54,384	\$7,460	\$61,844	WHITENER CHARLES G
12-238-07-019	0.53	\$90,547	\$60,921	\$29,626	\$90,547	WHITENER CHARLES G
12-238-07-021	0.25	\$100,943	\$85,443	\$15,500	\$100,943	KING SARAH & W C III & PERCY DEBORAH
12-238-07-023	0.29	\$8,400	\$0	\$8,400	\$8,400	KING SARAH & W C III & PERCY DEBORAH
12-238-07-024	0.20	\$7,205	\$0	\$7,205	\$7,205	KING SARAH & W C III & PERCY DEBORAH
12-238-07-025	2.91	\$97,633	\$31,285	\$66,348	\$97,633	FORDHAM PROPERTIES LLC
12-238-07-040	0.70	\$222,565	\$183,162	\$39,403	\$222,565	NELSON HOMER B AND BRADLEY AND JULIE L
12-238-07-041	0.74	\$235,325	\$192,475	\$42,850	\$235,325	KIKER JOHN
12-238-07-042	0.17	\$241,971	\$216,471	\$25,500	\$241,971	DIXIE PROPERTY MANAGEMENT LLC
12-238-08-011	0.67	\$810,625	\$730,725	\$79,900	\$810,625	KEYS RONALD D

**City of Dalton City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-238-08-020	0.45	\$113,549	\$96,049	\$17,500	\$113,549	WHITE CAPITAL GROUP LLC
12-238-08-036	0.33	\$345,892	\$320,895	\$24,997	\$345,892	WELLS FARGO BANK NATIONAL ASSOCIATION
12-238-08-037	0.35	\$204,069	\$157,369	\$46,700	\$204,069	BAY-HILL PROPERTIES INC
12-238-08-038	0.77	\$285,000	\$181,536	\$103,464	\$285,000	FALLUS ROBERT W
12-238-09-001	1.35	\$402,064	\$328,944	\$73,120	\$402,064	JONES JAMES G & KAYE B
12-238-09-008	0.74	\$533,389	\$492,441	\$40,948	\$533,389	ASBURY GARY H & PHILLIPS DAVID GREGORY
12-238-09-010	0.02	\$525	\$0	\$525	\$525	SISSON GEORGE TATE
12-238-10-004	1.35	\$176,524	\$105,489	\$71,035	\$176,524	FLOWERS ALVIN
12-238-10-006	0.91	\$243,417	\$195,840	\$47,577	\$243,417	J R RENTALS INC
12-238-10-026	1.16	\$395,970	\$330,970	\$65,000	\$395,970	W W GRAINGER INC
12-238-11-001	2.39	\$364,104	\$286,309	\$77,795	\$364,104	MODERN CARPET INDUSTRIES
12-238-11-012	0.44	\$68,235	\$0	\$68,235	\$68,235	SGD PROPERTIES LLC
12-238-12-001	0.32	\$149,319	\$101,319	\$48,000	\$149,319	NORVILLE PROPERTIES LLC
12-238-12-013	1.25	\$570,133	\$507,133	\$63,000	\$570,133	MAGNOLIA GROUP LLC
12-238-12-024	1.91	\$1,475,191	\$1,265,091	\$210,100	\$1,475,191	WALNUT PARK PARTNERSHIP
12-238-14-008	0.85	\$248,204	\$228,026	\$20,178	\$248,204	MORGAN WILLIAM R & LEE DORIS W
12-238-14-009	0.63	\$17,523	\$0	\$17,523	\$17,523	MORGAN WILLIAM R & LEE DORIS W
12-238-17-001	2.13	\$572,478	\$435,978	\$136,500	\$572,478	SHAW INDUSTRIES INC
12-238-17-003	0.98	\$127,470	\$72,955	\$54,515	\$127,470	WHOLESALE INVESTMENTS GP
12-238-17-005	0.11	\$78,523	\$72,153	\$6,370	\$78,523	GRAVLEY JESSIE W & JULIA HALL
12-238-17-006	0.25	\$45,423	\$37,548	\$7,875	\$45,423	ROBERTSON MARTHA JANE
12-238-17-007	0.14	\$50,257	\$43,432	\$6,825	\$50,257	ROBERTSON MARTHA J
12-238-17-008	0.24	\$98,964	\$92,664	\$6,300	\$98,964	ROBERTSON MARTHA JANE & JOHN F
12-238-17-009	0.18	\$54,438	\$48,852	\$5,586	\$54,438	ROBERTSON MARTHA J
12-238-17-010	0.18	\$50,613	\$45,153	\$5,460	\$50,613	ROBERTSON MARTHA J
12-238-17-011	0.19	\$27,500	\$0	\$27,500	\$27,500	WHOLESALE INVESTMENTS GP
12-238-17-012	0.18	\$27,500	\$0	\$27,500	\$27,500	WHOLESALE INVESTMENTS GP
12-238-17-013	0.18	\$36,750	\$0	\$36,750	\$36,750	WHOLESALE INVESTMENTS GP
12-238-17-014	0.53	\$389,673	\$295,173	\$94,500	\$389,673	WHOLESALE INVESTMENTS GP
12-238-17-016	0.11	\$6,370	\$0	\$6,370	\$6,370	HANNAH HELEN
12-238-17-017	0.11	\$36,856	\$31,396	\$5,460	\$36,856	ROBERTSON MARTHA J

City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor

12-238-21-001	0.36	\$516,395	\$449,496	\$66,899	\$516,395	H B L REALTY
12-238-21-002	0.22	\$55,995	\$0	\$55,995	\$55,995	S&S PROPERTY HOLDINGS LLLP
12-238-21-003	0.12	\$139,097	\$97,547	\$41,550	\$139,097	S&S PROPERTY HOLDINGS LLLP
12-238-21-004	0.34	\$284,239	\$224,744	\$59,495	\$284,239	BARRETT FAMILY PARTNERSHIP LLLP
12-238-21-005	0.32	\$98,678	\$60,038	\$38,640	\$0	CITY OF DALTON
12-238-21-006	1.22	\$636,640	\$362,140	\$274,500	\$0	CITY OF DALTON
12-238-21-007	0.27	\$39,900	\$0	\$39,900	\$39,900	WRIGHT THOMAS L
12-238-21-009	0.72	\$221,960	\$118,835	\$103,125	\$221,960	THE SALT GROUP
12-238-21-010	0.65	\$146,250	\$0	\$146,250	\$0	CITY OF DALTON
12-238-21-012	2.41	\$4,493,048	\$3,227,798	\$1,265,250	\$0	CITY OF DALTON
12-238-22-001	0.61	\$268,208	\$189,214	\$78,994	\$268,208	JOHNSON FAMILY INVESTMENTS LLC
12-238-22-003	0.16	\$168,818	\$136,399	\$32,419	\$168,818	UNIVERSAL SERVICES OF DALTON LLC
12-238-22-004	0.17	\$238,893	\$206,474	\$32,419	\$238,893	
12-238-22-005	0.25	\$47,676	\$0	\$47,676	\$47,676	
12-238-22-006	0.61	\$161,807	\$82,667	\$79,140	\$161,807	
12-238-22-007	0.28	\$262,532	\$215,892	\$46,640	\$262,532	
12-238-22-008	1.18	\$1,473,248	\$1,368,618	\$104,630	\$1,473,248	UNIVERSAL SERVICES OF DALTON LLC
12-238-22-011	0.00	\$90,528	\$90,528	\$0	\$90,528	INTERNAL MANAGEMENT INC
12-238-22-013	0.00	\$2,955	\$2,955	\$0	\$2,955	JBS USA-CORP TAX DEPT
12-238-23-001	0.32	\$79,617	\$48,927	\$30,690	\$79,617	BATTLE RIDGE LAND COMPANY LLLP
12-238-23-002	0.41	\$276,001	\$183,751	\$92,250	\$0	CHURCH LIBERTY BAPTIST
12-238-23-005	0.92	\$453,345	\$400,935	\$52,410	\$453,345	UTT PROPERTIES
12-238-23-008	0.64	\$675,790	\$605,800	\$69,990	\$675,790	GPB LLC
12-238-23-009	0.95	\$612,947	\$422,947	\$190,000	\$612,947	FIDELITY FED SAVINGS BANK
12-238-23-011	0.52	\$355,466	\$316,916	\$38,550	\$355,466	SAFCO PROPERTIES
12-238-23-012	0.49	\$258,393	\$220,393	\$38,000	\$258,393	CORBIN MICHAEL
12-238-23-013	0.49	\$125,361	\$72,371	\$52,990	\$125,361	YOUNG BEVERLY E
12-238-23-014	0.48	\$293,031	\$233,131	\$59,900	\$293,031	DAILEY ROBERT W III & HOUSTON PAMELA
12-238-23-016	1.16	\$872,355	\$678,315	\$194,040	\$872,355	MPS
12-238-23-018	0.86	\$309,117	\$263,905	\$45,212	\$309,117	DUFFIE CHRISTINE FOLLACHIO
12-238-23-019	0.34	\$282,045	\$240,990	\$41,055	\$282,045	RAHYE LLC

**City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-238-23-020	0.08	\$8,400	\$0	\$8,400	\$8,400	M DAVID & ASSOCIATES INC
12-238-24-001	0.52	\$164,998	\$75,098	\$89,900	\$164,998	FASHION INTERIORS INC,
12-238-24-002	0.26	\$226,991	\$178,771	\$48,220	\$0	BIG BROTHERS BIG SISTERS OF NORTH WEST
12-238-24-009	0.33	\$249,073	\$174,073	\$75,000	\$249,073	STEVENS DAVID T PHD & LISA H MD
12-238-24-010	0.29	\$111,532	\$97,796	\$13,736	\$111,532	CRUTCHFIELD CHARLOTTE
12-238-24-011	0.35	\$359,335	\$299,760	\$59,575	\$359,335	ALI AMIN
12-238-24-012	0.24	\$184,929	\$161,007	\$23,922	\$184,929	KILGORE VIRGIL F
12-238-24-013	0.28	\$168,782	\$141,885	\$26,897	\$168,782	M DAVID & ASSOC INC
12-238-24-014	0.74	\$319,944	\$250,044	\$69,900	\$319,944	M DAVID & ASSOC INC
12-238-24-015	0.50	\$117,079	\$58,794	\$58,285	\$117,079	M DAVID & ASSOC INC
12-238-24-016	1.82	\$1,849,055	\$1,476,519	\$372,536	\$1,849,055	DALTON WHITFIELD BANK
12-238-24-017	0.22	\$144,070	\$122,142	\$21,928	\$144,070	MASTERS MARCIE & NORRELL CHARLES D
12-257-02-001	0.24	\$49,061	\$36,461	\$12,600	\$49,061	REYES NORBERTO
12-257-02-004	0.30	\$96,537	\$78,687	\$17,850	\$96,537	REYES NORBERTO
12-257-02-009	1.38	\$990,394	\$913,074	\$77,320	\$990,394	REYES NORBERTO
12-257-02-011	0.18	\$5,601	\$0	\$5,601	\$5,601	NEWMARK & JAMES INC
12-257-02-012	0.20	\$35,736	\$30,486	\$5,250	\$35,736	COX LOYD
12-257-02-013	0.23	\$45,688	\$40,438	\$5,250	\$45,688	COX LOYD
12-257-02-014	0.21	\$6,300	\$0	\$6,300	\$6,300	BABB W ROBERT
12-257-02-016	0.41	\$153,143	\$134,176	\$18,967	\$153,143	MORRISON ROBERT A JR
12-257-02-018	0.16	\$60,277	\$52,402	\$7,875	\$60,277	CAMACHO ROMUALDO
12-257-02-019	0.17	\$5,250	\$0	\$5,250	\$5,250	WHITE DOUGLAS D
12-257-02-020	0.16	\$76,535	\$63,305	\$13,230	\$76,535	ORTIZ ALICIA
12-257-02-022	0.36	\$166,339	\$140,839	\$25,500	\$166,339	WHITE C KENNETH
12-257-02-023	0.69	\$155,267	\$129,767	\$25,500	\$155,267	PEEPLES MARGARET W ETAL
12-257-02-024	0.48	\$6,825	\$0	\$6,825	\$6,825	BABB W ROBERT
12-257-02-028	0.92	\$250,748	\$190,748	\$60,000	\$250,748	RINCON EDGAR & BLANCA
12-257-02-031	0.41	\$52,054	\$39,979	\$12,075	\$52,054	BABB W ROBERT
12-257-05-001	0.49	\$232,732	\$168,419	\$64,313	\$232,732	MALDONADO NOE
12-257-07-001	0.29	\$111,996	\$77,138	\$34,858	\$111,996	HILDEBRAND ERIC PAUL
12-257-07-002	0.46	\$101,646	\$56,411	\$45,235	\$101,646	S&S PROPERTY HOLDINGS LLLP



City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor

**APPENDIX B. LIST OF TAX PARCEL ID NUMBERS (PROPERTIES WITHIN THE TAD #2 – EAST WALNUT AVENUE)**

Parcel ID	Total_Acres	Total_Appr_Val	Total_Imp_Val	land_value	Taxable_Val	Owner name
12-253-08-014	0.09	\$18,325	\$	\$	\$18,325	C B L & ASSOCIATES
12-254-03-026	0	\$224,982	\$	\$	\$224,982	LONG EUGENE
12-240-03-020	1.81	\$83,783	\$	\$	\$83,783	JACKSON MARGARET A, AUSTIN TERRY & JERRY
12-240-03-028	0.26	\$356,544	\$	\$	\$356,544	CHAPLAND PROPERTIES LLC
12-240-03-042	0.14	\$22,788	\$	\$	\$22,788	JOHNSON ROSE MARIE
12-240-03-045	0.5	\$513,326	\$	\$	\$513,326	CLEGHORN DEAN
12-240-07-010	1.14	\$693,824	\$	\$	\$693,824	GLASCOCK WILLIAM P & SUSAN G
12-240-07-025	1.97	\$928,801	\$	\$	\$928,801	MC FARLAND INVESTMENT PROPERTIES LP
12-240-07-029	0.44	\$63,193	\$	\$	\$63,193	QUINN JOHN LAWRENCE ETAL
12-240-07-033	1.06	\$230,163	\$	\$	\$230,163	NAIK PROPERTIES LLC
12-240-07-034	1.36	\$164,220	\$	\$	\$0	CITY OF DALTON
12-240-15-003	1.1	\$729,354	\$	\$	\$729,354	JLM PROPERTIES INC
12-240-16-003	4	\$69,995	\$	\$	\$69,995	ALADDIN MILLS INC
12-241-03-009	0.94	\$781,073	\$	\$	\$781,073	WASH GROUP III LLC
12-241-03-010	0.94	\$58,550	\$	\$	\$58,550	OWNBEY DOROTHY MRS
12-241-03-011	0.67	\$316,812	\$	\$	\$316,812	KRYSTAL REAL ESTATE CO. II
12-241-03-012	1.2	\$122,338	\$	\$	\$122,338	WASH GROUP III LLC
12-241-03-040	0.98	\$175,751	\$	\$	\$175,751	HOMETOWN RENTALS & FINANCE LLC
12-241-03-056	1.22	\$137,850	\$	\$	\$137,850	ROBERTS GLENN E JR
12-241-03-063	0.18	\$52,727	\$	\$	\$52,727	KRYSTAL REAL ESTATE CO. II
12-241-04-016	0.67	\$56,921	\$	\$	\$56,921	ROBINSON GINGER R & WHITE KAY R
12-241-04-051	0.29	\$140,930	\$	\$	\$140,930	ROBINSON GINGER R & WHITE KAY R
12-241-11-001	0.21	\$73,753	\$	\$	\$73,753	RAMIREZ MARGARITA DURAN
12-241-11-002	0.32	\$164,510	\$	\$	\$164,510	NOTELE LLC
12-241-12-001	0.4	\$372,117	\$	\$	\$372,117	BOWMAN CHARLOTTE R
12-241-12-018	1.22	\$369,700	\$	\$	\$369,700	ROBERT L MCENTIRE FAMILY LIMITED
12-241-13-012	3.11	\$340,190	\$	\$	\$340,190	BROWN EARL P & DORIS P
12-241-13-014	1.08	\$309,705	\$	\$	\$309,705	BROWN EARL P & DORIS P



City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor

12-241-13-016	0.43	\$408,074	\$	368,174	\$	39,900	\$408,074	ANACONDA DEVELOPMENT LLC
12-242-05-003	0.68	\$358,401	\$	258,866	\$	99,535	\$358,401	NOTELE LLC
12-242-05-009	0.6	\$252,546	\$	117,546	\$	135,000	\$252,546	NOTELE LLC
12-242-10-000	0.09	\$9,301	\$	-	\$	9,301	\$9,301	BROWN EARL R & DORIS P
12-242-11-000	6.66	\$3,007,875	\$	2,378,505	\$	629,370	\$3,007,875	GROSSMAN DICKINSON DALTON GA LLC
12-242-12-000	0.39	\$314,955	\$	239,955	\$	75,000	\$314,955	SMS DEVELOPMENT ENTERPRISES LLC
12-242-14-000	2.32	\$1,057,645	\$	419,645	\$	638,000	\$1,057,645	CMG DALTON DEVELOPMENT INC
12-242-20-000	1.7	\$1,708,143	\$	1,115,727	\$	592,416	\$1,708,143	NOTELE LLC
12-242-31-000	1.49	\$1,426,245	\$	907,013	\$	519,232	\$1,426,245	5608 DALTON I LLC
12-242-32-000	1.19	\$592,860	\$	407,760	\$	185,100	\$592,860	HARDWICK BANK & TRUST CO
12-242-37-000	1.17	\$835,053	\$	665,403	\$	169,650	\$835,053	BROWN EARL R & DORIS P
12-242-38-000	4.96	\$1,640,350	\$	1,344,718	\$	295,632	\$1,640,350	PALM ESTATE REALTY, INC
12-242-39-000	0.75	\$399,904	\$	271,409	\$	128,495	\$399,904	MFR PROPERTIES LLC
12-242-40-000	7.77	\$3,028,636	\$	2,543,011	\$	485,625	\$3,028,636	BARRETT FAMILY PARTNERSHIP LLLP
12-242-41-000	0.12	\$18,500	\$	-	\$	18,500	\$18,500	HARDWICK BANK & TRUST CO
12-242-42-000	3.26	\$1,504,770	\$	1,227,570	\$	277,200	\$1,504,770	FOSTER STEVE
12-242-43-000	0.86	\$99,500	\$	-	\$	99,500	\$99,500	HARDWICK BANK & TRUST CO
12-242-48-000	0.47	\$285,569	\$	135,762	\$	149,807	\$285,569	COLLIS FOODS INC
12-242-54-000	0.77	\$392,739	\$	350,990	\$	41,749	\$392,739	BARRETT FAMILY PARTNERSHIP LLLP
12-253-04-001	0.41	\$211,109	\$	156,681	\$	54,428	\$211,109	PARKER TROY
12-253-04-004	0.34	\$144,085	\$	95,340	\$	48,745	\$144,085	SU DING CHEN LLC
12-253-05-000	1.05	\$157,339	\$	-	\$	157,339	\$157,339	WHITE C K
12-253-07-000	4.97	\$1,160,720	\$	895,609	\$	265,111	\$1,160,720	HUEBNER PROPERTIES LLC
12-253-08-001	1.09	\$960,027	\$	784,527	\$	175,500	\$960,027	RYAN'S FAMILY STEAK HOUSE INC
12-253-08-002	1.25	\$165,500	\$	-	\$	165,500	\$165,500	RYAN'S FAMILY STEAK HOUSE INC
12-253-08-003	1.19	\$79,990	\$	-	\$	79,990	\$79,990	C B L & ASSOCIATES
12-253-08-009	2.29	\$529,603	\$	299,703	\$	229,900	\$529,603	HOUGHENS RESTAURANTS LLC
12-253-08-010	3.25	\$1,568,541	\$	1,038,750	\$	529,791	\$1,568,541	ALDI INC
12-253-08-012	0.95	\$768,763	\$	270,013	\$	498,750	\$0	GIRL SCOUT COUNCIL OF NORTHWEST
12-253-08-013	0.74	\$575,116	\$	359,866	\$	215,250	\$575,116	ARP-GOLD-2214 E WALNUT AVE LLC
12-253-08-015	1.5	\$941,371	\$	738,121	\$	203,250	\$941,371	COHUTTA BANKING COMPANY

**City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor**

12-253-08-017	0.26	\$179,386	\$	121,021	\$	58,365	\$179,386	RFC PROPERTIES LLC
12-253-08-018	0.18	\$177,107	\$	82,607	\$	94,500	\$177,107	SAMC REO 2013 01 LLC
12-253-20-000	1.01	\$823,291	\$	524,291	\$	299,000	\$823,291	PERRY & BRADY LAND HOLDINGS, LLC
12-254-03-001	0.25	\$30,188	\$	-	\$	30,188	\$30,188	BURGESS LISA BROCK ETAL
12-254-03-005	0.18	\$23,500	\$	-	\$	23,500	\$23,500	JAY SALES
12-254-03-007	3.5	\$520,200	\$	336,450	\$	183,750	\$520,200	LONG EUGENE A & LINDA L
12-254-03-010	0.33	\$343,808	\$	293,818	\$	49,990	\$343,808	SALES J B
12-254-03-011	0.24	\$24,900	\$	-	\$	24,900	\$24,900	SALES JAY
12-254-03-017	0.43	\$31,500	\$	-	\$	31,500	\$31,500	SALES JAY B
12-254-03-019	0.35	\$24,625	\$	-	\$	24,625	\$24,625	SALES J B
12-254-03-020	0.22	\$18,995	\$	-	\$	18,995	\$18,995	SALES JAY
12-254-03-025	0	\$55,775	\$	55,775	\$	-	\$55,775	AARONS RENTAL PURCHASE INC
12-254-07-000	2.69	\$839,602	\$	709,612	\$	129,990	\$839,602	BROOKER FAMILY PROPERTIES LLLP
12-254-11-000	0.4	\$57,000	\$	-	\$	57,000	\$57,000	WHITE CAPITAL GROUP LLC
12-254-13-000	3.4	\$431,078	\$	-	\$	431,078	\$431,078	WHITE CAPITAL GROUP LLC
12-254-35-000	1.63	\$680,136	\$	590,486	\$	89,650	\$680,136	WITHROW PROPERTIES SK LLC
12-254-46-000	4.65	\$837,646	\$	224,501	\$	613,145	\$837,646	PANIAGUA FRANCISCO
12-255-05-000	4.56	\$2,393,496	\$	1,948,896	\$	444,600	\$2,393,496	VALLEY PLACE SHOPPING CENTER LLP
12-255-06-005	2.49	\$365,205	\$	103,755	\$	261,450	\$365,205	KIKER BEN L
12-241-13-015	5.36	\$762,712	\$	649,717	\$	112,995	\$762,712	CHWH HOLDINGS LP
12-255-06-006	1.64	\$316,907	\$	250,179	\$	66,728	\$316,907	KINNAMON ENTERPRISES LLC & OXFORD JOHN D
12-255-06-007	7.21	\$1,690,420	\$	1,455,734	\$	234,686	\$1,690,420	SHAW INDUSTRIES INC
12-255-10-018	8.11	\$103,745	\$	79,050	\$	24,695	\$103,745	PILCHER EVA LEA
12-253-08-005	17.1	\$6,190,758	\$	5,550,662	\$	640,096	\$6,190,758	C B L & ASSOCIATES
12-253-08-006	44.11	\$18,100,000	\$	15,898,900	\$	2,201,100	\$18,100,000	C B L & ASSOCIATES
12-253-08-007	5.03	\$2,137,681	\$	1,955,571	\$	182,110	\$2,137,681	C B L & ASSOCIATES
12-255-06-004	2.91	\$635,996	\$	284,613	\$	351,383	\$635,996	USED CARS OF DALTON LLC
12-241-03-013	0.86	\$54,209	\$	41,399	\$	12,810	\$54,209	SANCHEZ JUAN
12-241-12-002	0.18	\$69,798	\$	60,348	\$	9,450	\$69,798	SMITH SYBLE R KELLEY & RONNI
12-253-08-011	7.84	\$62,720	\$	-	\$	62,720	\$62,720	MITCHELL GEORGE W
12-240-07-016	0.26	\$4,909	\$	-	\$	4,909	\$4,909	ACREE EARNEST M JR



City of Dalton City of Dalton Redevelopment Plan: Downtown and East Walnut Avenue Corridor

12-240-07-017	0.14	\$12,600	\$	\$	12,600	\$12,600	KNIGHT & MARSHALL LLC
12-240-07-032	0.15	\$1,313	\$	\$	1,313	\$1,313	MANTON W L
12-254-45-000	1.01	\$9,555	\$	\$	9,555	\$9,555	WALKER BARBARA ANN ETAL

Acres	Total Value	Imp Value	Land Value	Taxable Value	PCL Count
210.69	\$70,186,216	\$53,560,014	\$16,626,202	\$69,253,233	93
<b>TOTALS</b>					

**APPENDIX B. DALTON CITY COUNCIL**

Dennis Mock, Mayor



Denise Wood, Ward 1



Tate O’Gwin, Ward 2



George Sadosuk, Ward 3



Gary Crews, Ward 4



Ty Ross, City Manager



APPENDIX C. WHITFIELD COUNTY COMMISSION

**Chairman**



**Mike Babb**  
mbabb@whitfieldcountyga.com

**District 2**



**Harold Brooker**  
hbrooker@whitfieldcountyga.com

**District 1**



**Barry W Robbins**  
brobbins@whitfieldcountyga.com

**District 4**



**Lynn Laughter**  
llaughter@whitfieldcountyga.com

**District 3**



**Roger Crossen**  
rcrossen@whitfieldcountyga.com

**County Administrator**



**Mark Gibson**  
mgibson@whitfieldcountyga.com

**APPENDIX D. DALTON PUBLIC SCHOOLS, BOARD OF EDUCATION**



Dalton City School System, Board of Education, From Left, Danny Crutchfield, Rick Fromm, Sherwood Jones, Steve Laird and Tulley Johnson and School Superintendent Jim Hawkins.

Rick Fromm, M.D., Chair

Sherwood Jones, III, Vice Chair

Tulley Johnson, Treasurer

Danny Crutchfield, Board Member

Steve Laird, Board Member

Jim Hawkins, Ph.D., Superintendent of Schools

