



City of
Dunwoody
Georgia

City Council Retreat
February 7-8, 2019



Friday Agenda

- Program Manager Update
- Facilities
- Funding
- I-285 Top End Transit Feasibility Study
- Other Items for Discussion?



Program Manager Update



Items for Council Discussion: Facilities

Facilities

- N. Shallowford Commercial Site:
 - 4555 N. Shallowford (Emory Building)
 - 4553 N. Shallowford (Ground Lease)
- North Shallowford Annex
- North DeKalb Cultural Arts Center
- Donaldson-Bannister Farm
- Dunwoody Nature Center
- Austin Site

Facilities

- RFQ for Consultant to conduct a Facilities Assessment has been issued for N. DeKalb Cultural Arts Center and Austin
- Consultant will be under contract in March with an expected completion of study by end of June
- Critical that these decisions are made before the end of summer so we have time to plan for the Austin transition
- Austin Park Master Plan process will begin once the Use Scenarios at Arts Center are determined



Factors to Consider

- Construction Costs
- Parking
- Staffing
- Operations and Maintenance

North DeKalb Arts Center

- Immediate Issue:
 - Tenants have outgrown their existing space at Arts Center
 - What is the Plan for Austin
- Four Usage Agreements with tenants and multiple non-profits use space on a regular basis
- The North Shallowford Annex creates an alternative meeting space for DHA, Chinese Choir, Coin Club, and others
- This opens up classroom #4 for Spruill

North DeKalb Arts Center

- Arts Plan Scenarios:
 - A – Expansion of Spruill and Stage Door Players on site with the Library. Other tenants relocate to Austin.
 - B – Expansion of Spruill and Stage Door Players on site. Relocation of Library and other tenants to Austin.
 - C – Expansion of Spruill on site with Library. Relocation of Stage Door Players and other Tenants to Austin.
 - D – All uses move to a New Site, Demolition of existing building.

Aerial of Arts Center



Aerial of Austin



Aerial of North Shallowford Site





Items for Council Discussion: Funding Infrastructure Improvements

Hotel Motel Tax

- Council Approved increasing HM Tax in 2017 after an extensive community planning process.
- Recommendations included
 - 15% for a Tourism Facility Fund
 - Priority Project List of Parks and Trail Investments
- 2018 Revenue: \$723,863
- 2019 Estimated Revenue: \$800,000+

Hotel Motel Tax

- Phase I Projects
 - Perimeter Center East Park
 - Ashford Dunwoody Road Phase I & II
 - Flyover Bridge Plaza
 - Westside Connector Trail (connecting the Dunwoody MARTA Station to Ashford Dunwoody Road)
 - Perimeter Park @ Dunwoody MARTA Station – North Plaza and Trails
- Estimated Cost of Phase I Projects: \$12 Million

Hotel Tax Project Funding

	Pay-As-You-Go	Debt Financing
Advantages:	No interest costs. Interest savings can be used to financial additional projects.	Allows for shorter time period for financing major projects.
	No legal or bond covenant requirements.	Allocates cost to citizens who receive the related benefits.
	No debt service payments required.	Expands capital improvement program.
	No additional tax levy is required.	Referendum approval indicates public support of the project.
	Conserve debt capacity and achieve a more favorable credit rating.	Usually required for revenue generating facilities.
Disadvantages:	Long savings period to finance major construction projects.	Interest costs.
	Allocates costs of project to citizens that may not benefit.	Additional tax levy may be required to repay debt.
	Limits capital improvement program to funds available.	Legal restrictions set by statute on debt issuance.
	Reserves cannot be established before the construction of revenue generating facilities.	Bond covenant requirements.
	Inflationary costs.	Voter approval may be required.

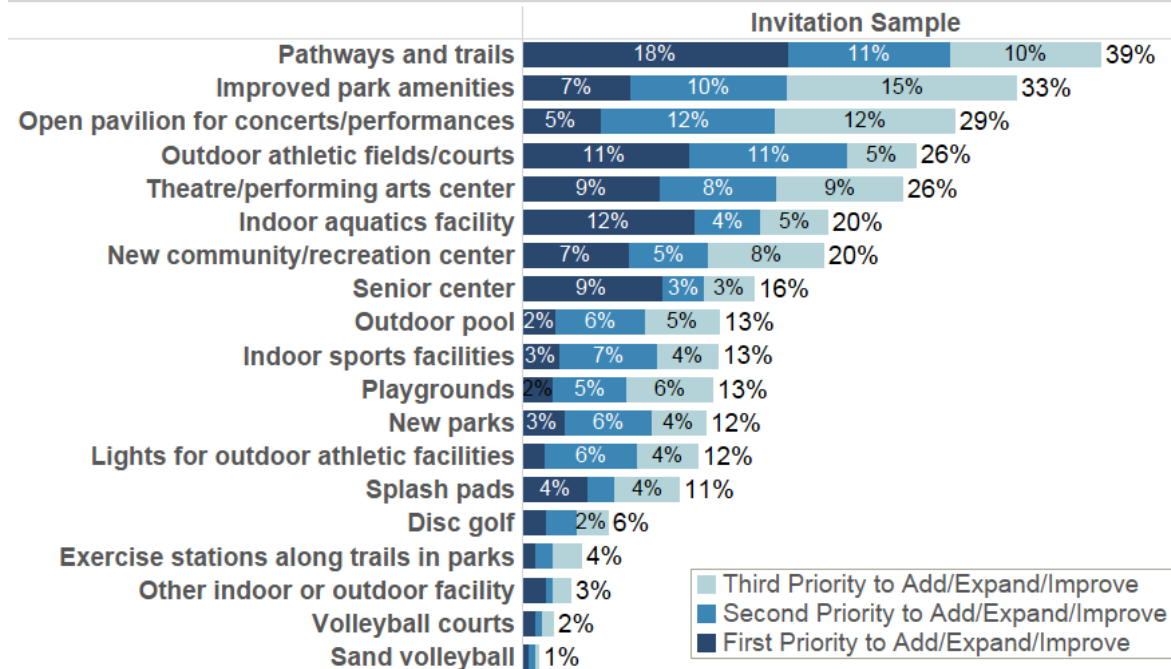
Hotel Tax Project Funding

- Banks consider hotel tax funding to be cyclical and unpredictable
- As a result, revenue bonding unavailable
- Can use facility authority (parks) or similar vehicle to finance, backed by City pledge
- Current AA rates range from 2.65% (10 yr) to 3.5% (30 yr)
- **HOW DO YOU PAY FOR ONGOING MAINTENANCE OF THESE IMPROVEMENTS?**

Other Park Projects Funding

A review of the parks master plan approved by Council shows the following.

Top Three Priorities to be Added, Expanded, or Improved (Invitation Sample Only)

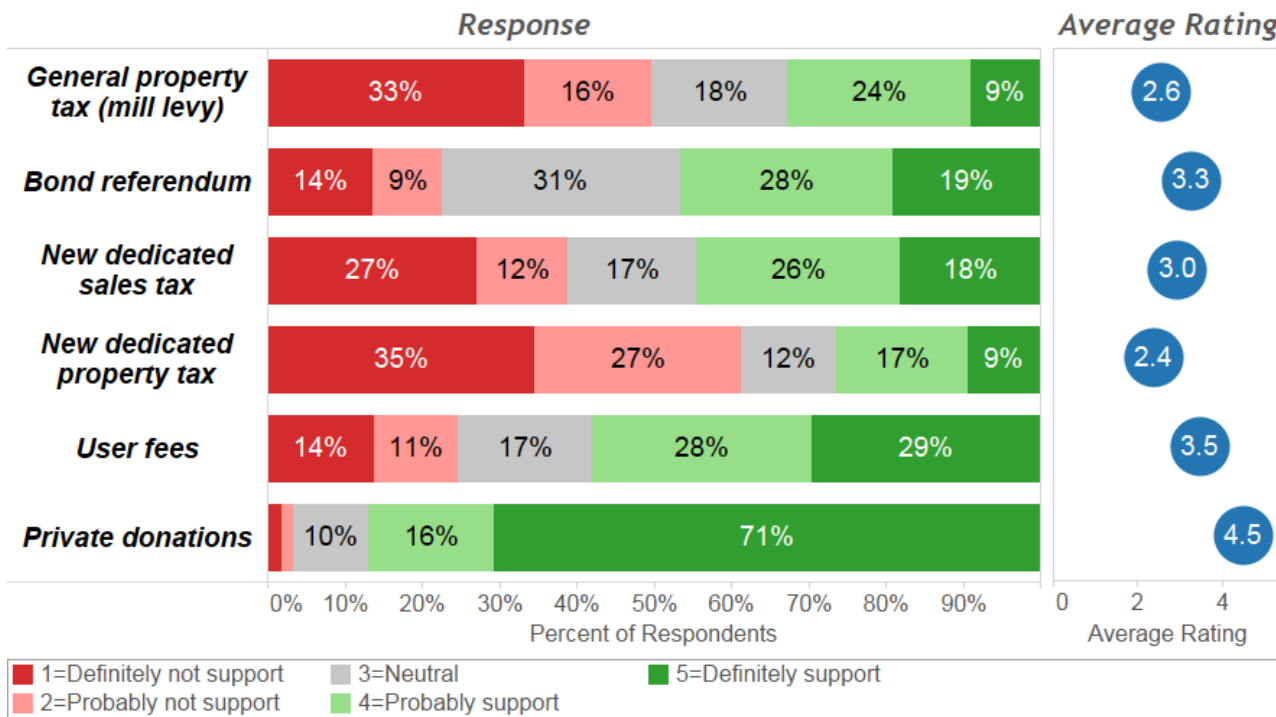


New parks and new facilities scored very low when compared to improving our existing park system and expanding park trails. Despite a vocal few, little statistical evidence supports adding to our existing system.

Other Park Projects Funding

A review of the parks master plan approved by Council shows the following.

Willingness to Support Funding Mechanisms (Invitation Sample Only)

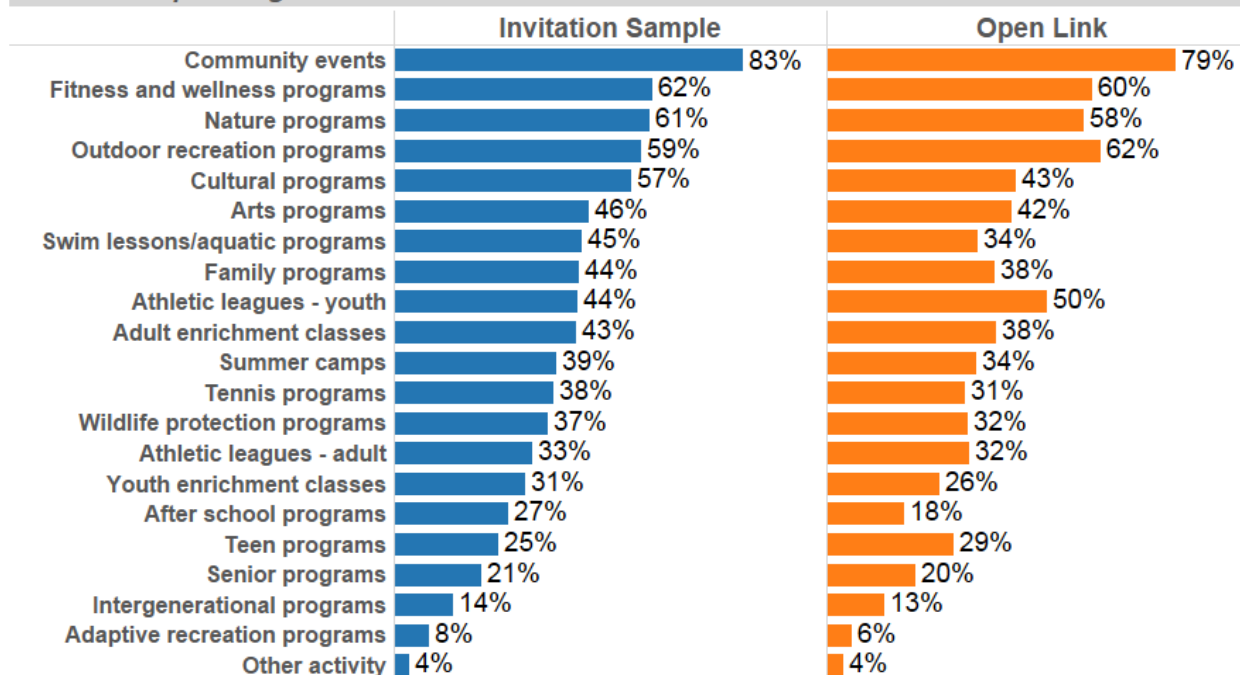


How to pay for park maintenance reflects an unrealistic position of “build it but let others pay for it”. Parks cannot be consistently supported by donations and user fees alone. **Exercise caution when adding to the existing system without knowing the costs to maintain and where those funds will come from.**

Other Park Projects Funding

A review of the parks master plan approved by Council shows the following.

Does your household have a need for the following programs?
Percent Responding "Yes"



Which of the these programs are not already available or already being provided by the City, the private community, or another very close program or facility just outside the City limits?

Other Park Projects Funding

- Master plan shows the community is more interested in maintaining and improving our existing facilities over adding new facilities.
- Master plan shows an unwillingness to directly contribute to the expense of operating a new facility with more than half showing no support for a property tax for the parks system.
- Existing network is already providing requested services.
- Use caution when considering new facilities (e.g. Austin) until a desire builds by the community to pay for those facilities .



I-285 Top End Transit Feasibility Study



Additional Items for
Discussion?



Wrap Up