

**CITY OF BROOKHAVEN  
BROOKHAVEN CITY COUNCIL**

John Ernst, Mayor

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Linley Jones - District 1

John Park - District 2

Bates Mattison - District 3

Joe Gebbia - Mayor Pro Tem / District 4

**AGENDA**

**June 28, 2018**

**Public Hearing**

**6:30 PM**

4362 Peachtree Road, Brookhaven, GA 30319

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**A) WELCOME - MAYOR ERNST**

**B) OPEN PUBLIC HEARING - 2018 MILLAGE RATE FOR CITY OF BROOKHAVEN  
AND SPECIAL TAX DISTRICT**

1. Presentation of Proposed 2018 Millage Rate - Assistant City Manager Steve Chapman

**C) CLOSE PUBLIC HEARING**

**D) ADJOURN**



## MEMORANDUM

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**MEETING OF:** June 28, 2018  
**COMMITTEE:** Brookhaven City Council  
**DEPARTMENT:** City Council

**ISSUE/AGENDA ITEM TITLE:**

Presentation of Proposed 2018 Millage Rate - Assistant City Manager Steve Chapman

**BACKGROUND/SUMMARY:**

Please see presentation attached.

**FISCAL IMPACT: (Budgeted – over or under)**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

- 2018 Mill Rate 6.28.18 630 meeting (PDF)

# City of Brookhaven, GA

## Public Hearing on FY 2018 Ad Valorem Tax Millage

June 28, 2018



# City of Brookhaven, GA

## 2018 Mill Rate Public Hearing

In accordance with State law:

Notice of this meeting was also posted in The Champion on May 31<sup>st</sup>.

Notice of meeting was posted to City's website on May 31<sup>st</sup>.

This is the third of three required public hearings.



06/12/2018

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# City of Brookhaven, GA

## 2018 Mill Rate Public Hearing

On November 14, 2017, the City Council adopted the FY 2018 budget with a proposed mill rate of 2.740 mills – the same as FY 2016 and FY 2017.

The adopted budget projected \$8,301,398 in property tax revenues.

Based on the recently received tax digest, the rate of 2.740 mills will bring in \$8,992,324 a variance of \$690,442.

The City's Millage Certifications are due to the County by July 1<sup>st</sup>.



# City of Brookhaven, GA 2018 Mill Rate Public Hearing

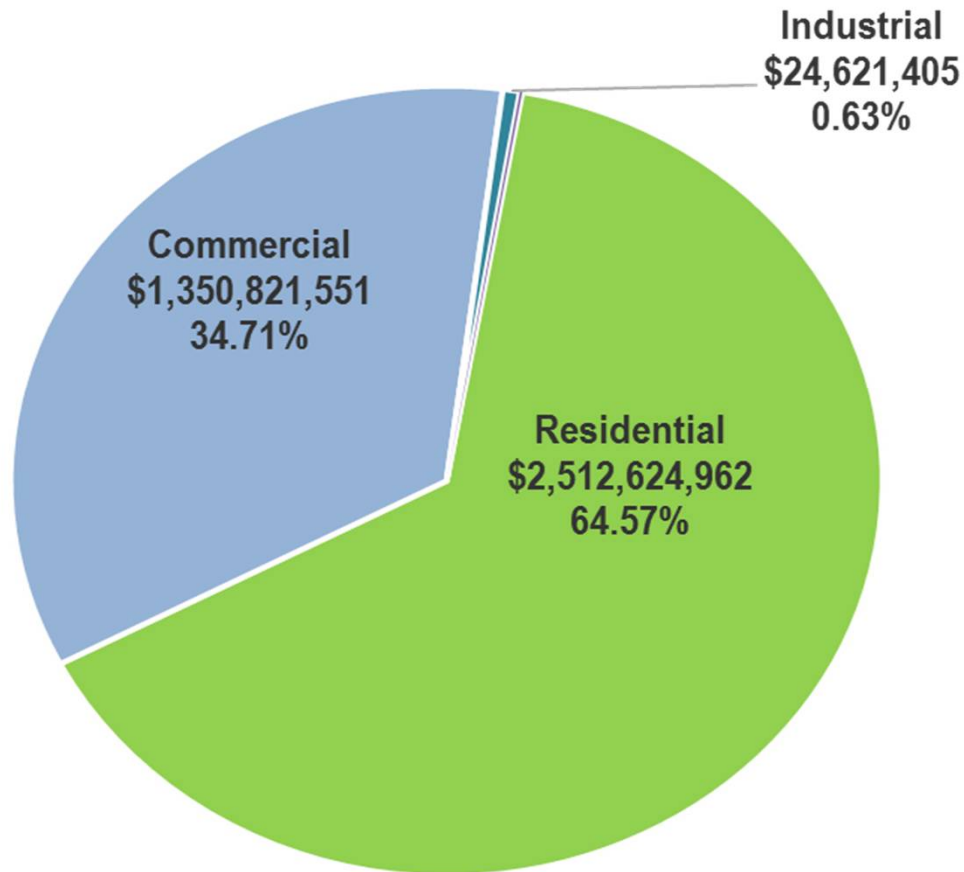
## City of Brookhaven, Georgia Comparative Schedule of Annual City Tax Digest

|                                 | <u>2014</u>          | <u>2015</u>          | <u>2016</u>          | <u>2017</u>          | <u>2018 (5/23)</u>   |
|---------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Real Property                   | \$2,498,497,056      | \$2,945,377,978      | \$3,276,630,645      | \$3,555,251,399      | \$3,891,383,278      |
| Personal Property               | 200,636,116          | 218,557,894          | 149,355,445          | 158,162,722          | 151,343,685          |
| Public Utility                  | 14,644,304           | 17,710,345           | 20,281,585           | 24,103,976           | 26,441,934           |
| Motor Vehicles                  | 82,633,320           | 67,891,300           | 47,578,450           | 40,040,890           | 22,420,340           |
| <b>Gross Digest</b>             | <b>2,796,410,796</b> | <b>3,249,537,517</b> | <b>3,493,846,125</b> | <b>3,777,558,987</b> | <b>4,091,589,237</b> |
| County & State Exemptions       | 58,910,809           | 71,925,904           | 107,837,849          | 127,997,624          | 131,002,060          |
| City - Basic Homestead          | 172,199,364          | 177,713,864          | 184,150,464          | 186,908,432          | 189,346,720          |
| City - Advanced Homestead       | 30,442,568           | 29,361,712           | 28,766,912           | 29,663,448           | 28,706,808           |
| Freeze Exemption                | 171,346,586          | 367,601,026          | 407,775,780          | 415,707,762          | 460,663,588          |
| <b>Total M&amp;O Exemptions</b> | <b>432,899,327</b>   | <b>646,602,506</b>   | <b>728,531,005</b>   | <b>760,277,266</b>   | <b>809,719,176</b>   |
| Net M&O Digest                  | 2,363,511,469        | 2,602,935,011        | 2,765,315,120        | 3,017,281,721        | 3,281,870,061        |
| M&O Millage                     | 2.795                | 2.740                | 2.740                | 2.740                | 2.740                |
| Net Taxes Levied                | \$6,606,015          | \$7,132,042          | \$7,576,963          | \$8,267,352          | \$8,992,324          |



# City of Brookhaven, GA 2018 Mill Rate Public Hearing

## 2018 Real Property Digest by Category



Note – This figure does not include Public Utilities or Motor Vehicles

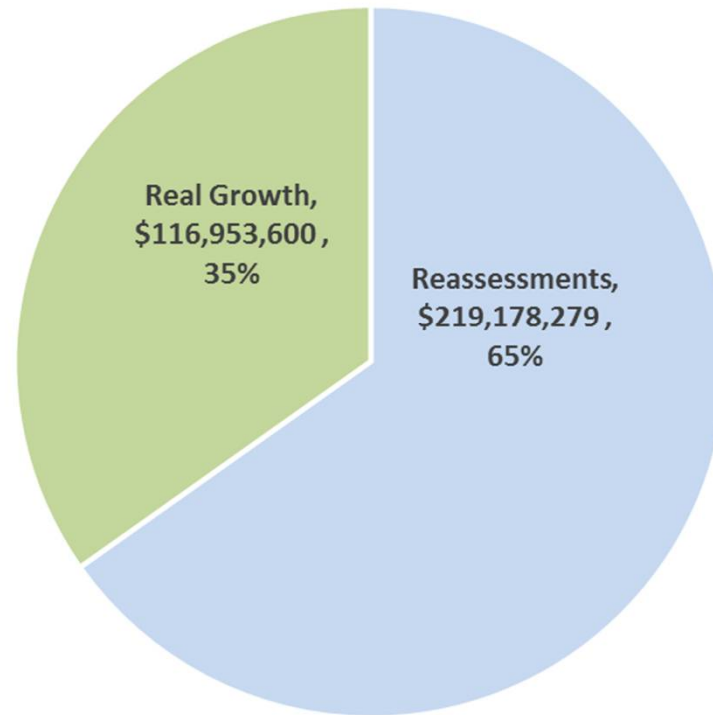


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# City of Brookhaven, GA 2018 Mill Rate Public Hearing

2018 Taxable Value Added to Real Property Digest



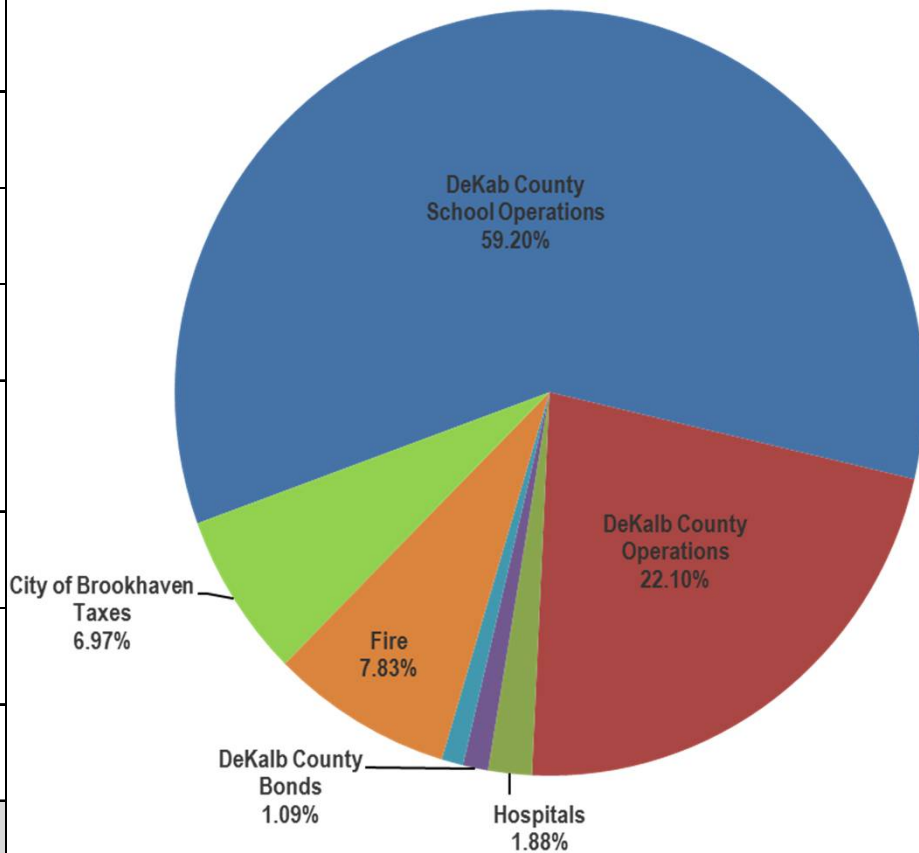
Note: Taxable value is 40% of Appraised Value. Total Appraised Value increased \$840,329,698





## City of Brookhaven, GA 2018 Mill Rate Public Hearing City of Brookhaven as a Percentage of Total County Bill

|                                    | 2017          | % Tax         | Previous Year | Chg         | % Chg       |
|------------------------------------|---------------|---------------|---------------|-------------|-------------|
| DeKab County School Operations     | 23.280        | 59.20%        | 23.380        | (0.10)      | -0.4%       |
| DeKalb County Operations           | 8.693         | 22.10%        | 8.760         | (0.07)      | -0.8%       |
| Hospitals                          | 0.740         | 1.88%         | 0.740         | -           | 0.0%        |
| DeKalb County Bonds                | 0.427         | 1.09%         | 0.480         | (0.05)      | -11.0%      |
| DeKalb County Unincorporated Bonds | 0.367         | 0.93%         | 0.010         | 0.36        | 3570.0%     |
| Fire                               | 3.080         | 7.83%         | 2.570         | 0.51        | 19.8%       |
| Georgia State Taxes                | 0.000         | 0.00%         | 0.000         | -           | 0.0%        |
| City of Brookhaven Taxes           | 2.740         | 6.97%         | 2.740         | -           | 0.0%        |
| <b>Total Millage</b>               | <b>39.327</b> | <b>100.0%</b> | <b>38.68</b>  | <b>0.65</b> | <b>1.7%</b> |



# City of Brookhaven, GA

## 2018 Mill Rate Public Hearing

**City of Brookhaven, Georgia**  
**Analysis of Impact of Exemptions and Assessment Freeze**  
**and Millage Rate Changes**

|  | 2013       | 2014       | 2015       | 2016       | 2017        | 2018        |
|--|------------|------------|------------|------------|-------------|-------------|
| Inflationary Digest Changes                        | 0.0%       | 17.8%      | 9.4%       | 11.0%      | 5.1%        | 8.8%        |
| <b><u>Sample Residential Property Owner</u></b>    |            |            |            |            |             |             |
| Frozen Values                                      | \$500,000  | \$500,000  | \$500,000  | \$500,000  | \$500,000   | \$500,000   |
| Non-Frozen Values                                  | \$500,000  | \$589,023  | \$644,349  | \$715,259  | \$752,036   | \$817,983   |
| Difference in Values                               | \$0        | \$89,023   | \$144,349  | \$215,259  | \$252,036   | \$317,983   |
| <b><u>Taxable Values (40% of Market Value)</u></b> |            |            |            |            |             |             |
| Frozen Values                                      | \$200,000  | \$200,000  | \$200,000  | \$200,000  | \$200,000   | \$200,000   |
| Non-Frozen Values                                  | \$200,000  | \$235,609  | \$257,740  | \$286,104  | \$300,815   | \$327,193   |
| Difference in Taxable Values                       | \$0        | (\$35,609) | (\$57,740) | (\$86,104) | (\$100,815) | (\$127,193) |
| <b><u>Homestead Exemptions</u></b>                 |            |            |            |            |             |             |
| County- \$10,000; City - \$20,000                  | (\$30,000) | (\$30,000) | (\$30,000) | (\$30,000) | (\$30,000)  | (\$30,000)  |
| <b><u>Millage Rates</u></b>                        |            |            |            |            |             |             |
| Adopted Millage                                    | 2.850      | 2.795      | 2.740      | 2.740      | 2.740       | 2.740       |
| Taxes at Adopted Rates                             | \$485      | \$475      | \$466      | \$466      | \$466       | \$466       |
| Savings (Assessment Freeze)                        | n/a        | \$90       | \$149      | \$236      | \$276       | \$348       |
| Cumulative Savings                                 |            | \$90       | \$239      | \$475      | \$751       | \$1,099     |



# City of Brookhaven, GA

## 2018 Mill Rate Public Hearing

### Key Takeaways and Recommendation

- City of Brookhaven property tax for homesteaded residents will not increase. In fact, since the inception of the City they have decreased.
- The City of Brookhaven has the lowest millage rate in DeKalb County.
- The City continues the policy for funding of the Capital Improvement Plan.

- Recommendation:

Maintain the FY 2018 millage at 2.740 which is the same rate as FY 2017 and FY 2016. Continue the policy of providing incremental revenue for the Capital Improvement Plan.



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## City of Brookhaven, GA 2018 Mill Rate Public Hearing Special Tax District

On December 8, 2014, the City Council adopted an ordinance creating a Special Taxing District in the I-85, North Druid Hills area.

The District funds police and other safety services from the imposition of an ad valorem tax mill rate on properties in this designated area.

The Preliminary FY 2018 Property Tax Digest for the Special Tax District is \$171,434,012 which is a 73.17% increase over FY 2017. This will produce \$1,105,749 in revenue to be used for services for the district.

The millage for FY 2017 was set at 6.450 with the proposed millage for FY 2018 to remain the same at 6.450.

# City of Brookhaven, GA 2018 Mill Rate Public Hearing Special Tax District

## City of Brookhaven, Georgia Comparative Schedule of Annual City Tax Digest - Special Tax District

|                              | <u>2015</u>         | <u>2016</u>         | <u>2017 (5/31)</u>  | <u>2018 (5/23)</u>   |
|------------------------------|---------------------|---------------------|---------------------|----------------------|
| Gross Digest (Real Property) | \$58,517,412        | \$68,669,876        | \$90,287,357        | \$162,617,075        |
| Personal Property            | \$0                 | \$8,799,052         | \$8,735,737         | \$8,842,344          |
| <b>Gross Digest</b>          | <b>\$58,517,412</b> | <b>\$77,468,928</b> | <b>\$99,023,094</b> | <b>\$171,459,419</b> |
| Less M&O Exemptions          | -                   | (31,786)            | (25,407)            | (25,407)             |
| Net M&O Digest               | \$58,517,412        | \$77,437,142        | \$98,997,687        | \$171,434,012        |
| M&O Millage                  | 1.50                | 6.45                | 6.45                | 6.45                 |
| Net Taxes Levied             | \$87,776            | \$499,470           | \$638,535           | \$1,105,749          |
| Net Tax \$ Increase          | \$87,776            | \$411,694           | \$139,065           | \$467,214            |
| Net Tax % Increase           | n/a                 | 469.0%              | 27.8%               | 73.2%                |



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# City of Brookhaven, GA 2018 Mill Rate Public Hearing Special Tax District Recommendation

- Recommendation:

Set the FY 2018 millage at 6.450 which is the same rate as FY 2017 and FY 2016.

# Contact Information

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[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)

