



THE CITY OF  
**UNION CITY**  
GEORGIA

November 4, 2013

Mr. Dwight Ferrell  
County Manager  
141 Pryor Street S.W.,  
Atlanta, GA 30303

Re: Responses to the Union City Town Center Tax Allocation District Audit Report  
Sent via email

Dear Mr. Ferrell:

The City of Union City has completed review of the Tax Allocation District (TAD) Audit report. Attached is a copy of the audit report responses. As you are aware, TADs are a critical resource for local communities. Union City's TAD area is advantageously located in the City's leading commercial district and will play an important role in redevelopment.

We hope to continue our partnership with Fulton County in the administration of the TAD. Should you or your staff have any questions or require additional information, please do not hesitate to contact either myself or Ms. Tarsha Calloway.

With kindest regards, I remain

Sincerely,

  
Sonja Fillingame  
City Manager

cc: Anthony Nicks, Director of Internal Audit  
Tarsha Calloway, Comptroller

## **Fulton County TAD Audit Response**

### **Finding 1-Noncompliance with the Consent Resolution**

**Response:** The City of Union City has put proper measurements in place to monitor and comply with the reporting requirements due within 180 days after the end of our fiscal year.

### **Finding 2-Imcomparable TAD Parcel Values**

**Response:** The City of Union City has experienced staff transition during the audit. The Community Development Director administered the TAD and Property Tax Parcel Values. However, that position is now vacant. Newly assigned staff is currently partnering with the county in administering and the property tax parcel values and TAD. We believe that the majority of the differences are due to timing issues of downloading of information. The City is currently reconciling its TAD values to the County's and has put a process in place to update the TAD parcel values on a monthly basis.

### **Finding 3- Unreconciled TAD Fund**

**Response:** The City of Union City had an oversight of One (1) check in the amount of \$18,294 that was received from the county but was not for the TAD fund. This was an oversight, however, the City of Union City will request a copy of all funds disbursed from the Tax Commissioner's office for the TAD at year end to compare the recorded revenue from the City matches the disbursements from the county to ensure proper revenue recognition.

### **Finding 4- Unattained Redevelopment Plan Milestones**

**Response:** Just as other cities in Metro Atlanta, Union City has not been exempt from the decline in development activities. However, we have used that time to position the City for future development.

Since the Union City Tax Allocation District's (TAD) creation in 2006, the City has spent a tremendous amount of time and effort bringing attention and incentives to the area. In 2009, Union City was the first City in Metro Atlanta to receive an Opportunity Zone (OZ) designation. The OZ allowed for the creation of more than 1,000 jobs in 2010 for Union City. The Opportunity Zone allowed us to seek solutions that have placed us in a sustainable position in this economy.

The City's TAD area is advantageously located in the City's leading commercial district and it is vital to the redevelopment of this area. One of the key elements to the redevelopment of the TAD area is Union Station Mall. It sits in the core of the City's TAD and serves as its main source of revenue. In 2012, the City received a Livable Centers Initiative (LCI) Supplemental Grant to assist in the redevelopment and repositioning of the Mall by placing a Park and Ride location onsite. The LCI has plans to redevelop the area into a mixed use development where an array of various land use options, transit facilities, and circulation patterns are considered. It is hoped that this will draw in several businesses and its patriot to the area.

The City has numerous activities taking place that will be complimented by the benefits of the TAD:

- The Union Station mall is for sale and has been visited by major reputable Developers.

With a recent rezoning and several purchase negotiations, we believe Union City will soon attract a list of major retailers for that development.

- The City's recent adoption of the Livable Centers Initiative provides a recommendation to update the base value of the City's TAD. By doing so, the adjustment will increase the effectiveness of the TAD for the eventual user. This will serve as an incentive by helping to attract private development, new infrastructure, open space, and parking, all of which can be provided by the TAD.
- The TAD is located along side one of the City's main industrial areas. It is believed that the industrial site's recent expansion will provide the attention needed for new development. The City projects to bring over 300 jobs by the end of 2014 to the opposite side of interstate.
- With the local movie industry moving south of the TAD, more attention is being drawn to the TAD area.
- There has been an extreme interest in redevelopment for the City's TAD area. Many vacant buildings have been occupied and new businesses are exploring their options for the area.
- Heading south of the Metro Atlanta area, the Union City TAD area has immediate access to prime manufacturing and distribution facilities; hotel, entertainment, retail, convention, trade and exhibition complexes; and office buildings that house air-travel intensive executives and professionals. With Union Station's upcoming redevelopment, we have equipped Union City to be the destination of choice and ultimately increasing our TAD revenue.