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# City of Brookhaven, GA

## Public Hearing on FY 2024 Ad Valorem Tax Millage

June 13, 2024



# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

In accordance with State law:

Notice of this meeting was posted in the Champion Newspaper on June 6<sup>th</sup>.

Notice of meeting was also posted to City's website on June 6<sup>th</sup>.

This is the first of three required public hearings.

The second and third public hearings will be held on June 26 @ 10:30 am and 6:30 pm.

# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

On November 28, 2023, the City Council adopted the FY 2024 budget with a proposed mill rate of 2.740 mills – the same as the previous eight fiscal years.

The adopted budget forecast \$13,547,200 in property tax revenues.

Based on the recently received tax digest, the rate of 2.740 mills will bring in \$13,063,517 a negative variance of \$483,683.

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

# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

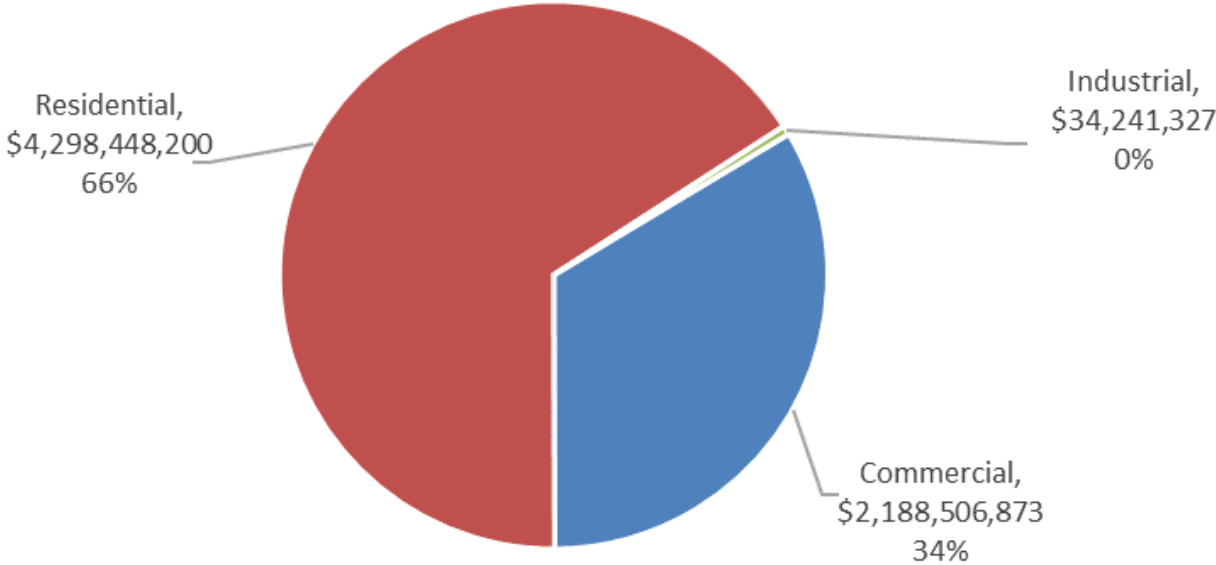
### City of Brookhaven, Georgia - Comparative Schedule of Annual City Tax Digest

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024 (5/24)</u>
Real Property	\$3,944,711,158	\$4,146,981,255	\$4,605,872,052	\$4,804,005,973	\$5,225,525,690	\$6,003,221,476	\$6,400,182,910
Personal Property	154,093,927	146,877,269	142,796,261	132,932,032	127,743,866	122,457,281	121,013,780
Motor Vehicles	22,420,340	16,582,860	11,979,940	8,987,470	7,359,740	6,557,330	5,355,700
Public Utility	26,441,934	27,904,818	29,870,584	31,592,678	32,824,449	31,423,499	31,272,352
<b>Gross Digest</b>	<b>4,147,667,359</b>	<b>4,338,346,202</b>	<b>4,790,518,837</b>	<b>4,977,518,153</b>	<b>5,393,453,745</b>	<b>6,163,659,586</b>	<b>6,557,824,742</b>
County & State Exemptions	131,062,630	113,698,294	121,233,685	87,505,072	69,907,709	61,507,807	44,820,871
City - Basic Homestead	189,535,240	196,824,520	248,201,920	295,825,712	338,438,816	385,131,300	428,159,492
City - Senior Homestead	28,649,448	29,753,488	39,061,920	63,663,220	83,274,508	98,357,827	114,019,727
Freeze Exemption	474,912,048	521,462,744	519,317,604	564,867,784	781,371,897	1,063,667,797	1,203,117,631
<b>Total M&amp;O Exemptions</b>	<b>824,159,366</b>	<b>861,739,046</b>	<b>927,815,129</b>	<b>1,011,861,788</b>	<b>1,272,992,930</b>	<b>1,608,664,731</b>	<b>1,790,117,721</b>
Net M&O Digest	3,323,507,993	3,476,607,156	3,862,703,708	3,965,656,365	4,120,460,815	4,554,994,855	4,767,707,021
Adjusted Net M&O Digest	3,323,507,993	3,476,607,156	3,862,703,708	3,965,656,365	4,120,460,815	4,554,994,855	4,767,707,021
Gross M&O Millage	2.740	2.740	2.740	2.740	2.740	2.740	2.740
Less Rollbacks	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Net M&O Millage	2.740	2.740	2.740	2.740	2.740	2.740	2.740
Net Taxes Levied	\$9,106,412	\$9,525,904	\$10,583,808	\$10,865,898	\$11,290,063	\$12,480,686	\$13,063,517
Net Revenue \$ Increase	\$690,388	\$419,492	\$1,057,905	\$282,090	\$424,164	\$1,190,623	\$582,831
Net Revenue % Increase	9.11%	4.61%	11.11%	2.67%	3.90%	10.55%	4.67%

# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

### 2024 Real Property Digest by Category



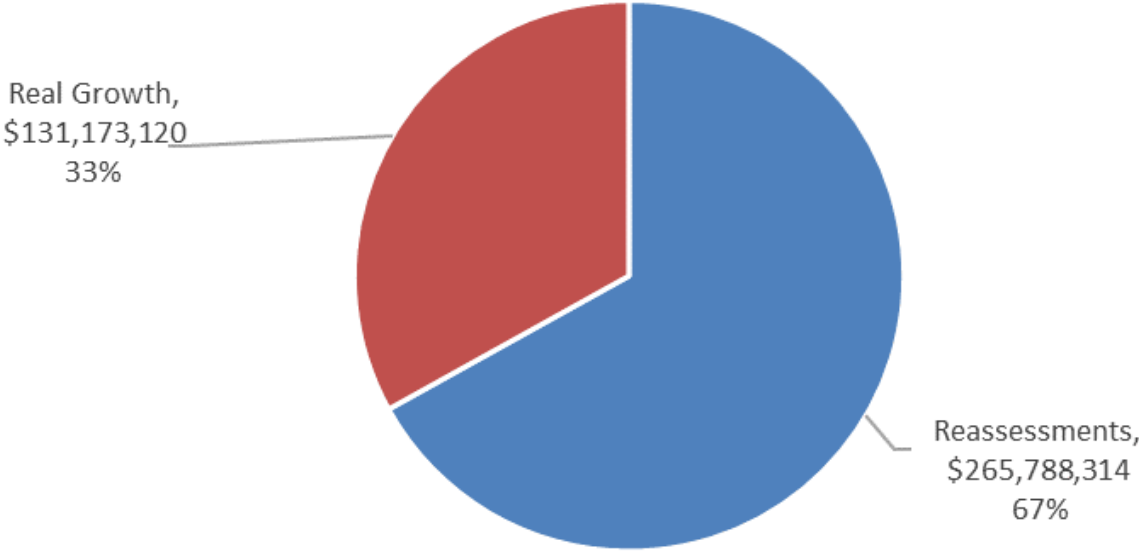
Note – The amounts above represent taxable assessed value which is 40% of appraised value. This figure does not include Public Utilities or Motor Vehicles



# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

### 2024 Taxable Value Added to Real Property Digest



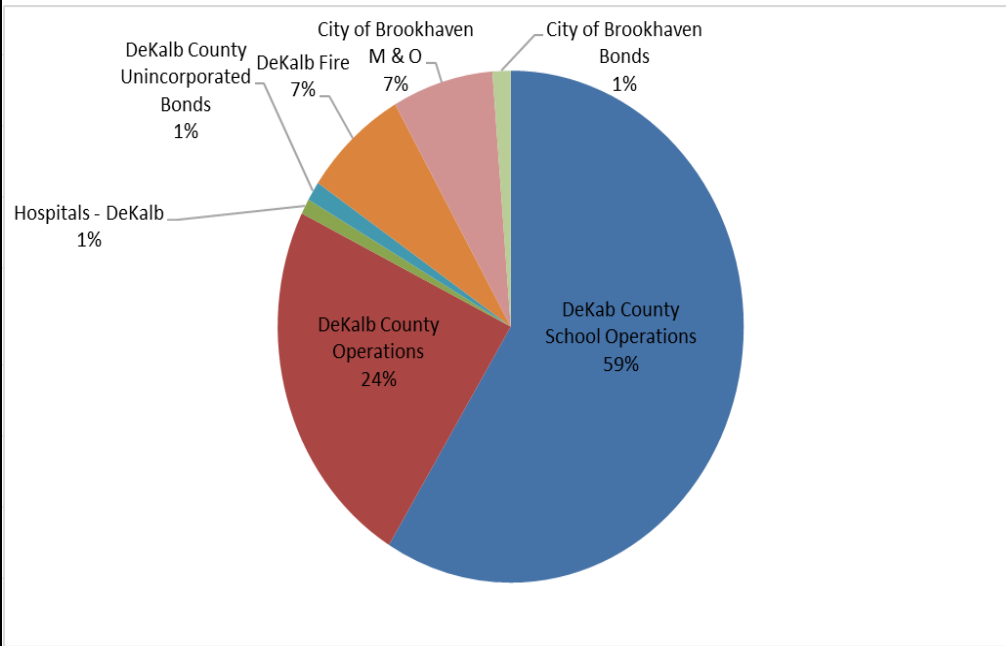
Note: Taxable value is 40% of Appraised Value. Total Appraised Value increased \$992,403,585.

# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

### City of Brookhaven as a Percentage of Total County Bill

	2023	% Tax	Previous Year	Chg	% Chg
<b>DeKalb County School Operations</b>	22.980	58.75%	23.080	(0.10)	-0.4%
<b>DeKalb County Operations</b>	9.209	23.54%	8.988	0.22	2.5%
<b>Hospitals - DeKalb</b>	0.379	0.97%	0.476	(0.10)	-20.4%
<b>DeKalb County Bonds</b>	0.000	0.00%	0.000	-	0.0%
<b>DeKalb County Unincorporated Bonds</b>	0.479	1.22%	0.490	(0.01)	-2.2%
<b>DeKalb Fire</b>	2.837	7.25%	3.159	(0.32)	-10.2%
<b>Georgia State Taxes</b>	0.000	0.00%	0.000	0.000	0.0%
<b>City of Brookhaven M &amp; O</b>	2.740	7.01%	2.740	0.000	0.0%
<b>City of Brookhaven Bonds</b>	0.490	1.25%	0.550	-0.060	-10.9%
<b>Total Millage</b>	39.114	100.0%	39.483	(0.369)	-0.9%



# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

**City of Brookhaven, Georgia**

**Analysis of Impact of Exemptions and Assessment Freeze  
and Millage Rate Changes**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Inflationary Digest Changes	17.8%	10.1%	6.2%	9.1%	10.1%	4.6%	11.1%	2.7%	3.9%	10.5%	4.7%

**Sample Residential Property Owner**

Frozen Values*	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Non-Frozen Values	\$589,023	\$648,753	\$689,236	\$752,036	\$828,361	\$866,520	\$962,752	\$988,412	\$1,026,996	\$1,135,301	\$1,188,318
Difference in Values	\$89,023	\$148,753	\$189,236	\$252,036	\$328,361	\$366,520	\$462,752	\$488,412	\$526,996	\$635,301	\$688,318

**Taxable Values (40% of Market Value)**

Frozen Values	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Non-Frozen Values	\$235,609	\$259,501	\$275,694	\$300,815	\$331,344	\$346,608	\$385,101	\$395,365	\$410,798	\$454,120	\$475,327
Difference in Taxable Values	(\$35,609)	(\$59,501)	(\$75,694)	(\$100,815)	(\$131,344)	(\$146,608)	(\$185,101)	(\$195,365)	(\$210,798)	(\$254,120)	(\$275,327)

<b><u>Homestead Exemptions</u></b>	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$34,000)	(\$38,000)	(\$42,000)	(\$46,000)	(\$50,000)
County- \$10,000; City - \$40,000 beginning in 2024											

(\* \$500,000 is used for illustration purposes only)



# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

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

<u>Millage Rate</u>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Adopted Millage	2.795	2.740	2.740	2.740	2.740	2.740	2.740	2.740	2.740	2.740	2.740
Taxes at Adopted Rates	\$475	\$466	\$466	\$466	\$466	\$466	\$455	\$444	\$433	\$422	\$411
Savings (Assessment Freeze)	\$90	\$154	\$207	\$276	\$360	\$402	\$507	\$535	\$578	\$696	\$754
Cumulative Savings	\$90	\$244	\$451	\$727	\$1,087	\$1,489	\$1,996	\$2,531	\$3,109	\$3,805	\$4,559
Effective Millage Rate based on Assessment Freeze and Local Homestead Exemption	2.350	2.059	1.897	1.721	1.546	1.471	1.296	1.243	<b>1.174</b>	<b>1.034</b>	<b>0.967</b>

# City of Brookhaven, GA

## 2024 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 in DeKalb County.
- This is the fifth year of the 5-year homestead exemption increase that amounts to approximately \$11 in savings.

#### **Recommendation:**

Maintain the FY 2024 millage at 2.740 which is the same rate since 2015.

# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

### General Obligation Bond Millage

On November 6, 2018 the residents of the City approved a ballot item for the borrowing of up to \$40 million for the improvement of Parks as documented in the City's Master Plans.

On January 22, 2019, the City Council approved Resolution 2019-01-04 for the issuance of \$38,855,000 in General Obligation Debt.

The Preliminary FY 2024 Property Tax Digest for the General Obligation Bond is \$4,767,707,021 after exemptions.

Based on the above tax valuation and the requirement to levy only the amount of required revenue to service the debt, the millage will be set at 0.47 mills which will produce \$2,240,822 in revenue. This is a decrease of 0.02 mills from 2023.

# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

### General Obligation Bond Millage

#### Comparative Schedule of Annual General Obligation Bond Debt Tax Digest

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024 (5/24)</u>
Real Property	\$4,146,981,255	\$4,605,872,052	\$4,804,005,793	\$5,225,525,690	\$6,003,221,476	\$6,400,182,910
Personal Property	146,877,269	\$142,796,261	\$132,932,032	\$127,743,866	122,457,281	121,013,780
Motor Vehicles	16,582,860	\$11,979,940	\$8,987,470	7,359,740	6,557,330	5,355,700
Public Utility	27,904,818	29,870,584	31,592,678	32,824,449	31,423,499	31,272,352
<b>Gross Digest</b>	<b>4,338,346,202</b>	<b>4,790,518,837</b>	<b>4,977,517,973</b>	<b>5,393,453,745</b>	<b>6,163,659,586</b>	<b>6,557,824,742</b>
County & State Exemption:	113,698,294	121,233,685	87,505,072	69,907,709	61,507,807	44,820,871
City - Basic Homestead	196,824,520	248,201,920	295,825,712	338,438,816	385,131,300	428,159,492
City - Advanced Homestead	29,753,488	39,061,920	63,663,220	83,274,508	98,357,827	114,019,727
Freeze Exemption	521,462,744	519,317,604	564,867,784	781,371,897	1,063,667,797	1,203,117,631
<b>Less Bond Exemptions</b>	<b>861,739,046</b>	<b>927,815,129</b>	<b>1,011,861,788</b>	<b>1,272,992,930</b>	<b>1,608,664,731</b>	<b>1,790,117,721</b>
Net Bond Digest	3,476,607,156	3,862,703,708	3,965,656,185	4,120,460,815	4,554,994,855	4,767,707,021
Adjusted Net Bond Digest	3,476,607,156	3,862,703,708	3,965,656,185	4,120,460,815	4,554,994,855	4,767,707,021
Net Bond Millage		0.680	0.570	0.570	0.490	0.470
Net Taxes Levied		\$2,626,639	\$2,260,424	\$2,348,663	\$2,231,947	\$2,240,822
Net Taxes \$ Increase		\$2,626,639	-\$366,214	\$88,239	-\$116,715	\$8,875

City of Brookhaven, GA  
2023 Mill Rate Public Hearing  
General Obligation Bond Millage

- Recommendation:  
Set the FY 2024 bond millage at 0.47

# City of Brookhaven, GA

## 2024 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, code enforcement, and infrastructure from the imposition of an ad valorem tax mill rate on properties in this designated area.

The Preliminary FY 2024 Property Tax Digest for the Special Tax District is \$246,082,968 which is a 13.5% increase from FY 2023. This will produce \$1,638,217 in revenue to be used for services and infrastructure for the district.

The millage for FY 2024 will remain the same at 6.450. This has been the millage since 2016.

# City of Brookhaven, GA

## 2023 Mill Rate Public Hearing

### Special Tax District

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

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024 (5/24)</u>
Gross Digest (Real Property)	\$178,624,750	\$149,508,797	\$158,076,743	\$149,758,714	\$217,640,013	\$246,082,968
Personal Property	\$8,367,491	\$2,447,181	\$8,201,083	\$5,305,945	\$6,126,705	\$7,943,866
<b>Gross Digest</b>	<b>\$186,992,241</b>	<b>\$151,955,978</b>	<b>\$166,277,826</b>	<b>\$155,064,659</b>	<b>\$223,766,718</b>	<b>\$254,026,834</b>
Less M&O Exemptions	(33,089)	(24,402)	(35,416)	(40,807)	(35,480)	(39,654)
Net M&O Digest	\$186,959,152	\$151,931,576	\$166,242,410	\$155,023,852	\$223,731,238	\$253,987,180
M&O Millage	6.45	6.45	6.45	6.45	6.45	6.45
Net Taxes Levied	\$1,205,887	\$979,959	\$1,072,264	\$999,904	\$1,443,066	\$1,638,217
Net Tax \$ Increase	\$567,352	(\$225,928)	\$92,305	(\$72,360)	\$443,162	\$195,151
Net Tax % Increase	88.9%	-18.7%	9.4%	-6.7%	44.3%	13.5%

# City of Brookhaven, GA

## 2023 Mill Rate Public Hearing

### Special Tax District Recommendation

- Recommendation:

Set the FY 2024 millage at 6.450 which is the same rate since FY 2016.



City of Brookhaven, GA  
2023 Mill Rate Public Hearing  
Lavista Park Special District

On September 24, 2019, the City Council adopted Resolution 2019-09-05 establishing an annexation policy. This policy calls for the creation of a special district to fund needed infrastructure in the newly annexed area.

On December 10, 2019, the City Council adopted an ordinance annexing the Lavista Park neighborhood into the City.

The millage for FY 2024 is recommended to be set at ZERO. The La Vista Park Special District has completed its policy goal.

City of Brookhaven, GA  
2023 Mill Rate Public Hearing  
LaVista Park Special District

- Recommendation:

The Millage for FY 2024 will be ZERO in this fund.

# City of Brookhaven, GA

## 2023 Mill Rate Public Hearing

### Special Service District

On December 30, 2021, the City Council adopted Resolution 2021-12-07 establishing the boundaries and definitions for a Special Service District. This District will be used to fund capital projects and governmental services.

The Preliminary FY 2024 Property Tax Digest for the Special Service District is \$2,039,892,178 which is a 6.4% increase from FY 2023. This will produce \$8,159,569 in revenue to be used for infrastructure and services for the district.

The millage for FY 2024 will remain the same at 4.000. This has been the millage since 2022.

# City of Brookhaven, GA

## 2024 Mill Rate Public Hearing

### Special Service District

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

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024 (5/24)</u>
<b>Gross Digest (Real and Personal)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,717,285,418</b>	<b>\$1,970,918,224</b>	<b>\$2,081,427,285</b>
Less M&O Exemptions	-	-	-	(65,599,380)	(53,786,209)	(41,535,107)
<b>Net M&amp;O Digest</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,651,686,038</b>	<b>\$1,917,132,015</b>	<b>\$2,039,892,178</b>
Gross M&O Millage	-	-	-	4.000	4.000	4.000
Less Rollbacks	n/a	n/a	n/a	n/a	n/a	n/a
M&O Millage	-	-	-	4.000	4.000	4.000
Net Taxes Levied	\$0	\$0	\$0	\$6,606,744	\$7,668,528	\$8,159,569
Net Tax \$ Increase	\$0	\$0	\$0	\$6,606,744	\$1,061,784	\$491,041
Net Tax % Increase	N/A	N/A	N/A	N/A	16.1%	6.4%

City of Brookhaven, GA  
2024 Mill Rate Public Hearing  
Special Service District

- Recommendation:

Set the FY 2024 millage at the recommended 4.000 mills.

# Contact Information

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