

HABERSHAM COUNTY BOARD OF COMMISSIONERS

EXECUTIVE SUMMARY

SUBJECT: Contract with McCormick Solutions for Commercial & Industrial Property Review

DATE: July 17, 2023

☒ **RECOMMENDATION**

☐ **POLICY DISCUSSION**

BUDGET INFORMATION:

☐ **STATUS REPORT**

ANNUAL-

☐ **OTHER**

CAPITAL- \$75,000

PRESENTED BY: Joan Church

COMMISSION ACTION REQUESTED ON: July 17, 2023

PURPOSE: To obtain approval for a contract with McCormick Solutions for \$75,000 for reviewing all Industrial & Commercial Properties in the county. McCormick Solutions will handle the valuations, measuring of buildings, appeals, taking photos, etc. for all the Industrial and Commercial properties, which will enable the Tax Assessors office to focus on the Residential properties.

BACKGROUND / HISTORY: At their June 26, 2023 meeting, the Board of Assessors approved recommend entering into this contract with McCormick Solutions to the Board of Commissioners.

FACTS AND ISSUES:

- At their June 26, 2023 meeting, the Board of Assessors approved recommending this contract with McCormick Solutions to the Board of Commissioners.
 - This contract would greatly assist the Tax Assessors office, which is experiencing a staffing shortage.
 - McCormick Solutions would handle all of the valuations, measuring of buildings, taking photos, etc for all of the Industrial and Commercial properties in the county.
 - This would allow the Tax Assessors Office field appraisers to focus solely on review of the counties Residential Properties that they themselves are required by law to perform.
 - McCormick Solutions has contracts with several counties throughout Georgia such as: Greene, Dade, Dawson, Gwinnett, Walker, Lumpkin, Franklin & Whitfield Counties.
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OPTIONS:

- 1) Approve recommendation
 - 2) Deny recommendation
 - 3) Commission defined alternative
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RECOMMENDED SAMPLE MOTION: I motion to approve the contract with McCormick Solutions to value Industrial & Commercial Properties and authorize the County Manager to sign the contract.

DEPARTMENT: Tax Assessor's Office

Prepared by: Amy Garmond

Director: _____

**ADMINISTRATIVE
COMMENTS:**_____

_____ **DATE:** _____

County Manager

“Heart of the Georgia Mountains”
HABERSHAM COUNTY
OFFICE OF TAX ASSESSORS HABERSHAM COUNTY COURTHOUSE
130 Jacobs Way, Suite 201, Clarkesville, Georgia 30523
Telephone 706-839-0100 Fax: 706-754-8079 Email: taxassessors@habershamga.com

June 26, 2023

Regarding the contract from McCormick Solutions, we have the following information for you:

Based on the 2022 permits, the estimated cost would be **\$19,300**.

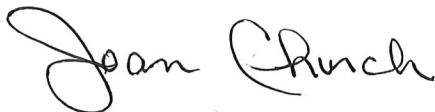
Reviewing the Commercial & Industrial properties would be estimated at **\$75,000**.

Reviewing all parcels within a 3-year period would be estimated at **\$397,180 (22,696 parcels x \$17.50)**. This would be payable over a 3-year period at an estimated amount of **\$132,393** per year.

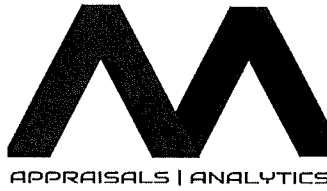
The total estimated amount of the contract would be **\$491,480**. The Board of Assessors recommend adding 15% to the final amount for inflation and that final estimated amount would be **\$565,202**.

If our office can be of further assistance, please feel free to contact us.

Sincerely,

A handwritten signature in black ink that reads "Joan Church". The signature is written in a cursive, flowing style.

Joan Church
Chief Appraiser



A division of LMC Inc.

Habersham County Board of Tax Assessors
Joan Church Chief Appraiser
130 Jacobs Way
Clarksville GA 30523

June 20, 2023

Dear Ms. Church,

McCormick Solutions, A division of LMC Inc. is excited to present the following proposal to The Habersham County Board of Tax Assessors. LMC has a very diverse staff of appraisers. LMC specializes in Mass Appraisals and has many years of experience in Property Tax Assessment Administration. LMC intends to leverage technology and use GIS to assist us in our review process. We would ask the Board to seriously consider LMC as your property tax assessment vendor. LMC currently has several North Georgia counties and would love to add and work closely with Habersham County.

Sincerely,

Terry McCormick
CEO LMC Inc.

McCormick Solutions a division of LMC Inc



APPRAISALS | ANALYTICS

Proposal for Real Property
Habersham County Georgia

Terry McCormick
6/19/2023

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McCormick Solutions Inc., respectfully submits the following bid proposal for field review of all real property Habersham County, Georgia.

Items of Submission:

The cost submitted for this request covers the following items:

This basically includes: We currently have roughly 23,000 parcels

Picking up new permits (new construction, new buildings, etc)

Visiting parcels for our 3-year review.

Industrial & Commercial appraisals

- Physical field review of all real parcels.
 - Field reviews will consist of building classification, grading, observed condition, depreciation and measuring newly discovered additions or improvements
 - A photo of all improvements will be taken

Appeals and appeal preparation \$750 per deim

Company Information:

Along with references, McCormick Solutions a division of LMC, Inc. would like to submit information regarding the company and appraisal work performed in Georgia.

Additional Company Information:

Company Name	LMC, Inc.
Principle Owners	Terry McCormick
Business Address	3439 Kelly Bridge Rd Dawsonville GA 30534
Phone Number	Terry McCormick: 770-262-1385

County References during last 5 Years:

County Name	Address	Telephone	Contact
Greene	1034 Silver Dr Greensboro Ga	706.453.3355	Debbie Moreno
Dade	71 Case Ave Dawson Trenton Ga	706.657.6341	Paula DuVall
Dawson	25 Justice Way Dawsonville Ga	706-344.3590	Elaine Garrett
Gwinnett	75 Langley Dr Lawrenceville GA 30046	770-822-7200	Stewart Oliver
Walker	P O Box 399 Rock Springs Ga	706-638-4823	Terry Gilreath
Whitfield	201 S Hamilton St Dalton Ga 30720	706.275.7410	Kristi Queen

County Contracts in Progress:

Greene Gwinnett Whitfield

Dade Walker Franklin

Dawson Lumpkin

Insurance Coverage:

Insurance coverage for LMC INC. is provided through State Farm Insurance. A certificate of coverage will be faxed upon LMC, Inc. being awarded the contract.

Contract for Services

County of Habersham

State of Georgia

THIS CONTRACT AND AGREEMENT is made and entered into this ____ day of _____ 2023, by and between Habersham COUNTY, GEORGIA, a political subdivision of the state of Georgia, acting by and through its Board of Tax Assessors (herein, the "County") and McCormick Solutions a division of LMC Inc, (herein the "Company") for the purposes of providing services in the review of Real Property in Habersham County, Georgia.

Scope of Service

This basically includes: We currently have roughly 23,000 parcels

Picking up new permits (new construction, new buildings, etc)

\$50 for residential, \$100 commercial

Visiting parcels for our 3-year review.

\$17.50 per parcel

Industrial & Commercial appraisals

Would be your commercial and industrial appraiser for \$75,000 or could review for \$50 for commercial \$125 for industrial.

- Physical field review of all real property parcels.
 - Field reviews will consist of building classification, grading, observed condition, depreciation and measuring newly discovered additions or improvements.
 - A photo of all the major improvements and major accessory improvements will be taken.
- Documenting work

McCormick Solutions A division of LMC Inc will split the following cost over 3 budget years in order to assist the county in covering the Cost of Services.

for the sum of: \$ See above pricing

Appeals and appeal preparation \$750 per deim

Appraiser Per Diem cost (includes expenses) for appeal assistance	\$	750.00
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Termination in General: The County or the company may terminate this contract with a 30-day written notice to the respective party.

Invoices: Invoices will be billed on a monthly basis and approved by the Board of Assessors. A 15% retainer fee will be applied to each invoice retainer due at the approval of values from the Board of Assessors. Invoices are net 10 days, after 30 days 1 ½ interest will be added to all late payments.

Terry McCormick

McCormick Solutions, Chief Executive Officer

Habersham County Board of Commissioners

Conflict of Interest & Authorized Signature:

I, Terry McCormick, as Chief Financial Officer of McCormick Solutions do state that there are no circumstances that create conflict of interest in performing the services of this contract.

I, also, state that I am authorized to submit this proposal for McCormick Solutions.

Terry McCormick

McCormick Solutions, Chief Executive Officer

Habersham Board of Commissioners