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Georgia's Community Improvement Districts

Lindsay Kuhn

Georgia State University

Sarah Larson

Georgia State University

Carolyn Bourdeaux

Georgia State University

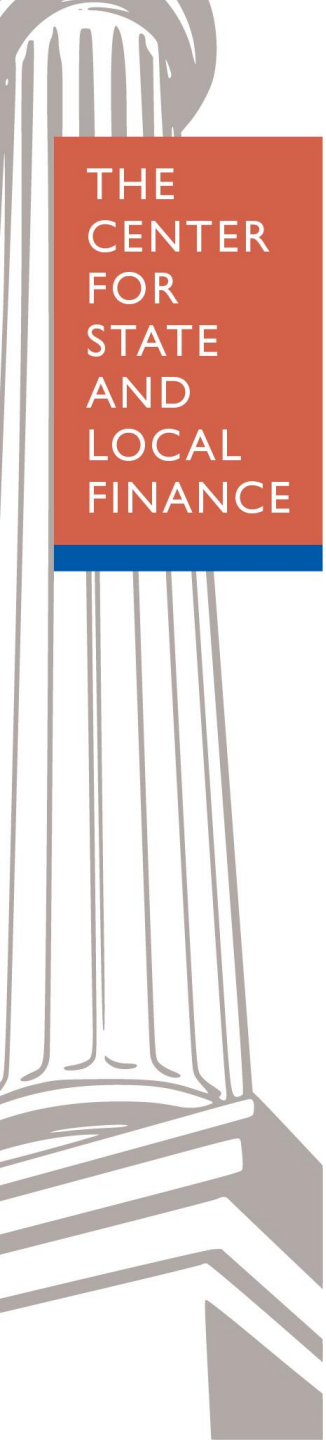
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Lindsay Kuhn, Sarah Larson and Carolyn Bourdeaux

Georgia's Community Improvement Districts

Report Structure

- Georgia CIDs
- Comparative analysis
 - Georgia BIDs vs. Georgia CIDs
 - Four southeastern states' improvement districts (IDs) vs. Georgia CIDs
- Case study of Georgia CIDs
 - Cumberland CID
 - ADID
 - South Fulton CID
 - Evermore CID
 - Georgia Gateway CID
- Framework
 - Legal authorization & purpose
 - Creation
 - Governance & administration
 - Financing
 - Renewal, dissolution & oversight



Georgia CIDs

CID Overview

- Inventory
 - 25 active CIDs
 - 1 inactive CID
 - At least 7 other potential CIDs
- Nearly **70%** of these CIDs were created post-2000
- Appendix C, p. 90

Creation

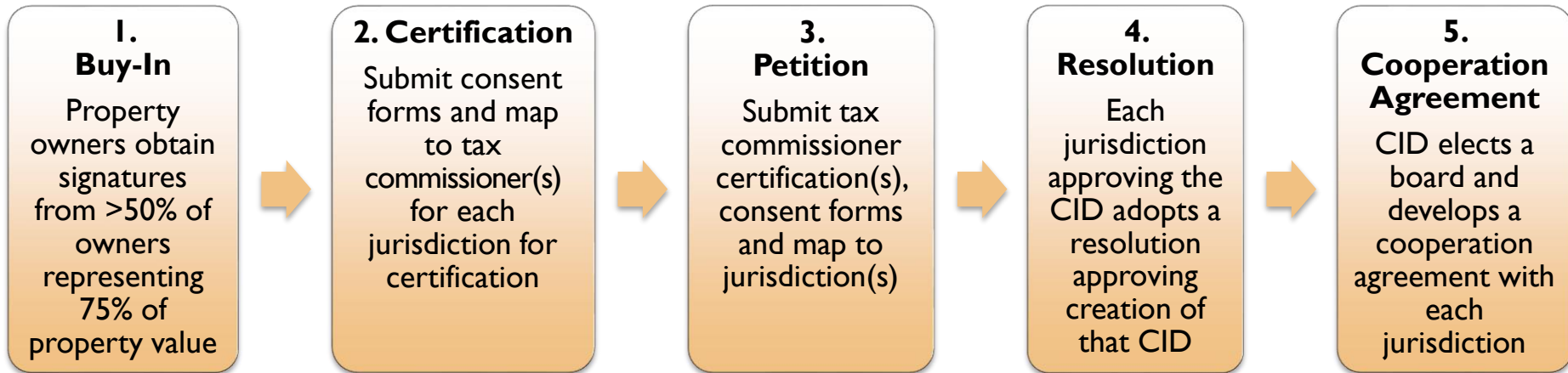
<u>COUNTIES</u>		<u>CITIES</u>	
CURRENTLY HAS CID(S)	NO CURRENT CID(S)	CURRENTLY HAS CID(S)	NO CURRENT CID(S)
Barrow	Burke	Alpharetta	Covington
Cherokee	Chatham	Atlanta	Dahlonega
Clayton	Dawson	Braselton	Gainesville
Cobb	Douglas	Canton	Macon
DeKalb	Forsyth	Emerson	Oakwood
Fulton	Henry	Kingsland	Valdosta
Glynn	Jackson		Woodstock
Gwinnett	Macon-Bibb		
Hall	Newton		
	Sumter		
	Troup		
	Whitfield		

Creation & Renewal

Step 1: CID Enabling Act & Variations

	FULTON COUNTY	DEKALB COUNTY
NO. BOARD MEMBERS	Minimum of 7 directors	7 directors
RENEWAL	Vote to dissolve the CID every 6 years; if a majority of voters representing at least 75% of property value vote for dissolution, the request is sent to the governing authority	No renewal requirement, but the CID can be dissolved by petition from 2/3 of members representing 75% of property value upon adoption of resolution by county Board of Commissioners

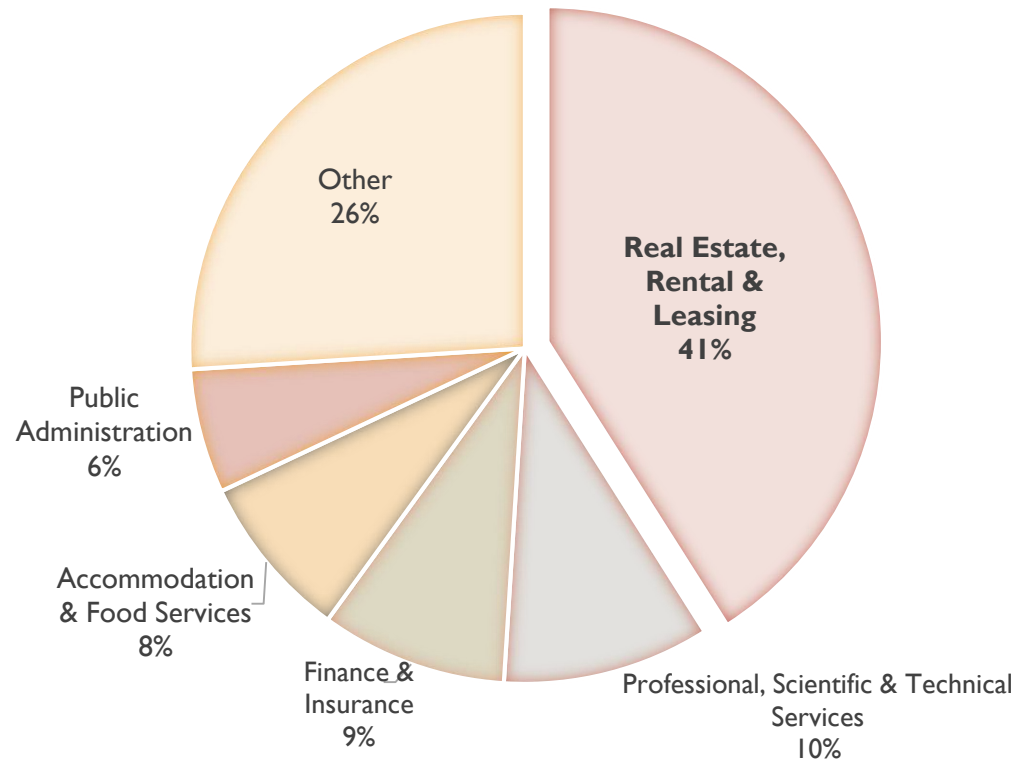
Step 2: Petition and Ordinance



Governance & Administration

- Leadership positions
 - 60% of Chairs in real estate, rental & leasing
- Overlap
 - 10 individuals and 17 firms on >1 board
- Administration
 - >90% have a management company or staff

BOARD MEMBER INDUSTRIES



Financing

- Property tax
 - Tax on commercial properties that are not tax-exempt and not used residentially (no tax on multi-family residential property)
 - Avg. FY14: 4.7 mills
- Bonds
 - Fulton Perimeter CID
- Local funding
 - Special-purpose local-option sales tax (SPLOST)
- State & regional funding
 - Georgia Transportation & Infrastructure Bank (GTIB)
 - Atlanta Regional Commission's Livable Centers Initiative (LCI)



Yellow River Pedestrian Bridge

© Evermore CID (<http://www.evermorecid.org/>)

Evolution of CID Service Emphasis

- Traditional CID type
 - Most prevalent prior to 2000
 - Either focus on capital-intensive and alternative transportation projects like road building (similar to CCID) or beautification and public safety services like streetscaping (like ADID)
 - Concentrated close to metro Atlanta
- Hybrid CID type
 - Most prevalent after 2000
 - Existing CIDs began to cross over, providing both capital-intensive transportation services and beautification and public safety services
 - New CIDs became more geographically diverse
- Development-centric CID type
 - Starting in 2006; only 3 to date
 - Tend to be in rural to suburban locales further out from metro Atlanta
 - Focus on improving the local economy through one or more developments



Downtown Ambassadors & Peachtree Cycle Track

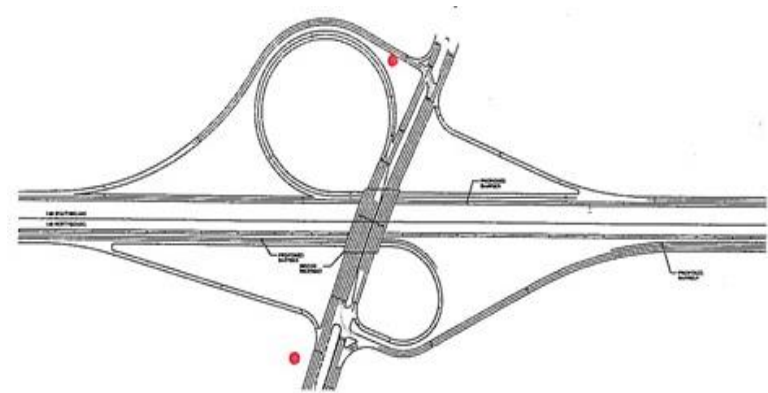
© ADID (<http://atlantadowntown.com>)



Georgia BIDs vs. Georgia CIDs

BID vs. CID Services

- Traditional BID services
 - Beautification, like trash removal & greening
 - Security & hospitality, such as ambassadors
 - Marketing, including advertising & events
 - Public space management, such as managing street vendors and loitering
 - Social services, like youth & homeless programs
- CID services
 - All of the above BID services, plus infrastructure planning & management, mostly for transportation:
 - Road building or improvements
 - Pedestrian bridge building
 - Traffic signalization
 - Sidewalk and trail construction



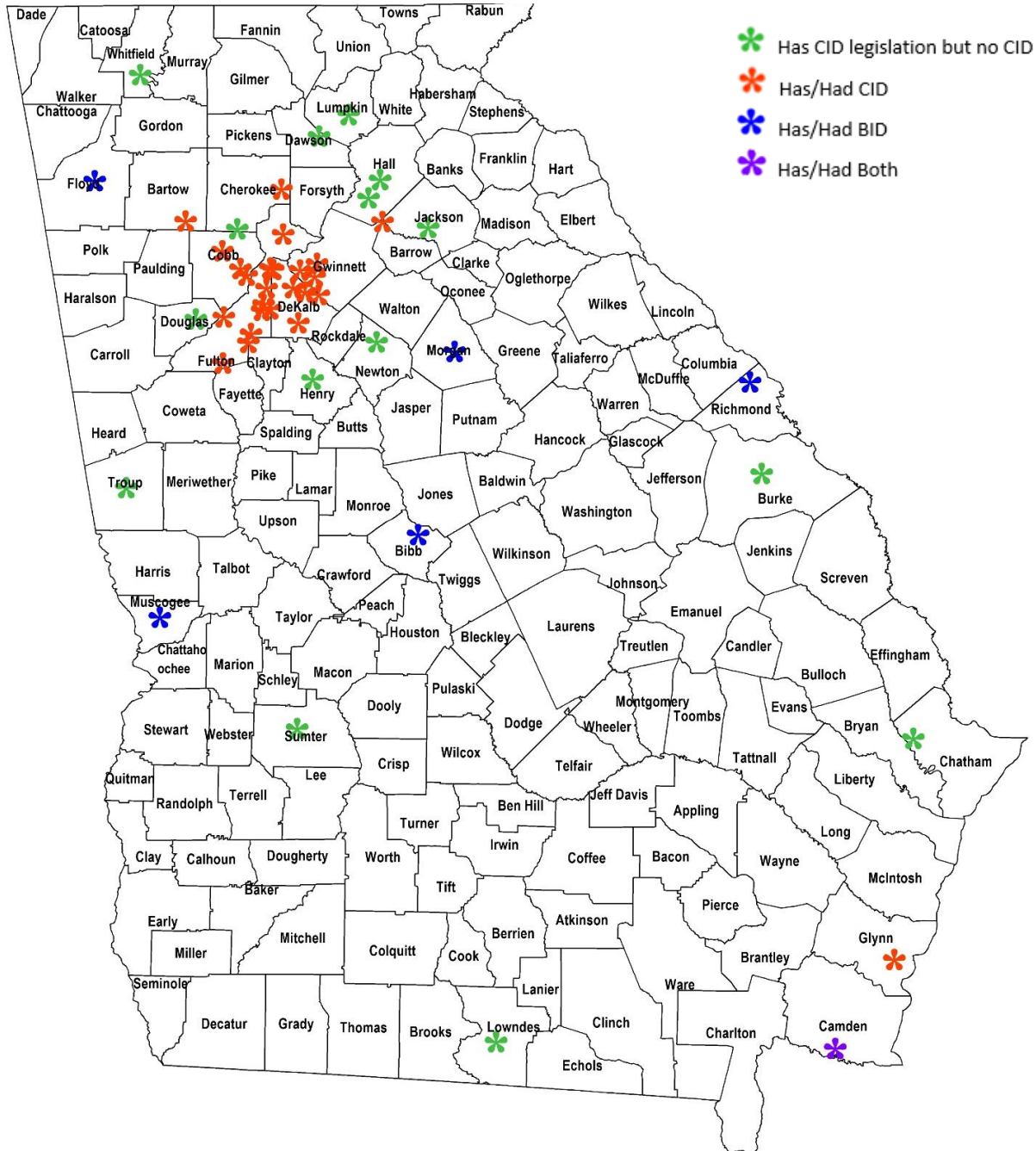
SR 74 Partial Cloverleaf Interchange Design

© South Fulton CID (<http://southfultoncid.com/>)

Legal Authorization & Purpose

- Purpose
 - Restore and promote commercial activity in business districts
- Authorized in Georgia Code, 1981
- City only

Georgia Map of Current and Past BIDs versus CIDs



Governance & Administration

- District plan
 - Timeline (5-10 years)
 - Services
 - Budget
 - Boundary map
- Administration
 - Nonprofit or downtown development authority

Financing

- Property tax
 - Avg. FY14: 4.6 mills
 - Includes all residential property, as compared to Georgia CIDs which do not include any residential
- Grants
- Business license surcharges
- Occupation taxes

Renewal & Dissolution

- Automatically dissolved at the end of the district plan (5-10 years)
- To renew, must re-create the BID with a new district plan



Southeastern States' Improvement Districts vs. Georgia CIDs

Improvement Districts

STATE	TERM	No. of IDs in 2010
Georgia	Community improvement district (CID)	18
Alabama	Self-help business improvement district (BID)	2
Florida	Neighborhood improvement districts (NID), 4 types: <ul style="list-style-type: none"> • Local government NID (LGNID) • Property owner's association NID (PONID) • Special NID (SNID) • Community redevelopment NID (CRNID) 	9
South Carolina	Business improvement district (BID)	1
Tennessee	Central business improvement district (CBID)	5

* Number of IDs from International Downtown Association's "Business Improvement Districts: Census and National Survey."

Creation

- Location
- Consent requirements
 - One of two options:
 1. Petition from property owners submitted for governing authority approval to adopt an ordinance, OR
 2. Governing authority adopts ordinance without property owner consent.
 - * *Option for owners to petition against the improvement district*
 - Some states allow for either method

Governance & Administration

- District Plan
 - Varying requirements
 - Most include expiration date for renewal
- Governing authority representation
 - Only 3 states require on board

Financing

- Property tax (all)
 - Max. ranges from 2-175 mills
 - All but Georgia CIDs include multi-family residential properties
- Grants (all)
 - Some special programs, like Florida Safe Neighborhood and Georgia GTIB
- Bonds (some)
 - Georgia CIDs, South Carolina BIDs & Florida SNIDs can issue directly



Case Study

Case Study CID Selection

CID name	Geographic Location (County)	Year Incorporated	Focus
Cumberland CID (CCID)	Cobb County	1988	Transportation & infrastructure, beautification, planning
Downtown Atlanta Community Improvement District (DACID/ADID)	Fulton County	1995	Public safety, transportation & infrastructure, beautification, economic development
South Fulton CID (SFCID)	Fulton County	1999	Transportation & infrastructure, economic development
Evermore CID	Gwinnett County	2003	Transportation & infrastructure, beautification, planning
Georgia Gateway CID	Camden County	2013	Economic development, transportation & infrastructure

Key Case Study CID Similarities

- Creation
 - Spearheader(s)
- Services provided
 - Variety
 - Transportation and planning vs. facilities and storm water, sewage and water
- Financing mechanisms
 - No bonds
 - Property taxes, GDOT, GTIB, ARC (incl. LCI), SPLOST
- Project management
 - Varies by project
 - Larger and more capital-intensive transportation projects: typically partner with governing authority
 - Many actual services (design, construction, etc.) contracted out

Key Case Study CID Differences

- Geography
 - Size and location
 - Expansion
- Governance
 - Board composition
- Administration
 - Management company/staff
 - Nonprofit
- Budgets
 - Range from less than \$1M to almost \$10M
 - Composition and age



Conclusion

Georgia CIDs vs. Other IDs Reviewed

Other IDs: Georgia BIDs, Alabama BIDs, Florida NIDs, South Carolina BIDs, and Tennessee CBIDs

- Creation
 - **Other IDs:** District plan, petition and ordinance
 - **CIDs:** CID enabling act, petition (higher threshold) and ordinance
- Services
 - **Other IDs:**
 - Provide advertising, economic development, beautification, ambassadors and similar services
 - Relatively less autonomy in deciding services and changing them (district plan)
 - **CIDs:**
 - Provide the services above + facilities and capital-intensive transportation infrastructure
 - May independently determine service portfolio and change services without approval

Georgia CIDs vs. Other IDs Reviewed

- Renewal
 - **Other IDs:** renewal required in most cases, either in statute or done in practice
 - **CIDs:** renewal required only if specified in local CID enabling act
- Tax base
 - **Other IDs:** Multi-family (and sometimes other) residential
 - **CIDs:** No properties used residentially
- Reporting
 - **Other IDs:** Two IDs required to submit financial information (audit or budget) in state statutes
 - **CIDs:**
 - No reporting requirement in Georgia Constitution but may include in CID enabling act or ordinance
 - Some of the more established CIDs provide reporting on website but no standardization

Concluding Comments



Ashford Dunwoody Diverging Diamond

© Perimeter CID (<http://perimetercid.org/>)

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Thank You!