Tax Allocation District Advisory Committee (TADAC)

2016 Annual Report

April 4, 2017
What is TADAC?

• (2004) Atlanta City Council created the Atlanta BeltLine Tax Allocation District (TAD)

• (2006) TADAC created as a means of managing TAD funds and engaging the community members
  o Full board membership at least forty-two, but no more than forty-five
  o Twenty-three TADAC members in 2016

• Engaging the Community in the BeltLine Vision
  • Advising and Engaging
    • How the Atlanta BeltLine is funded through the TAD and Bonds
  • Support the (BeltLine) Project
    • 2030 Atlanta BeltLine Strategic Implementation Plan
  • Informing the Community
    • Publish TADAC annual report
2016: Year in Review

• TADAC has actively engaged, experienced and dedicated appointees
• Appointing bodies need to make more TADAC appointments
  o Appointed TADAC members (54.7% level) of enabling legislation
• Focused on successful delivery of duties outlined in enabling legislation
• Changed operating structure to more effectively advise ABI and the City
• Discussed alternative bond funding mechanisms
• Conducted TADAC bond training 101
• Increased focus on affordable housing equity and integrated action plan
• TADAC Realignment Task Force
• Attended BAHAB inclusionary zoning workshop
• Advocated for smart development within the TAD (beyond the BeltLine)
• Launched external TADAC website
• ABI bond issuance of $155,000,000
## Ongoing Activities
(Per Legislative Resolution 06-R-1577)

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<th>Item</th>
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<tr>
<td>Regularly meet with ABI to ensure meaningful citizen input into the planning, design, and implementation of the Atlanta BeltLine</td>
<td>Green</td>
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<tr>
<td>Developed and implemented a comprehensive decision support measurement tool*</td>
<td>Yellow</td>
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<tr>
<td>*Developed, ready for use, but never utilized.</td>
<td></td>
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<tr>
<td>Conduct an independent review of the Atlanta BeltLine’s Five-Year Work Plan</td>
<td>Green</td>
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<tr>
<td>Work jointly with ABI to draft an equitable development plan for the Atlanta BeltLine</td>
<td>Green</td>
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<tr>
<td>Make recommendation to ABI, Invest Atlanta, and the City on the effective and equitable implementation of the BeltLine Redevelopment</td>
<td>Green</td>
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<tr>
<td>Provide regular input and recommendations as it relates to the execution of the Atlanta BeltLine TAD bonds</td>
<td>Yellow</td>
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2016 Structure

- Executive Committee
- Projects Subcommittee
- Equitable-Economic Development Subcommittee
- Communication Subcommittee
Projects Subcommittee

- Focus on BeltLine project implementation, and project assessment/quality control
- Members - Danielle Carney, Michelle Marcus-Rushing, Jennette Gayer, Richard Laub, James Martin, Johanna McCrehan, Chris Koch, Arthur Lee, Sharita Beamon

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<td>Focus on project related issues by obtaining in depth presentations from BeltLine staff and other experts, including sustainability, transit and transit funding</td>
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<td>Advocate smart development beyond the BeltLine but within the TAD through the Atlanta BeltLine Design Review Committee including establishing a protocol for weighing in on both beneficial and incompatible projects</td>
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<td>Increase community based relationships by hosting Bicycling and the BeltLine panel discussion</td>
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Equitable-Economic Development Subcommittee

- Focus on Community Benefits Agreement (CBA), economic development incentives, job development and equitable development

- Members - Michelle Marcus-Rushing, Travie Leslie, James Martin, Octavia Vogel, Zachary Gober, Lucy Bigham, Alicia Ivey, Theron Jones

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<td>Leverage existing neighborhood assets to encourage community connectivity, competitiveness and sustainability</td>
<td>Green</td>
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<td>Enhance quality of life for residences through the BeltLine projects – Housing/equality, proactive zoning, etc.</td>
<td>Yellow</td>
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<td>Retain and develop local small business by promoting D.B.E. economic opportunities, retail and or services in underserved areas.</td>
<td>Green</td>
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<tr>
<td>Promote efforts as it relates to job creation and or opportunities for new and existing residents</td>
<td>Green</td>
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Communication Subcommittee

• Focus on improving and facilitating related communication both internally and externally to support a more efficient and productive TADAC

• Members – Saskia Benjamin, Michael Davis, Brandon Tidwell, Jennifer Freeman, Michelle Marcus-Rushing

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<td>Develop external facing TADAC Website</td>
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<td>Develop TADAC organization one-pager</td>
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<td>Develop document repository</td>
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Looking Ahead

• New officer leadership
• New subcommittees structure
  • Eliminated previous subcommittees and created two subcommittees (Development and Finance)
• Changes to TADAC framework with enabling legislation
• ABI Bond Opportunity
2016 Bond Issue Projects

• ($11.68m) Affordable Housing efforts in the BeltLine TAD
  • Developer Incentives
  • Community Housing Development Organization (CHDO) Set Aside – Developer Incentives
  • Property Acquisition & Pre-Development
  • Program Administration

• ($2.5m) BeltLine TAD Economic Development
  • Job Development
  • Commercial Corridor Revitalization
  • Planning & Programming

• ($40m) Capital Projects:
  • Design of Parks (4) & Trails (3) in Period 1 (FY14-FY18) from ABI’s Strategic Implementation Plan (SIP)
  • Construction of two Trails and one Park in Period 1 (FY14-FY18) from ABI’s Strategic Implementation Plan (SIP)
Development Subcommittee 2017 Goals

• BAHAB Connectivity
  • The Subcommittee will identify a member(s) to attend each of the three remaining BAHAB meetings to keep abreast of the issues being addressed by BAHAB

• The Subcommittee will become familiar with the following three plans that govern development of the BeltLine:
  • Strategic Implementation Plan (SIP)
  • Equitable Development Plan (EDP)
  • Integrated Action Plan (IAP)

• The Subcommittee will provide recommendations to TADAC as to how to best monitor the SIP, IAP and EDP
  • Review the plans as a committee
  • Develop a proposal as to a reasonable and achievable way to monitor the effective and equitable implementation of the BeltLine to determine how well ABI is delivering upon those three documents
Finance Subcommittee 2017 Goals

• Develop an accessible overview of BeltLine Project Finances including all sources of funding and all authorities expending those funds

• Review and comment on the FY2018 (begins July 1, 2017) budget for Atlanta BeltLine, Inc. that ABI will present to TADAC at a meeting in April 2017

• Use the overview developed for goal #1 for leadership development/education for all TADAC members for their use in carrying out their TADAC duties