



# **Stonecrest/Lithonia Industrial Park Community Improvement District**

DENMARK  
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# Community Improvement Districts

- Community Improvement Districts (CIDs) are an increasingly popular method of promoting economic growth in Georgia.
- CIDs allow the private sector to improve the public realm and public infrastructure through efforts typically under the purview of governmental entities.

# CID Geography & Taxes

CID geographies in Metro Atlanta average 6.5 square miles and represent an impressive amount of commercial real estate- in 2019 they included more than \$16B in combined assessed property value, or \$41B in fair market value.

According to research conducted by Georgia Tech, the average taxes levied, and by extension, real estate values of submarkets represented by CIDs, have increased around 7% each year for more than three decades. Among other factors, CIDs can be seen as one of the likely contributors of such growth.

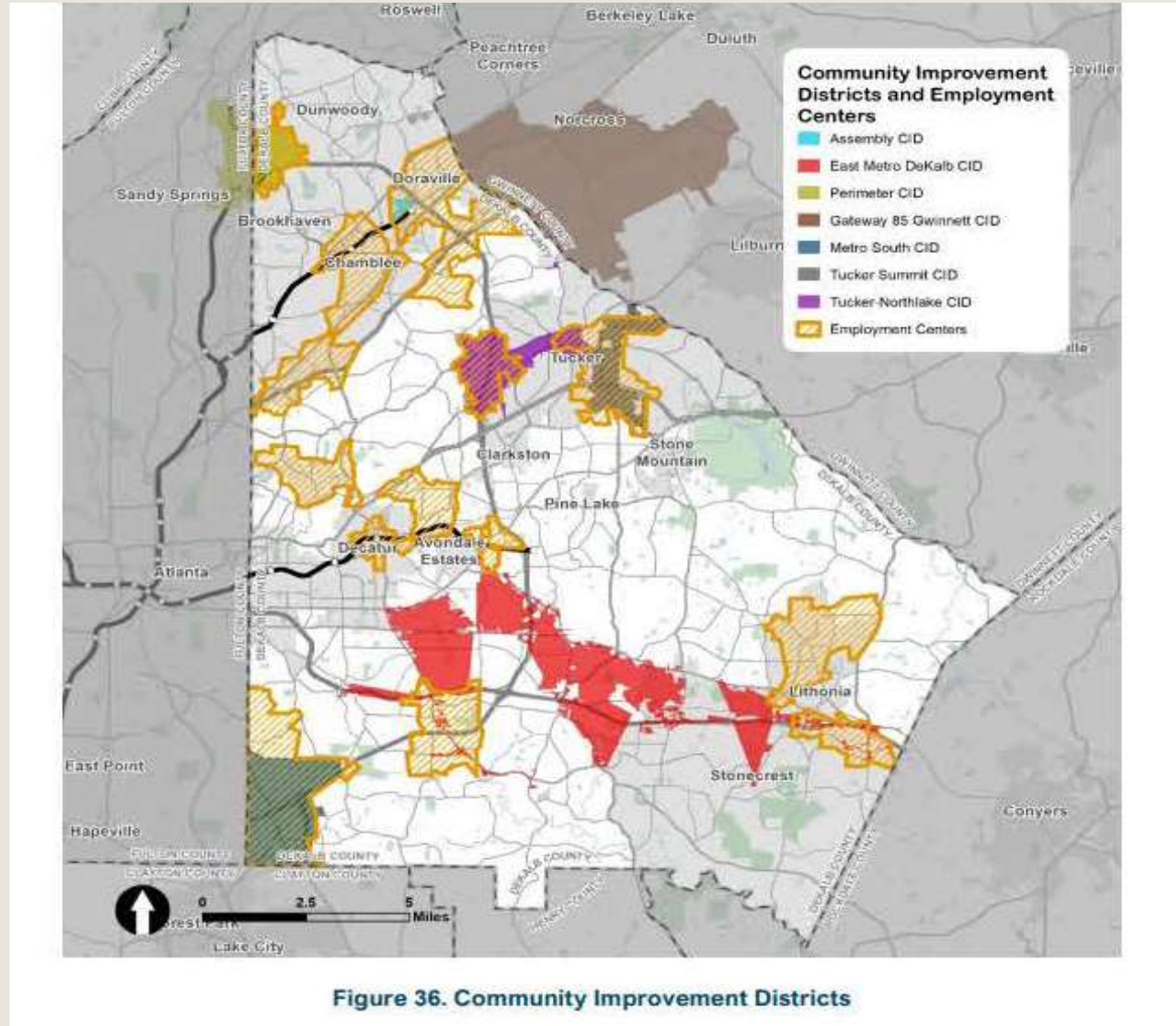
# Purpose

- The purpose of a community improvement district shall be the provision of any one or more of the following governmental services and facilities:
  - Street and road construction and maintenance, including curbs, sidewalks, streetlights, and devices to control the flow of traffic on streets and roads.
  - Parks and recreational areas and facilities.
  - Storm water and sewage collection and disposal systems.
  - Development, storage, treatment, purification, and distribution of water.
  - Public transportation.
  - Terminal and dock facilities and parking facilities.
  - Such other services and facilities as may be provided for by general law.

# Current CIDs in Dekalb County

1. East Metro CID
2. Metro South CID
3. Tucker Summit CID
4. Chamblee Doraville CID
5. Assembly CID
6. Tucker-Northlake CID
7. Perimeter CID
8. Gateway 85 CID

# Current CIDs in Dekalb County



# CID Funding Sources

- **Taxes:** CIDs are primarily funded via levying taxes, fees and assessments on commercial property located in the CID.
- **Other Funding Sources**
  - **Governmental** CIDs are permitted to seek financial assistance (loans, grants, etc.) from governments (federal, state, county or municipal) or government agencies.
  - **Non-Governmental** CIDs may also accept gifts, grants and donations from non-profit organizations, corporations and private individuals.
  - Chambers of commerce (such as the GECC) may also make contributions to a CID.
- **Fundraising** CIDs may, but are not required to, raise money via the use of fundraising drives.
- **Debt** CIDs have the ability to issue tax-exempt special assessment bonds.

# CID Startup Costs

There are costs associated with the creation of a CID. Some of the costs include:

Mapping: The boundaries of the CID will need to be accurately determined prior to creation of the CID.

Outreach: Staff may need to be hired to contact business owners to determine their interest level in joining a CID.

Office Space: The CID may desire to rent office space to house staff and to hold meetings.



# Creation

- Article IX, Section VII, Paragraph III of the Constitution of the State of Georgia provides the authority for counties and municipalities to create CIDs with the approval of the General Assembly
- Based upon that authority, in the General Assembly adopted the City's Charter which provides that:
- **Section 1.06. - Stonecrest/Lithonia Industrial Park Community Improvement District.** The purpose of this section is to provide for the creation of a community improvement district within the City of Stonecrest subject to the conditions prescribed in Article IX, Section VII, Paragraph III of the Constitution of the State of Georgia. Such district shall be created for the provision of such of the following governmental services and facilities as may be provided for in the resolution activating such district, or as may be adopted by resolutions of the majority of the electors and the majority of the equity electors as defined in this section.

# Most CIDs are primarily formed by the private sector

The private sector has been the primary initiator of CIDs, with 65% initiated by either Commercial Property Owners/Developers and/or Civic Leadership/General Business Interests

Percentage	Industry	
55%	Commercial Property Owners/Developers	Private Sector
10%	Civic Leadership/General Business Interests	Private Sector
10%	Residential Interests	Other
5%	Local Government	Public Sector
20%	Combination of Private and Public Sectors	Private/Public

# Steps to Create a CID

1. Designate the geographical area where the district is to be located
2. Adoption of a Resolution consenting to the creation of the CID
3. Written consent to the creation of the CID by owners
4. Obtain Certification from DeKalb County Tax Commissioner
5. Appoint/Elect CID Board Members
6. Execute Cooperation Agreement

# 1. Designation of Area

CIDs are operated by property owners and established based on property value. Designating an area is important to determine which properties will be included within the boundary lines of the CID.

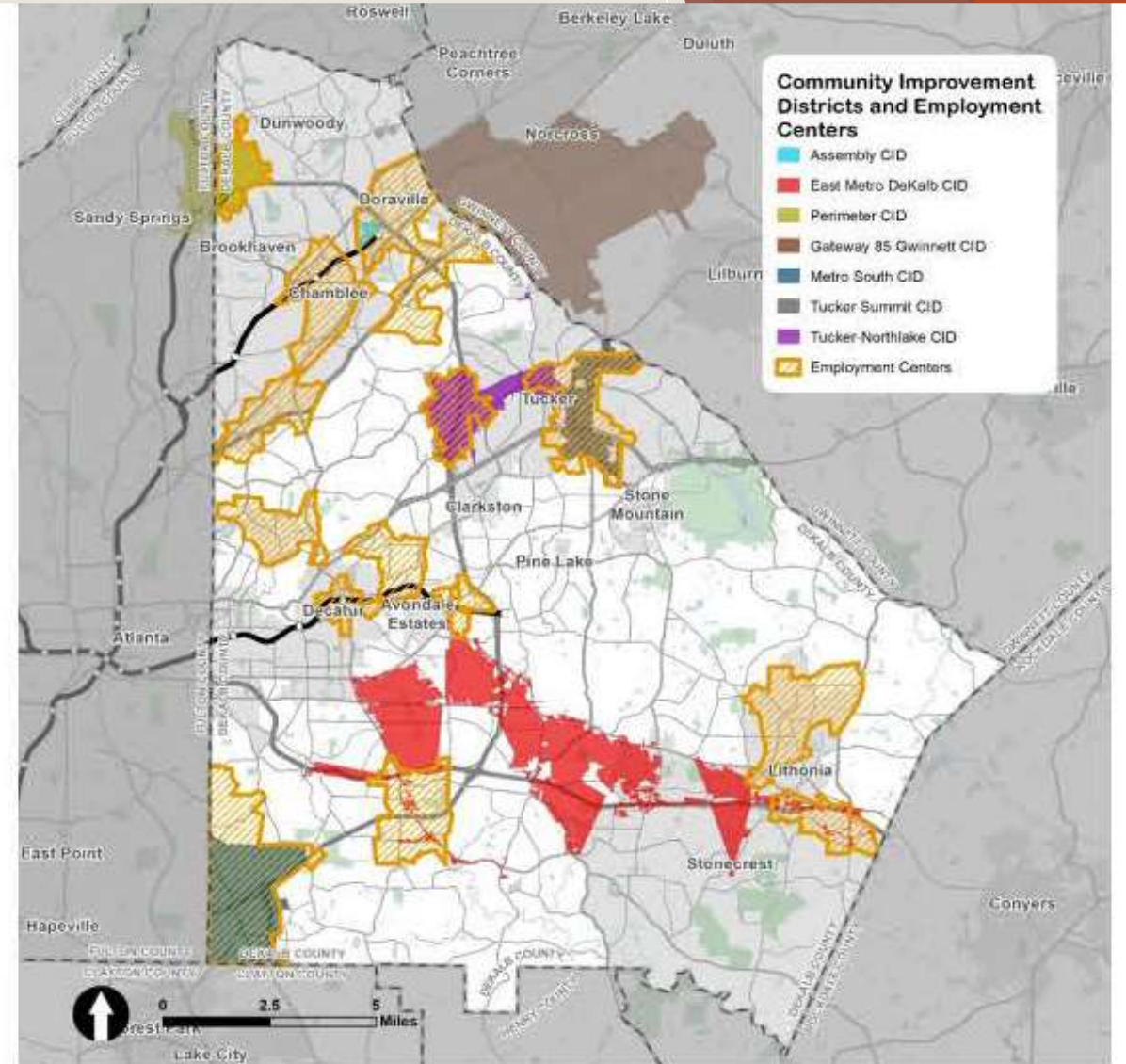


Figure 36. Community Improvement Districts

## 2. Resolution

A resolution consenting to the creation of the CID must be adopted by all governing authorities where the CID is located.

- CID wholly located in Unincorporated Dekalb
  - Dekalb County Board of Commissioners
- CID wholly located within a municipality
  - Governing Authority (City Council)
- CID partially located within county and participating cities
  - County Board of Commissioners
  - City Council
  - City Council

# 3. Written Consent

Written consent to the creation of the CID by:

- A majority of the owners of real property within the district which will be subject to taxes, fees, and assessments levied by the board of the district; and
- The owners of real property within the district which constitutes at least 75 percent by value of all real property within the district which will be subject to taxes, fees, and assessments levied by the board. For this purpose, value shall be determined by the most recent approved county ad valorem tax digest.

# 4. Tax Commissioner Certification

After step 3 has been completed, the Dekalb County Tax Commissioner must certify whether the necessary consent requirements have been satisfied with respect to the proposed CID.

# 5. Appoint CID Board

## Board Membership:

- Board composed of seven board members
  - Two board members shall be appointed by the city council;
  - Two board members shall be elected by the vote of electors; and
  - Three members shall be elected by the vote of equity electors.



## 6. Cooperation Agreement

Services and facilities to be provided by the CID are set forth in a cooperation agreement. Once the terms of the cooperation agreement have been agreed upon, it is executed jointly by the board of the CID and any municipalities within which the district is partially located.

# Timeline

In general, the CIDs in the Metro Atlanta area have taken approximately 24 to 51 months to form.

# Advisory Committee

Prior to the formation of any CID we recommend that the participating municipalities establish a CID Advisory Committee. The CID Advisory Committee will serve as a recommending body that meets regularly with residents, property owners, business owners and others in the industrial and commercial community on matters relating to growth and development. The committee will engage these communities by listening and investigating issues impacting commercial areas. The Mayor and City Councilmembers of each municipality will take feedback from the committee to implement ideas and enact change within each city. The committee will also serve as a forum for ideas and discussion on the formation of the CID.

- Created by Resolution.
- Members must be residents appointed by each participating municipality.
- Serve without compensation.
- Authorized to create bylaws, set meeting schedules and create agendas.
- Duration of the committee will be at the discretion of each participating municipality.

# Advisory Committee (Continued)

- CID Advisory committees will have the power to:
  - Provide recommendations on the designated geographical area where the CID is to be located;
  - Work with owners to provide written consent to the creation of the CID; and
  - Recommend CID Board Members.
  - Chamber of Commerce can serve as members on the CID Advisory Committee.

# Questions?