

# Atlanta BeltLine Tax Allocation District Advisory Committee (TADAC)



Legend	
	Atlanta BeltLine Rail
	Atlanta BeltLine Trail
	MARTA
	Interstate
	Path Trails
	Parks (existing)
	Parks (planned)
	Landmarks

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// *The Atlanta BeltLine: Key Elements*  **Atlanta BeltLine**

	<b>1,300 ACRES</b> of New Greenspace (+700 ADDITIONAL ACRES REBUILT)		<b>22 MILES</b> of Transit & Transportation Infrastructure
	<b>33 MILES</b> of Urban Trails		<b>46 MILES</b> Streetscapes & Complete Streets
	<b>5,600 UNITS</b> of Affordable Workforce Housing (AS PART OF 28,000 TOTAL UNITS)		<b>30,000 JOBS &amp; \$10-20B</b> Economic Development
	Corridor-wide Historic Preservation, Public Art and Arboretum		<b>&gt; 1,100 ACRES</b> of Environmental Clean-up

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## Chair Message

The Atlanta BeltLine Tax Allocation District Advisory Committee (TADAC) takes its role as advisors and citizen engagement champions seriously. At the beginning of each year, we review our own performance as well as the effectiveness of changes for the previous year. Doing this helps us maintain our responsibility to serve the citizens of Atlanta.

In 2015, one of our objectives was simply to improve attendance at committee meetings. Meaningful participation can be a challenge in public service, and can seriously affect the ability of the committee to execute our objectives. Following our action to remove non-attending members, full committee meetings began to have excellent attendance and far exceeded quorum.

In conjunction with attendance, TADAC is in the process of focusing on accountability to address subcommittee, officer, and task force functionality. Systems are being put into place to ensure that subcommittees regularly hold meetings and are monitored for progress on completing special assignments.

One of the TADAC enabling regulation roles is to provide input and recommendations as it relates to the execution of the Atlanta BeltLine TAD bonds. Unfortunately, no bond opportunities have arisen since TADAC's 2006 inception. The development of a Bond 101 workshop was initiated in 2015 but encountered some challenges. TADAC is working to resolve these issues and plans to continue discussions with ABI on the matter in early 2016.





Our subcommittees have been re-establishing their strengths as well. The communications subcommittee is critical to the functioning of TADAC. The communications subcommittee has developed a community outreach template that will provide a holistic model for external communication with an implementation goal by 2017. TADAC continues to support ABI in its community engagement efforts via social media and other communication channels. We have

used ad hoc arrangements internally for years, until the communications committee began work on an internal website. The website features will improve our ability to collaborate on documents, plan events, make announcements, and track productivity.

The projects subcommittee has been maintaining connections with many different BeltLine initiatives. It has also been the main liaison to the Design Review Committee and a promoter of a sustainable BeltLine project, as well as promoting external connections.

The equitable-economic development committee has served as a key liaison with ABI's economic development staff. Additionally, it has also promoted our external networks.

Our desire is to work towards have a fully-seated TADAC board. If you are interested in the BeltLine and have a passion for Atlanta's future, join us.

In 2016, we intend to use our strengthened capacity to take our role to a new level. We look forward to walking that road with you.

Michelle Rushing  
Chair, Atlanta BeltLine TADAC  
[mjmarcus@bellsouth.net](mailto:mjmarcus@bellsouth.net)



## Structure and Governance

The Atlanta BeltLine Tax Allocation District Advisory Committee (TADAC) was created by the Atlanta City Council through the Atlanta BeltLine legislative resolution 06-R-1577 as part of its Community Participation framework. As defined by the initiating legislative resolution adopted by the Atlanta City Council, the principal function of TADAC is to ensure ongoing and meaningful citizen input into the planning, design, and implementation of the Atlanta BeltLine. Simply put, our overarching purpose is to monitor the effective and equitable implementation of the Atlanta BeltLine redevelopment plan and make recommendations on bond issuances. Links to the TADAC authorization legislation and other documents supportive of these monitoring and advisory activities are included in the reference section of this report. TADAC has six principal ongoing activities:



TADAC Ongoing Activity	Status
Regularly meet with ABI to ensure meaningful citizen input into the planning, design, and implementation of the Atlanta BeltLine	Green
Developed and implemented a comprehensive decision support measurement tool	Yellow
Conduct an independent review of the Atlanta BeltLine's Five-Year Work Plan	Green
Work jointly with ABI to draft an equitable development plan for the Atlanta BeltLine	Green
Make recommendation to ABI, Invest Atlanta, and the City on the effective and equitable implementation of the BeltLine Redevelopment Plan	Green
Provide regular input and recommendations as it relates to the execution of the Atlanta BeltLine TAD bonds (no bond opportunities since 2006 – THIS ACTIVITY IS ON HOLD)	Yellow

TADAC comprises a range of representatives from the Neighborhood Planning Units from each of the four quadrants, as well as other city residents or persons who represent organizations that operate with the City of Atlanta who have experience in the area of parks and trails planning and development; transit planning and development; finance and business; complex project management; affordable housing; urban planning; arts and culture; historic preservation; green building principles; or other subjects relevant to the BeltLine project.

The enabling legislation defined the number of TADAC members to be at least forty-two members, but no more than forty-five members. The nominees are appointed by five governing bodies and two elected office roles: Geographic representation {Atlanta Planning Advisory Board} (12), Technical Expertise Representation {Atlanta BeltLine Network} (10), City Council Representation (6), President of Atlanta City Council (1), Mayor of the City of Atlanta (1), Atlanta Public School Representation (2), and Fulton County Board of Commissioners (10). TADAC currently has twenty-six members which is sixteen members less than minimum capacity or nineteen members less than full capacity. Our desire is to work towards having a fully-seated TADAC board in the near future. If you are interested in joining TADAC, follow-up with the TADAC chair, Michelle Marcus Rushing ([mjmarcus@bellsouth.net](mailto:mjmarcus@bellsouth.net)). A full 2015 TADAC member roster is contained in the reference section of this report.

## Committees

The TADAC executive committee is: Michelle Marcus Rushing {Chair}, Allean Brown {Vice Chair}; Gary Harris {Secretary}. The TADAC subcommittee chairpersons are: Jennette Gayer and Danielle Carney Co-Chairpersons {Projects}, Allean Brown Chairpersons {Equitable-Economic Development}, Dwight Elliston Chairperson {Communications}.

## Projects Subcommittee

The subcommittee's goal is to focus on a range of issues related to Atlanta BeltLine project implementation, including but not limited to environmental issues/sustainability, project design, project sequencing, community engagement around project implementation, and BeltLine project assessment/quality control. The projects subcommittee takes the lead on engaging with the Decision Support Tool analysis and findings.



## Equitable-Economic Development Subcommittee

The subcommittee's goal is to focus on issues related to economic development, including but not limited to the Community Benefits Agreement (CBA), economic development incentives, job development, and equitable development.

## Communications Subcommittee

The subcommittee's goal is to improve and facilitate TADAC related communications both internally and externally to support a more efficient and productive TADAC. This includes increasing leverage of existing communication channels, creating new communication opportunities and broadening ABL's community engagement to insure equitability.

## Performance

In 2015, TADAC continued to build on the positive year of change from 2014 related to synchronizing TADAC's role to evolve as the Atlanta BeltLine implementation moves forward. After changing the governance structure, format, and intra/inter communication model last year, we focused on improving, enhancing, and adapting policies and procedures that have been in place since TADAC's inception in 2006 to facilitate a more efficient, collaborative and engaged committee. In short, we were successful in putting systems in place to facilitate a higher TADAC performance level.



TADAC has not had the opportunity to provide regular input and recommendations as it relates to the execution of the Atlanta BeltLine TAD bonds. The development of a Bond 101 workshop was initiated this year with plans for the TADAC members to participate in the training in 2016.

Each year, we look for new ways to increase the level of citizen engagement. TADAC has developed a community outreach template that provides a holistic model for TADAC external communication and engagement. Our goal is to implement the outreach proposal in 2016.

The projects and equitable-economic development subcommittees have been active in serving as liaisons and maintaining connections with various different BeltLine initiatives, and promoting to external networks.



## TADAC Performance Dashboard

Item	Subcommittee	Status
Obtain more education and provide feedback on transit planning and sustainability to Atlanta BeltLine Inc.	Projects	Yellow
Encourage more sustainability for BeltLine development	Projects	Yellow
Spotlight positive Tax Allocation District activity	Projects	Yellow
Foster strategic relationships for new Atlanta BeltLine development	Projects	Yellow
Maintain active engagement with ABI Economic Development Director (Jerald Mitchell)	Equitable-Economic Development	Green
Monitor Economic Development section of Integrated Action Plan	Equitable-Economic Development	Yellow
Advise on Economic Development section of the Integrated Action Plan	Equitable-Economic Development	Red
Prepare Integrated Action Plan to joint TADAC and BeltLine Affordable Housing Advisory Board (BAHAB)	Equitable-Economic Development	Green
Review compiled sub-area master plans BeltLine overlay with current and proposed zoning	Equitable-Economic Development	Yellow
Create TADAC Annual Report and Presentation templates	Communications	Green
Deploy Subcommittee Reporting Template	Communications	Green
Develop Community Outreach Template	Communications	Green
Develop TADAC organization one-pager	Communications	Yellow
Create TADAC Web Portal Prototype	Communications	Green
Finalize TADAC Web Portal Requirements for ABI Implementation	Communications	Red

## Reference

This following table is 2015 Atlanta BeltLine TADAC member register.

Name	Email Address	Original Appointment Term	Appointing Body
Allean Brown	<a href="mailto:alleanb@gmail.com">alleanb@gmail.com</a>	2011-2012	BeltLine Network
Paris Brown	<a href="mailto:paris.brown@bellsouth.net">paris.brown@bellsouth.net</a>	2013-2015	Fulton County Board of Commissioners (FCBOC)
L. Danielle Carney	<a href="mailto:daniellecarney@yahoo.com">daniellecarney@yahoo.com</a>	2011-2012	Atlanta Planning Advisory Board (APAB)
Michael Davis	<a href="mailto:michaeljdavis777@yahoo.com">michaeljdavis777@yahoo.com</a>	2013-2014	APAB
Dwight Elliston	<a href="mailto:dwight.elliston@gmail.com">dwight.elliston@gmail.com</a>	2015-2016	FCBOC
Jennifer Freeman	<a href="mailto:freemanyoungconsulting@gmail.com">freemanyoungconsulting@gmail.com</a>	2011-2012	APAB
Ayana Gabriel	<a href="mailto:agabriel1908@yahoo.com">agabriel1908@yahoo.com</a>	2013-2014	APAB
Jennette Gayer	<a href="mailto:jennette@environmentgeorgia.org">jennette@environmentgeorgia.org</a>	2011-2012	BeltLine Network
Gary Harris	<a href="mailto:htsenterprise@aol.com">htsenterprise@aol.com</a>	2013-2014	BeltLine Network
Matthew S Jones	<a href="mailto:jonesms@gmail.com">jonesms@gmail.com</a>	2013-2014	APAB
Robb Jones	<a href="mailto:rjones@handprintgroup.com">rjones@handprintgroup.com</a>	2011-2012	APAB
Richard Laub	<a href="mailto:rlaub@gsu.edu">rlaub@gsu.edu</a>	2011-2012	BeltLine Network
Moki Macias	<a href="mailto:mightymacias@gmail.com">mightymacias@gmail.com</a>	2011-2012	APAB
Harriet Macklin	<a href="mailto:mckaffee@yahoo.com">mckaffee@yahoo.com</a>	2010-2011	BeltLine Network
Michelle Marcus Rushing	<a href="mailto:mjmarcus@bellsouth.net">mjmarcus@bellsouth.net</a>	2009-2010	BeltLine Network
Michael Maze	<a href="mailto:mmaze99@yahoo.com">mmaze99@yahoo.com</a>	2012-2013	Atlanta Public Schools
Johanna McCrehan	<a href="mailto:jbmccrehan@gmail.com">jbmccrehan@gmail.com</a>	2013-2014	BeltLine Network
Priscilla Smith	<a href="mailto:priscillagaysmith@gmail.com">priscillagaysmith@gmail.com</a>	2009-2010	BeltLine Network
Bernie Tokarz	<a href="mailto:btokarz@gnfcc.com">btokarz@gnfcc.com</a>	2011-2012	FCBOC
Charles T Wingo	<a href="mailto:charles_wingo@msn.com">charles_wingo@msn.com</a>	2013-2014	FCBOC
James Martin	<a href="mailto:james.martin@me.gatech.edu">james.martin@me.gatech.edu</a>	2013-2014	APAB
Amelia Myers	<a href="mailto:myers.amelia@gmail.com">myers.amelia@gmail.com</a>	2013-2014	APAB
Travie Leslie	<a href="mailto:travieleslie2@gmail.com">travieleslie2@gmail.com</a>	2015-2016	APAB
Arthur Lee	<a href="mailto:leedart@gmail.com">leedart@gmail.com</a>	2015-2016	Atlanta City Council
DeMarcus Peters	<a href="mailto:demalaw@aol.com">demalaw@aol.com</a>	2012-2013	FCBOC
Joel Alvarado	<a href="mailto:joelalvarado1995@gmail.com">joelalvarado1995@gmail.com</a>	2015-2016	President of City Council

## Points of Contact

Name	Title/Organization	Phone	Email
Nathan Soldat	Community Engagement Advocate, ABI	404.477.3532	<a href="mailto:nsoldat@atlbetline.org">nsoldat@atlbetline.org</a>
Michelle Marcus Rushing	Chair, TADAC	404.512.3542	<a href="mailto:mjmarcus@bellsouth.net">mjmarcus@bellsouth.net</a>

This section provides a complete reference for all things Atlanta BeltLine and TADAC.

**Ordinance 05-O-1733 establishes the BeltLine Redevelopment Area and Tax Allocation District Number Six BeltLine**

<http://citycouncil.atlantaga.gov/2005/images/adopted/1107/05O1733.pdf>

**Resolution 06-R-1576 creates an appropriate framework for citizen participation related to the BeltLine TAD as outlined in 05-O-1733** <http://citycouncil.atlantaga.gov/2006/images/adopted/0717/06R1576.pdf>

**Resolution 06-R-1577 establishes the BeltLine Tax Allocation District Advisory Committee**

<http://citycouncil.atlantaga.gov/2006/images/adopted/0905/06R1577.pdf>

**Atlanta BeltLine Funding Page**

<http://BeltLine.org/about/the-atlanta-BeltLine-project/funding/>

**Invest Atlanta TAD Page**

<https://www.investatlanta.com/development/commercial-incentives/tax-allocation-districts/atlanta-BeltLine/>

**Invest Atlanta's Quarterly Reports**

<http://www.investatlanta.com/development/commercial-incentives/tax-allocation-districts/quarterly-reports/>

**Introduction to the Atlanta BeltLine**

<http://BeltLineorg.wpengine.netdna-cdn.com/wp-content/uploads/2012/07/101-Presentation-for-Download.pdf>

**Atlanta BeltLine Project Overview**

<http://BeltLineorg.wpengine.netdna-cdn.com/wp-content/uploads/2012/05/Overview-Map-Broch-lo-res.pdf>

**Atlanta BeltLine Construction Progress**

<http://BeltLine.org/progress/progress/construction-progress/>

**Atlanta BeltLine 2014 Annual Report**

<http://BeltLine.org/resources/annual-report-2014/>

**Atlanta BeltLine Advisory Boards**

<http://BeltLine.org/get-involved/engage/participate-with-advisory-boards/bahab-and-tadac-members/>

**Fulton County TADAC Webpage**

<http://www.fultoncountygga.gov/appointed-boards-a-athorities/3191-beltline-tax-allocation-district-tad-advisory-committee>

**Beltline Redevelopment Plan**

[http://www.fultoncountygga.gov/images/stories/Clerk%20to%20The%20Commission/BELTLINE\\_REDEV ELOPMENT\\_PLAN\\_NOVEMBER\\_2005.pdf](http://www.fultoncountygga.gov/images/stories/Clerk%20to%20The%20Commission/BELTLINE_REDEV ELOPMENT_PLAN_NOVEMBER_2005.pdf)

**Atlanta BeltLine TADAC 2014 Annual Report**

<http://beltline.org/wp-content/uploads/2012/05/TADAC-Annual-Report-Presentation-Final.pdf>

<http://beltline.org/wp-content/uploads/2012/05/TADAC-Annual-Report-Written-Final.pdf>

**Atlanta Beltline TADAC 2013 Annual Report**

[http://beltline.org/wp-content/uploads/2012/05/TADACAnnualReport20144-26-](http://beltline.org/wp-content/uploads/2012/05/TADACAnnualReport20144-26-14FinalRoughDraft.pdf)

[14FinalRoughDraft.pdf](http://beltline.org/wp-content/uploads/2012/05/TADACAnnualReport20144-26-14FinalRoughDraft.pdf)

**Atlanta Beltline TADAC 2012 Annual Report**

<http://beltline.org/wp-content/uploads/2012/05/TADAC-Annual-Report-20124-25-13.pdf>



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