



# **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
  - Full board membership at least forty-two, but no more than forty-five
  - 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
  - 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)

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

# 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

Item

Status





Focus on project related issues by obtaining in depth presentations from BeltLine staff and other experts, including sustainability, transit and transit funding

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

Increase community based relationships by hosting Bicycling and the BeltLine panel discussion




# 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

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

# 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

Item	Status
Develop external facing TADAC Website	
Develop TADAC organization one-pager	
Develop document repository	



# 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





Questions