



Atlanta  
BeltLine

TADAC

**BLACK LIVES MATTER**

**Tax Allocation District Advisory Committee**

**2019 Annual Report Out**

**September 10, 2020**



An aerial map of Atlanta, Georgia, with the Beltline Tax Allocation District (TAD) highlighted in a semi-transparent blue color. The map shows various urban areas, parks, and the Atlanta-Fulton County Stadium. The TAD is a large, irregularly shaped area in the central and eastern parts of the city.

# What is TADAC?

**The Atlanta City Council voted in 2004 to create the Atlanta BeltLine Tax Allocation District (TAD) to help fund the Atlanta BeltLine. The Atlanta BeltLine Tax Allocation District Advisory Committee (TADAC) was established in 2006 as a means of managing the TAD funding and to engage community members in providing:**

- 1. Recommendations on the use of bond proceeds and TAD funds**
- 1. Recommendations on the equity and effectiveness of the Beltline**

**Beltline Tax Allocation District**

**Atlanta Planning and Advisory Board (APAB)**

*2 Vacancies (12 Appointments)*

- Luretia (Dany) Craig
- Kimberly Copeland
- Jason Dozier
- Stephanie Flowers
- Julius Kevinezz
- Kyle Lamont
- Marguerite Lane
- Brionte McCorkle
- Don Penovi
- Kenneth Wilkinson

**BeltLine Network**

*4 Vacancies (10 Appointments)*

- Jared Evans
- Abhi Goel
- Laura Harker
- Chris Koch
- Denise Messick
- Alex Trachtenberg

**Atlanta City Council**

*2 Vacancies (6 Appointments)*

- Lucy Bigham
- Doretta Hayes-Parker
- Sagirah Jones
- Shan Shan Xie

**Atlanta City Council President**

*1 Vacancies (1 Appointment)*

**Mayor of Atlanta**

*1 Vacancies (1 Appointment)*

**Atlanta Public Schools (APS)**

*2 Vacancies (2 Appointments)*

**Fulton County Board of Commissioners**

*4 Vacancies (10 Appointments)*

- M. Dawn Brockington-Shaw
- Angelyn McDonald
- Kate Hausmann
- Andrew Pressler
- Shalise Steele-Young
- Gabriel Sterling

# TADAC Structure

**Full TADAC Body:**

4th Tuesday of every odd month\*

Approves budget recommendations and refers issues to subcommittee

**Executive Committee:**

2nd Tuesday of every odd month\*

Develop meeting agendas, reports on subcommittee activities, screens new business

**Finance Subcommittee:**

4th Tuesday of every even month\*

Provide recommendations on ABI's annual budget and use of funds from a variety of sources

**Development Subcommittee:**

4th Tuesday of every even month\*

Provide recommendations on the equity and effectiveness of the Atlanta BeltLine based on plan metrics

\*Meeting dates/times are subject to change. Please refer to the meeting schedule for additional information.

# Atlanta Beltline Goals



Guided by three main plans:

[Strategic Implementation Plan](#), [Equitable Development Plan](#), and the [Integrated Action Plan](#)

# Beltline Performance Dashboard

Prepared by Beltline champ + TADAC Member, Lucy Bigham! Data compiled from ABI Annual Report

Performance Dashboard	2016	2017	2018	2019
<b>Total Investment</b>	<b>\$447M</b>	<b>\$500M</b>	<b>\$559M</b>	<b>\$600M</b>
Transit Corridor Control (Target: 22 miles)	12.54 mi	15.8 mi	17.6 mi	17.6 mi ( <i>from website</i> )
Trail Corridor Control (Target: 33 miles)	30.24 mi	31 mi	32.8 mi	33.55 mi*
Park Land Control (Target: 1,300 acres)	644.5 ac	709 ac	709 ac	Not reported
Brownfield Remediation (Target: 1,100 acres)	275 ac	396 ac	396 ac	396 ac ( <i>from website</i> )
Transit Projects (Target: 22 miles) <i>Designed/Delivered</i>	5.2/0 mi	5.15/0 mi	5.15/0 mi	Not reported in this format**
Trail Projects (Target: 33 miles) <i>Designed/Delivered</i>	12.4/8.7 mi	16.1/11 mi	16.1/11 mi	4 interim miles opened***
New Park Projects (Target: 1,300 acres) <i>Designed/Delivered</i>	201/201 ac	307/307 ac	315/315 ac	390 ac ( <i>from website</i> ) ****
Renovated Park Projects (Target: 700 acres) <i>Designed/Delivered</i>	205/205 ac	Not reported	Not reported	Not reported
Streetscape Projects (Target: 46 miles) <i>Designed/Delivered</i>	4.1/2.3 mi	4.1/2.3 mi	4.1/2.3 mi	2.3 mi*****
Permanent Jobs (Target: 30,000)	7,200	11,200	11,200*****	18,700
Construction Jobs (Target: 48,000)	26,600	29,500	33,450	43,560
Economic Development (Target: \$10-20B w/ROI of 3.5 to 1)	3.7B (8:1)	4.1B (8:1)	4.6B (8.5:1)	6.2B (10+:1)
Housing Units in TAD (Target: 28,000)	10,777	14,500	Not reported	Not reported
Affordable Units in TAD (Target: 5,600 – 20%)	785	822	1,642	1,997
Affordable Units in Planning Area ( <i>including TAD</i> )	1,115	1,311	2,682	3,039

\*Miles from 2018 plus .75 miles for Westside Connector reported in 2019

\*\*Narrative describes More MARTA/ABI BeltLine transit activities

\*\*\*Narrative describes Westside Trail Extension, Westside Trail Connector and Northeast Trail activities

\*\*\*\* Narrative describes Enota and Westside Park activities, but not clear where 75 acre increase is

\*\*\*\*\*Narrative describes GDOT/Renew Atlanta/ABI activities

\*\*\*\*\*Data not available for update

# Annual TADAC Budget Review

[FY2020 TADAC Budget Recommendations with Responses from ABI](#)

(15 Total)

[FY2019 TADAC Budget Recommendations with Responses from ABI](#)

(16 Total)

[FY2018 TADAC Budget Recommendations with Responses from ABI](#)

(17 Total)

[FY2017 TADAC Budget Recommendations with Responses from ABI](#)

(16 Total)

# Other TADAC Activities

- New TADAC Member recruitment and onboarding
- Improved TADAC Member Meeting Attendance
- Monitored new developments with affordable housing
  - [One Atlanta: Housing Affordability Action Plan](#)
  - [City of Atlanta Affordable Housing Tracker](#)
- Investigated development authorities' use of tax inducements to incentivize development
  - Encourages lopsided development within the TAD
  - Potentially undermines TAD revenues
- Explored TADAC relationship to ABI, and discovered limitations and opportunities to increase TADAC effectiveness



# Development Subcommittee

- **Goal 1** - Increase committee member knowledge by conducting a deep dive into the three action plans governing Atlanta BeltLine development.
  - Completed [2019 Strategic Implementation Plan Review](#)
- **Goal 2** - Provide recommendations to TADAC on equity and effectiveness based on the three action plans and other sources.
  - Discussed and refined [recommendations for the FY2020 ABI Proposed Budget](#)
- **Goal 3** - Increase affordable housing knowledge by improving TADAC connectivity with Beltline Affordable Housing Advisory Board (BAHAB). Identify members to attend BAHAB meetings at least 4 times per year.
  - Some members attended their meetings, however member report-backs with actionable information remains a challenge.

# Finance Subcommittee

- **Goal 1** - Review and comment on ABI FY 2020 draft budget
  - Discussed and refined [recommendations for the FY 2020 ABI Proposed Budget](#)
- **Goal 2** - Develop accessible overview of BeltLine Project Finances
  - Decided to simplify the working document; too many metrics making it complicated, prevented completion
- **Goal 3** - Use the Finance Tracking spreadsheet overview for leadership development and education for all TADAC members for use in TADAC duties

# Looking Ahead: 2020 TADAC Goals (Pre-COVID)

\*\*\*These goals and strategies need to be adjusted given economic and political uncertainty in the year ahead.\*\*\*

1. **Re-examine the TADAC charter** - Update the description to accurately reflect the work we do and resubmit it for approval.
2. **Develop a scorecard** - Use it to track whether our recommendations are implemented, and if they are implemented, what their impact was. Use this information to assess ourselves for changes in TADAC structure
3. **Adopt a “matrix” for addressing topics** - Use it to improve how meeting agendas are structured by ensuring that the topic is within the scope and capacity of of TADAC and warrants addressing
4. **Strengthen relationships with appointing bodies** - TADAC presents a report at least once per year to each appointing body.
5. **Create a Public Engagement toolkit** - A resource for members that includes items like the incentives handout conceived by the Development Committee.
6. **Establish community presence** - All members commit to attending 2 at minimum, but ideally 4 meetings outside of TADAC. Members can report back using a Google form, and/or provide reports during meetings.

# Thank You!!

