REDEVELOPMENT POWERS LAW

On the November 4th, 2014 Ballot
“Shall the Act be approved which authorizes Whitfield County to exercise redevelopment powers under the ‘Redevelopment Powers Law,’ as it may be amended from time to time?”

*If you live within the City of Dalton this question will be on the ballot twice*
So what does this mean?
What are Redevelopment Powers?

Redevelopment Powers are economic tools our local leaders can use to redevelop blighted and economically distressed areas in Dalton-Whitfield County.

Redevelopment Powers Law

- Publicly Controlled Sites
- United Economic Development Organization
- Creative Financing
- Revenue Bonds
- One-Stop Shop Permitting
How Georgia Defines Redevelopment Powers Law

- Way to finance projects in areas of the community that generate minimal tax dollars & are slowest to develop
- Allows for the creation of Redevelopment Areas (AKA: Redevelopment Districts) in areas of blighted, older properties with declining value, employment and rising poverty

What is a Redevelopment District?

- Redevelopment Districts help to identify areas for redevelopment projects including infrastructure and historical/cultural facilities in blighted areas. They create opportunities that are no longer available at conventional banks.
How Redevelopment Districts Work…

- Suspect “Districts” identified
- Private developer partnership established
- Redevelopment Agency oversees
- Local government approves plan
- Revenue Bonds Issued (not general obligation)
- Baseline value declared
- Redevelopment path built
- Increased property values repay bonds
Who Guarantees the Bonds?

- Private Developer
- City/County/Redevelopment Agency is NOT responsible!

Baseline Property Tax Base as Blighted Property: $100.00
Redevelopment Increased Tax Value: $125.00

$100.00 goes to General Fund
$25.00 goes to District Bond

Two Bucket Theory

Local Government Budgets ALWAYS made Whole **First**

*These numbers are for illustration purposes only*
Some usages... “Broad” Definition

- Construction of new buildings
- Renovation, demolition or expansion of existing buildings
- New public work projects or improvements
- New housing
- Arts/recreation projects
- Property clearing/grading
- Green spaces/recreation
What does this mean to our community?

- Jobs, Jobs, Jobs!
- Increases competitiveness for projects we want in our community
- Increases property values
- Keeps Sales Tax Revenue at home for local uses
- Promotes growth in areas slow to develop
- Pays for economic development without raising taxes
- No loss of existing tax base
- Enhances city and county’s chances to get new, upper scale retail
What it does **NOT** do....

- Create tax increases to the public
- “Freeze” the millage rates
- “Take” property from private citizens
Are Redevelopment Powers new?

No!

- Enacted in the US in 1958
- Georgia Redevelopment Powers Law enacted in 1985
- At least 27 +/- Redevelopment Districts in Georgia- NO FAILURES, to date!
  - Rome, Atlanta region, Lagrange-Troup County, Gainesville, etc.

Atlantic Station, Atlanta

BEFORE

AFTER
Example of a Possible Redevelopment District in Dalton

Corner of Cleveland Highway and the North Bypass

BEFORE          AFTER
Potential Retailers
Vote November 4th
Redevelopment Powers