

Athens-Clarke County, Georgia

REDEVELOPMENT PLAN

“East Downtown Tax Allocation District”

Tax Allocation District Number 4- Unified Government of Athens-Clarke County,
Georgia

Redevelopment Plan

2020

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I. INTRODUCTION, PROPOSAL AND PUBLIC BENEFITS

Introduction

Athens-Clarke County is located in Northeast Georgia, and of the 159 counties in the state, Athens-Clarke County is the smallest in land mass measuring roughly 121 square miles. The fact that Athens-Clarke County has always been constrained in size significantly impacts its sense of place. On average, Athens-Clarke County increases in population between 1% - 1.5% annually.

The “Classic City” has long been described as having a uniquely vibrant quality that is evidenced both in its social demographics and physically built environment. As such, the community strives to maintain the local character that embodies both people and place. Additional income through well-paying jobs could in turn help residents pursue better housing that is made to be affordable.

With regard to the economy, there was a major shift in employment from manufacturing to health care. Along with health care, the dominant employment sectors were related to social assistance, retail trade, accommodations, and food service. Manufacturing is still significant though, coming in fourth overall. Self-employment is also growing, increasing by an estimated 35% since 2005. More than 40,000 workers commute into the community while 18,000 people leave for work outside of the county. Only 20,000 people live and work in the county. About 60% of residents rent versus owning homes.

Proposal

The creation of a tax allocation district is authorized in Georgia under the Redevelopment Powers Law, Official Code of Georgia Annotated Chapter 44, Title 36 (the “**Redevelopment Powers Law**”). A tax allocation district provides the sources of the funds described herein (“**TAD Funds**”) to pay “**Redevelopment Costs**”, as defined in O.C.G.A. Section 36-44-3(8), part of the Redevelopment Powers Law. As used herein, a “**Redevelopment Project**” is a project referred to in O.C.G.A. Section 36-44-3(9)(D), part of the Redevelopment Powers Law, that is authorized by this Redevelopment Plan.

Pursuant to the Redevelopment Powers Law, the Unified Government of Athens-Clarke County, Georgia (“**ACC**”) gained redevelopment powers under 2006 Ga. Laws p. 3690, approved by the electors in a referendum on November 7, 2006. The Redevelopment Powers Law provides for ACC to create or designate a redevelopment agency (the entity serving as such at the time in the relevant area, the “**Redevelopment Agency**”).

On October 4, 2011, the Mayor and Commission adopted a resolution designating themselves as the Redevelopment Agency. References herein to actions by the ACC or the Mayor and Commission that are among the redevelopment powers delegated to the Redevelopment Agency by such resolution, or that the Redevelopment Powers Law specifies are to be taken by the Redevelopment Agency, shall be deemed references to the Redevelopment Agency. By the adoption of its resolution approving this Redevelopment Plan, the Mayor and Commission are making the findings and determinations set forth herein.

Accordingly, the Redevelopment Agency proposes to address the redevelopment of the Redevelopment Area by the adoption by ACC of this Redevelopment Plan, in accordance with the Redevelopment Powers Law. Such adoption and the satisfaction of the related requirements of the Redevelopment Powers Law, will result in the creation of a tax allocation district that shall be named: “Tax Allocation District Number 4- Unified Government of Athens-Clarke County, Georgia.” Such tax allocation district may be referred to in this Redevelopment Plan as the “**East Downtown Tax Allocation District**”, or “**TAD 4**”.

TAD 4 and the Redevelopment Area will be co-terminous; *i.e.*, there will be one tax allocation district, which will encompass the entire Redevelopment Area.

Public Benefits

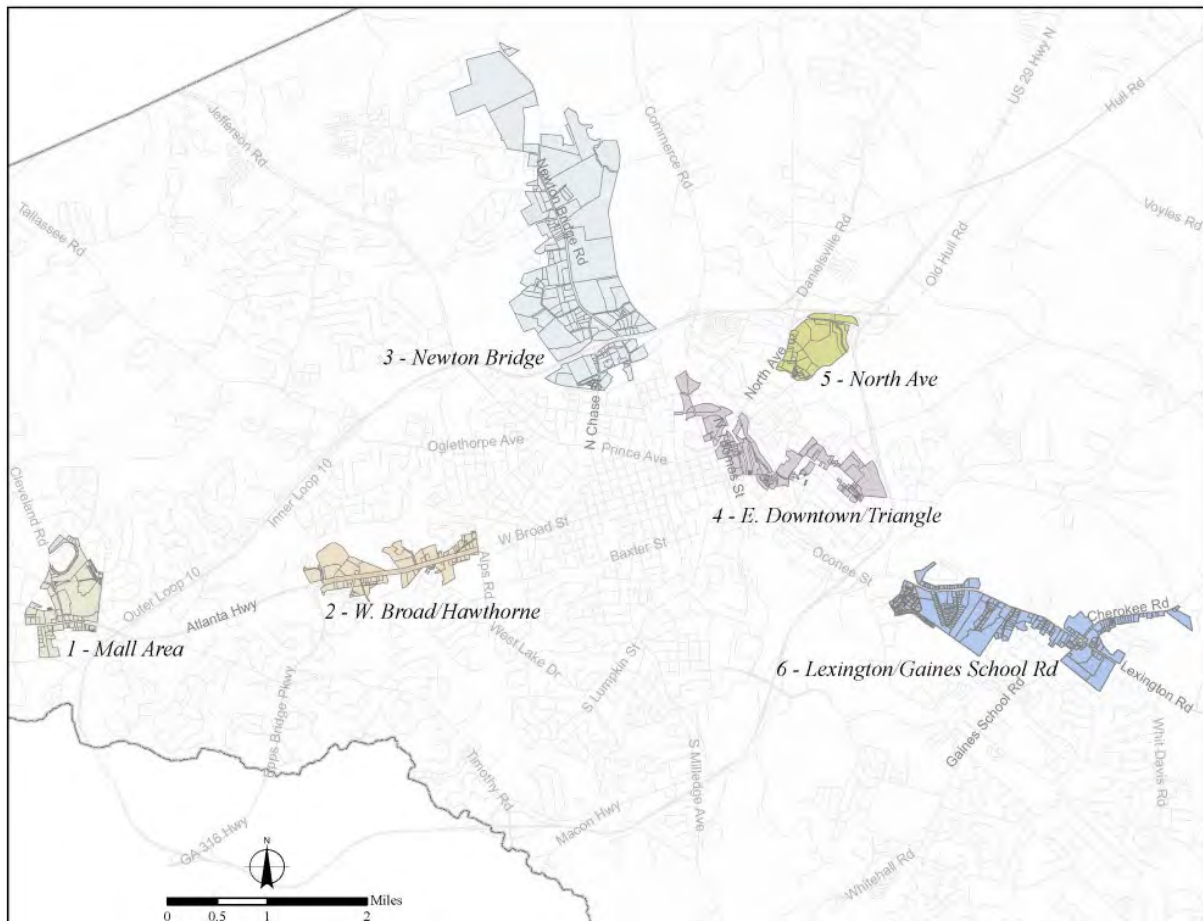
The specific benefits to the residents of ACC from the creation of TAD 4 include:

- New private capital investment on property located in an area that historically has been underserved by private investment and development;
- Creation of jobs in the professional, business and service industries with substantial new office, research and retail development;
- Creation of new shopping, recreation and entertainment opportunities;
- Creation of a more vibrant neighborhood environment by expanding residential opportunities;
- Creation of affordable housing accessible to employees in professional, business and service industries;
- Improved bike, pedestrian and vehicle access to shopping, employment and regional transportation;
- Improved infrastructure of water, sewer and fiber data lines;
- Efficient storm water management;
- Establishment of neighborhood gathering places;
- Attraction of new customers for existing local businesses; and
- New annual sales tax revenues.

Tax Allocation Districts- A Coordinated Effort

This proposed tax allocation district is only one element of a coordinated effort that ACC is making to assist areas within its borders that are in need of redevelopment assistance. This

effort includes the creation of 6 proposed tax allocation districts, including this TAD. Below is a map showing the approximate locations of all proposed districts as well as a key identifying them.



This Redevelopment Plan, however, is only for TAD 4.

Community Benefits Agreements

The Unified Government recognizes the importance of balanced and equitable development of ACC in a manner that preserves the dignity of existing residents and ensures equal participation by all residents in the many benefits, direct and indirect, of tax allocation district projects. It is an underlying policy of this Redevelopment Plan that, in the event that private sector capital projects receive TAD Funds, there shall be development agreements or funding agreements (each, a “**Community Benefits Agreement**”) that accompany such projects that contain certain community benefit principles. These principles and a community benefit policy shall be developed with community input and included within the agreements to be approved by the Unified Government.

Citizens Advisory Committees

As an additional measure to ensure the effectiveness of its tax allocation districts and their accountability to the citizens of ACC, the Unified Government by ordinance will create a committee (Committee), styled the “ _____ [name of TAD] Advisory Committee”, or equivalent, for each tax allocation district.

Each Committee will have as its purpose making recommendations to ACC and its Redevelopment Agency on the use of TAD Funds within the redevelopment area of the district and the effective and equitable implementation of the redevelopment plan for the district. For additional information regarding these Committees, see “REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA- Goals and Priorities,” below.

II. TAX ALLOCATION DISTRICT OVERVIEW

Under the Redevelopment Powers Law, a tax allocation district is a tool used to publicly finance redevelopment costs in a redevelopment area.

The source of the funding for the tax allocation district is the positive tax allocation increment (defined below), which is limited to the growth in certain district *ad valorem* property taxes, unless specific action is taken to also use district general fund revenues.

The revenues derived from the tax allocation district are placed in a special fund for the tax allocation district and are used to pay Redevelopment Costs directly, or to repay “**tax allocation bonds**”) issued to finance the Redevelopment Costs, such term being defined in O.C.G.A. Section 36-44-3(12), part of the Redevelopment Powers Law and including bonds, notes and other obligations.

The Redevelopment Powers Law was amended in 2001 to expand the definition of a redevelopment area, which has enabled communities to use the tax allocation district financial tool in more areas than prior to the amendment. As a result, tax allocation districts have become a popular economic development tool in Georgia. Similar districts outside Georgia are commonly referred to as “TIF” (tax increment financing) districts. All states and the District of Columbia use some form of tax allocation district/TIF financing. Since the 1970’s, these states have completed hundreds of projects using tax allocation district/tax increment financing. Georgia only began to use tax allocation districts in a substantial way in 1999 with the approval of two major tax allocation districts in Atlanta. Since then, the number of tax allocation districts in Georgia has increased significantly. Tax allocation districts, and the financing they enable, offer important tools for cities and counties to use in attracting investment into underdeveloped areas.

There are also other advantages to the use of tax allocation districts:

- **General.** Tax allocation district financing has been used to successfully address site-specific development problems while achieving broader economic development objectives, resulting in greater, long-term economic benefits to those cities and counties where they are located.
- **A stronger economic base.** Private development that would not have otherwise occurred without the tax allocation district designation can be attracted by this incentive.
- **Redevelopment is supported without additional taxes.** Redevelopment is effectively promoted without tapping into general funds or levying special assessments on property owners throughout the local government.
- **Tax allocation district/tax increment financing is a well-known incentive.** With tax allocation district/tax increment financing being widespread across the country, the incentive is known and understood by private sector developers.

Other communities have found such financing an effective way to lure private development, attract new industry, create more jobs, and, ultimately, expand an area's tax base.

- **Tax allocation districts have a strong track record of promoting redevelopment.** This technique has a strong track record of attracting private investment on a nationwide basis and in Georgia.

III. PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS

For purposes of this Redevelopment Plan and O.C.G.A. Section 36-44-3(9)(N):

1. Only the “**positive tax allocation increment**” of TAD 4, as defined in O.C.G.A. Section 36-44-3(14), levied on real property will be used to pay Redevelopment Costs (directly, or indirectly such as through the repayment of tax allocation bonds).
2. In accordance with the provisions of O.C.G.A. Section 36-44-3(1), *ad valorem* property taxes used in the computing of tax allocation increments will not include *ad valorem* property taxes levied to repay bonded indebtedness.
3. Inasmuch as ACC’s resolution creating the TAD will not provide for their inclusion in the computing of tax allocation increments, excluded from such computation will be *ad valorem* property taxes levied on:
 - a. personal property;
 - b. motor vehicles; and
 - c. the assessed value of property owned by public utilities and railroads.

Accordingly, among other things, general fund revenues of the TAD, such as from the local option sales tax (“**LOST**”), general business licenses, and hotel/motel taxes, will not be used to pay Redevelopment Costs.

In order for the Redevelopment Area to reach its full potential, it will be necessary for consents to be obtained from this public body for the specified property taxes to be included in the computation of the TAD’s tax allocation increments:

- 1) the Clarke County Board of Education, as to the Clarke County School District’s M&O real estate property taxes.

Should this public body refuse such consent, the funds derived from the TAD are unlikely to be sufficient for the quality or density of redevelopment needed to achieve the City’s objectives and ameliorate long term trends.

Subject to the above, the table below lists the *ad valorem* taxes for computing property tax increments for purposes of this Redevelopment Plan.

Applicable 2020 Millage Rates (per \$1,000)	
ACC M&O	13.70
Clarke County School District M&O (subject to Board of Education consent)	20.000
Total TAD 4 Millage	33.70

In accordance with general Georgia property tax law, the determination of property taxes will involve subtraction of any exemptions and credits, as appropriate.

IV. REDEVELOPMENT AREA

Boundaries of the Redevelopment Area; Existing Uses

The “**Redevelopment Area**” proposed for this Redevelopment Plan consists of 220 parcels totaling 236.1 acres. TAD 4 is described as follows:

The boundaries for the TAD center upon the North Oconee River as the main geographical feature of the TAD. At the northern end the TAD is bounded on the east by the North Oconee River and the west by Norfolk Southern Railroad. Except for Hotel Indigo, Jackson Street is the western boundary of North Downtown. The boundary then steps down to North Thomas Street as the western boundary before going east on Broad Street picking up all the parcels to the north of East Broad Street and Pottery Town to the south. Pottery Town is an older community made up of 22 parcels along Wilkerson Street and Pottery Streets. Across the North Oconee River, the tax allocation district picks up the trailhead for Dudley Park Trail and intersects the North Oconee River Greenway. It then crosses East Broad Street and the North Oconee River.

The far southeastern portion of the boundary stops at Loop 10 (Athens Perimeter Highway). Heading northeast, it is contiguous along East Carver Drive and McKinley Drive, until a few parcels between Moreland Avenue and Fairview Street that are land-locked. Between North Peter Street and Oakridge are several parcels within TAD 4, with parcels also included between Vine Street, Herman Street and East Broad Street. There are eight parcels along North Peter Street before crossing the river, where there is a parcel between Vine Street, 1st Street, East Broad Street and Trail Creek.

Maps specifying the boundaries of the proposed tax allocation district and showing existing uses and conditions of real property in the proposed tax allocation district are contained on Appendices A-1 through A-4 and Appendix H.

A listing of all parcels within the Redevelopment Area is located in Appendix B.

The specifications above are made in accordance with O.C.G.A. Section 36-44-3(9)(A).

V. GROUNDS FOR THE EXERCISE OF REDEVELOPMENT POWERS

A “redevelopment area” under the Redevelopment Powers Law

In order to create a tax allocation district, a “redevelopment plan” must first be approved in accordance with the Redevelopment Powers Law, which includes a qualified “redevelopment area.” In order to qualify, a redevelopment area must meet the definition set forth in O.C.G.A. Section 36-44-3(7), part of the Redevelopment Powers Law, as follows:

“redevelopment area” means an urbanized area as determined by current data from the U.S. Bureau of the Census or an area presently served by sewer that qualifies as a “blighted or distressed area,” a “deteriorating area,” or an “area with inadequate infrastructure”

Why the Redevelopment Area Qualifies as a “redevelopment area” under the Redevelopment Powers Law

General

The Redevelopment Area qualifies as a “redevelopment area” under the Redevelopment Powers Law as it is (i) a blighted or distressed area and an area with inadequate infrastructure, and (ii) is an urbanized area and is an area presently served by sewer.

Regarding its “urbanized area” status, the Redevelopment Area is located within an area of ACC that the U.S. Bureau of the Census includes as an “urbanized area” in 77 Fed. Reg. 18651.

Regarding its status as an area presently served by sewer, this is confirmed by Appendix F.

O.C.G.A. Section 36-44-3(7)(A)-- “blighted or distressed area”

Under the Redevelopment Powers Law, a “blighted or distressed area” is an area that is experiencing one or more conditions of blight as evidenced by:

- 1) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;
- 2) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;

- 3) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average.

In this section, ACC will focus on the second condition of blight.

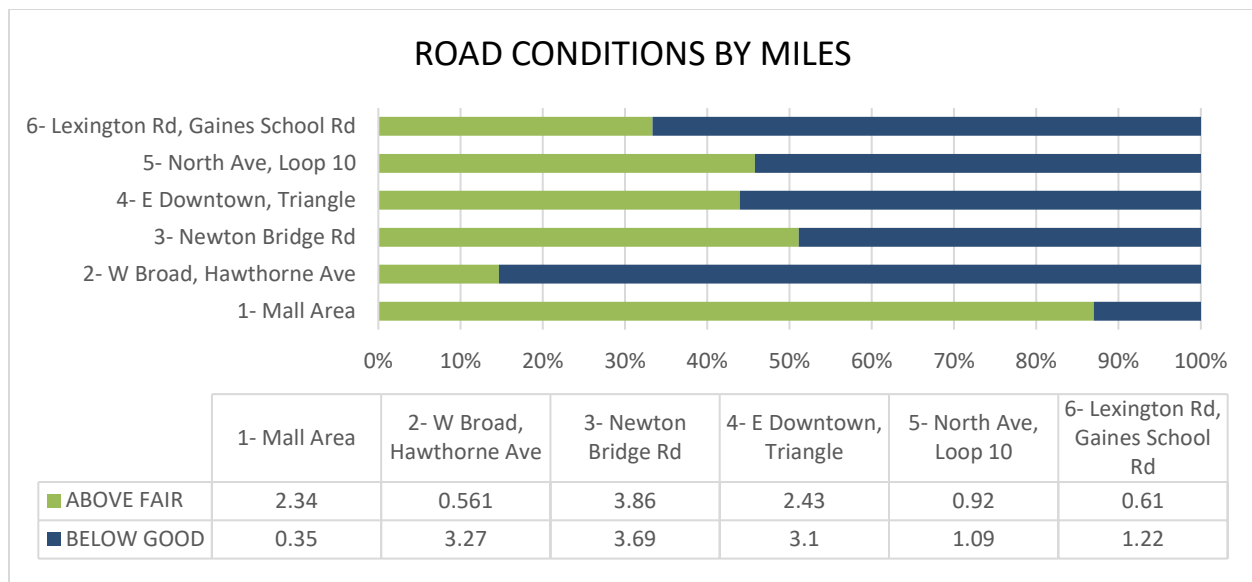
Regarding the second condition of blight

Regarding transportation facilities, walking and biking today are alternative means of transportation and transit. See Appendix G-2 hereto, showing inadequate pedestrian and bike infrastructure within the Redevelopment Area.

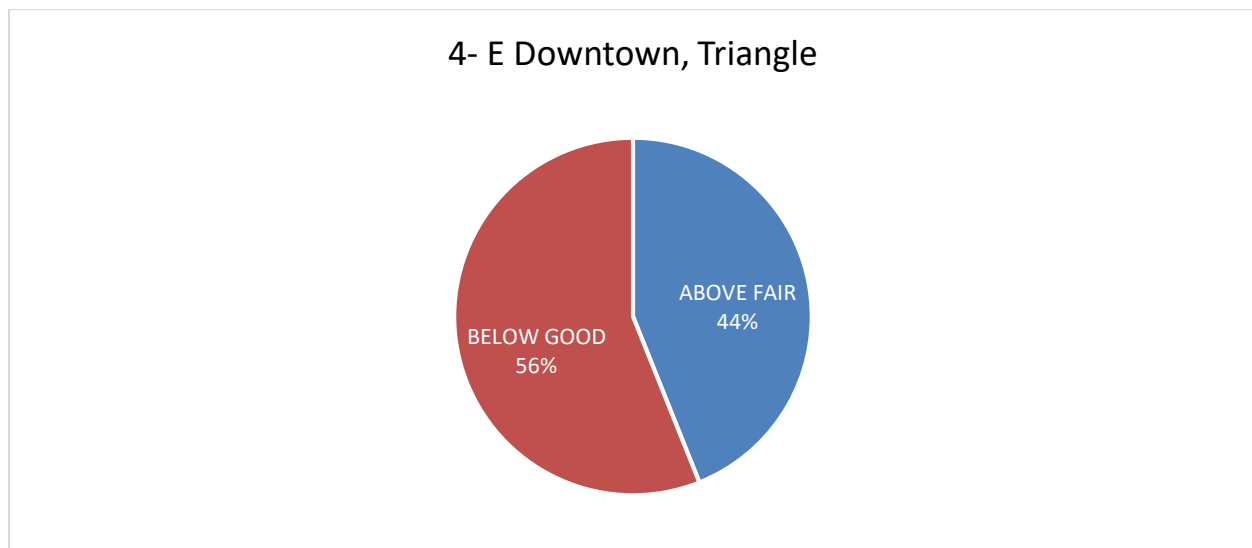
Specifically, the proposed TAD 4 has approximately 4.91 miles of Pedestrian and Bike Infrastructure in the redevelopment area. Pedestrian and bike infrastructure along College Ave from E. Dougherty St\North Ave. to Ware St is approximately 0.42 miles with Bike Category – Shared Facility. North Ave. from College Ave. to the North Oconee River Greenway is approximately 0.50 miles with Bike Category – Separated Facility, North Ave. from the North Oconee River Greenway to Old Hull Rd. is approximately 1.04 miles with Bike Category – Separated Facility, and North Ave./Danielsville Rd. from Old Hull Rd. to Freeman Dr. is approximately 0.41 miles with Bike Category – Shared Facility. E. Broad St. from N. Thomas St. to Willow St. is approximately 0.36 miles with Bike Category – Separated Facility. Wilkerson Greenway from E. Broad St. to Oconee St. is approximately 0.40 miles with Bike Category – Greenway. Bray St. from North Ave. to Evelyn C Neely Dr. is approximately 0.30 miles with Bike Category – Sidewalk Only. Ruth St. from North Ave. is approximately 0.7 miles with Bike Category – Shared Facility. Old Hull Rd from North Ave. is approximately 0.17 miles with Bike Category – Buffered Facility. Collins Industrial Blvd. from North Ave. is approximately 0.13 miles with Bike Category – Shared Facility. Freeman Dr. from North Ave. is approximately 0.44 miles with Bike Category – Separated Facility. Cabernet St. from Nowhere Rd. is approximately 0.05 miles with Bike Category – Shared Facility. Source: ACC Staff.

ACC staff considers a level of service for a bus stop or bus lane that is lower than Level 3 to be substandard. Bus stops with shelters (Level 3+) can handle a high volume of riders, meaning six or more passenger boardings per day. Bus stops at levels one and two may not offer enough space for riders to wait for the bus; room to add additional Simme Seats (two-seat integrated post bench) at the stop is either limited or not available. Thirteen (13) out of the 20 bus stops or bus lanes in the Redevelopment Area are below Level 3. Source: ACC Staff.

Moreover, TAD 4 is one of the proposed tax allocation districts with preponderance of streets and roads whose condition is below good. The chart below depicts the conditions of the streets and roads within the proposed TADs based on their mileage in each category.



The road conditions within TAD 4 specifically are depicted in the chart below.



Source for above charts: ACC Staff

ACC finds that inadequate transportation facilities are found within the Redevelopment Area, and that the existence of this condition is obvious within the Redevelopment Area and can fairly be said to be typical of it; i.e., they predominate.

Therefore, it is the finding and determination of ACC that, within the Redevelopment Area, there exist a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness.

Conclusion

Taking the above into account, ACC also finds and determines that there exist within the Redevelopment Area this condition of blight: a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness.

In conclusion, ACC finds and determines that the Redevelopment Area is an area described in O.C.G.A. Section 36-44-3(7)(A).

O.C.G.A. Section 36-44-3(7)(C) - "inadequate infrastructure"

Under the Redevelopment Powers Law, an area with inadequate infrastructure" means an area characterized by:

- 1) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or
- 2) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

Regarding the first condition

The data and findings concerning defective or inadequate street layout or transportation facilities infrastructure contained under ***"blighted or distressed area"***, above, are hereby incorporated into this subsection by reference.

ACC finds that inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities described above are found within and characterize the Redevelopment Area, and that the same are incapable of handling the volume of traffic into or through the Redevelopment Area, either at present or following redevelopment.

Conclusion

Therefore, there are grounds for ACC to find, and ACC does hereby find, that the Redevelopment Area is characterized by the following condition: Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment.

In conclusion, ACC finds and determines that the Redevelopment Area is an area described in O.C.G.A. Section 36-44-3(7)(C).

Growth and Development

The data and findings above in this section support the conclusion that the Redevelopment Area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this Redevelopment Plan.

Further supporting this conclusion, ACC Staff have identified a material number of parcels within the Redevelopment Area that are considered underdeveloped. See Appendix I. Parts, and even significant parts, of those parcels coincide with areas determined by this Redevelopment Plan to be inadequately serviced by infrastructure. In ACC's view, the underdeveloped condition of these parcels illustrates why the Redevelopment Area as a whole requires the redevelopment that would be provided through this Redevelopment Plan and would not grow and develop without it.

Findings by ACC

In the judgment of ACC, and by the approval of this Redevelopment Plan, ACC is finding and determining that:

Finding (1)

The Redevelopment Area qualifies as a "redevelopment area" under the Redevelopment Powers Law.

Finding (1), above, satisfies the requirements of O.C.G.A. Section 36-44-3(7).

Finding (2)

The Redevelopment Area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this Redevelopment Plan.

Finding (2), above, satisfies the requirements of O.C.G.A. Section 36-44-3(9)(B) and O.C.G.A. Section 36-44-8-3(G)(i).

Finding (3)

The improvement of the Redevelopment Area is likely to enhance the value of a substantial portion of the other real property in the TAD. This finding satisfies the requirements of O.C.G.A. Section 36-44-8(G)(ii).

VI. USES AFTER REDEVELOPMENT OF REAL PROPERTY WITHIN THE REDEVELOPMENT AREA

ACC anticipates that the uses after redevelopment of real property within the Redevelopment Area will reflect the Redevelopment Area's Redevelopment Projects. See "REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA," below.

Though most of the parcels within the boundary are established uses, there are still opportunities within TAD 4. One of the main opportunities comes out of the 2020 SPLOST with the Classic Center Arena Project, which has a budget of \$34,000,000 (20% of the actual cost). The remaining 80% came from the Classic Center itself and its Board of Trustees. The project is said to provide funding for the design and construction of an arena space with a permanent seating capacity of 5,500 people. "Depending upon costs and funding availability, the expansion may include, but not limited to, amenities such as an arena with the necessary industry standard service needs including, but is not limited to, utility connections, rigging structure, sound/lighting systems, an ice floor, retractable seating for an expanded floor, acoustical treatments, individual suites, premium seating locations, catering facilities, locker rooms, necessary FF&E equipment, security equipment, child care and office space sufficient to support such an expansion". The project is further anticipated to foster and support related economic development near The Classic Center Arena that may include, but not be limited to, a hotel, a senior living residential development, associated parking development, and other associated support areas to adequately support the functions of The Classic Center facility. Depending upon costs and funding availability, the project may further serve as a mechanism to facilitate enhanced employee and/or community well-being initiatives. Examples of employee and community well-being initiatives could be elder care, child care, and other similar activities. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

There are further opportunities on government properties with consideration of the fire station being repositioned along College Avenue and the CHARM site as a possible public-private partnership.

See Appendix K for a zoning map showing parcels suitable for mixed-use development.

A tax allocation district is the ideal tool to implement this Redevelopment Plan's approach of public improvements and leveraging private investments.

VII. REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA

Eligible Projects

The Redevelopment Powers Law gives Georgia communities wide latitude in the use of tax allocation district funds to support redevelopment. As enumerated in O.C.G.A. Section 36-44-3, the following are all eligible uses for TAD Funds in a redevelopment area:

- Construction of building(s) for business, commercial, industrial, governmental;
- Educational, charitable or social use;
- Renovation, rehabilitation, reconstruction repair or demolition of any existing building;
- Creation of public housing;
- Creation of public works or public facilities;
- Preservation of historic structures;
- Creation or improvement of public spaces;
- Creation or improvement of mass transit facilities;
- Development, or improvement of telecommunications infrastructure;
- Creation or improvement of pedestrian access and safety;
- Property acquisition, site preparation, demolition, environmental remediation; and
- Infrastructure and utility relocation, rehabilitation or installation.

Depending on the specific situation, TAD Funds could be used to pay any of the above Redevelopment Costs, including, in a proper structure, funding direct financial incentives to developers to offset construction costs.

Funding decisions will take into account the amount of incremental tax revenues those projects will generate, as well as the availability of current/future tax increments available. ACC is committed to using TAD Funds in the most effective and appropriate manner allowed under the Redevelopment Powers Law, to achieve successful results.

For purposes of O.C.G.A Section 36-44-3(9)(D), the following is a description of the potential Redevelopment Projects within the Redevelopment Area, the cost thereof, and the method of financing them. The additional information about their costs contained in "REDEVELOPMENT COSTS," below, is hereby incorporated into this section by reference.

In recent history, specifically over the course of the last few years, a number of projects have been concluded within the district boundaries that demonstrate continued viability in the potential for growth. The intent of TAD 4 is to promote and support appropriate improvement projects that will foster the desired character and function. A brief listing of past permits issued include:

- Hyatt Place Athens Hotel at 412 Thomas Street
- The Downtown Firefly Trail Trailhead

Going forward under the parameters of TAD 4, the Unified Government of Athens-Clarke County will take the lead on public infrastructure improvements like water, sewer, stormwater, and transportation modes. Completion of these necessary initiatives will increase the capacity of services in the area; therefore, accommodating continued residential, commercial, and entertainment options brought forth by private developers and public private partnerships.

Consideration will be given to any and all proposals that adequately meet the strict guidelines for investment of funds and further the stated goals of the adopted tax allocation district. Award of such funds must be selective though, and in a manner that is consistent with redevelopment patterns on the ground as phased by construction activity and critical need. Sporadic disbursement may result in uncontrolled patterns of improvement that deviate from the intent of approved plans. The following list of potential projects should be given primary status based on factors including location, infrastructure capability, access, investment, owner commitment, degree of alterations, and proximity to potential commerce and housing.

- Relationship between Norfolk and Southern for use of the rail system to serve downtown, the Classic Center and the University of Georgia.
- Improvements to the Classic Center that were approved by SPLOST.

Insofar as possible commitments of TAD Funds are concerned, the foregoing is subject to the policies and processes set forth under “Goals and Priorities,” below in this section.

More information is set forth below regarding potential private enterprise projects and potential ACC projects.

The Classic Center Arena

Planned for construction and supported with Athens-Clarke County SPLOST 2020 funds, The Classic Center Arena will be new public assembly facility/arena space and related areas to accommodate a permanent seating capacity of approximately 5,500. The Classic Center Arena will be located in downtown Athens, on the east end of The Classic Center and adjacent to the Athens-Clarke County Multi-Modal Center. Depending upon costs and funding availability, the expansion may include, but not be limited to, amenities such as an arena with the necessary industry standard service needs as well as office space sufficient to support such an expansion.

The Classic Center Arena will expand the scope of possible programming, enabling The Classic Center to host additional events, offer a venue capable of hosting national touring music concerts that draw 7,000+ fans, attract and host family shows, and continue building Athens' reputation as a preferred venue for conferences by hosting groups capable of drawing 5,000+ guests. This additional capability and capacity is expected to increase The Classic Center's lodging room night generation by driving an additional 100,000 room nights per year, and generating new jobs. The project is further anticipated to foster and support related economic development near The Classic Center Arena that may include, but not be limited to, a hotel, a senior living residential development, associated parking development, and other associated support areas to adequately support the functions of The Classic Center facility.

The Classic Center Arena's combined commercial and residential investment projections total \$179,340,000 from construction through the first two years of operation. Further, The Classic Center Arena will create 45 office, retail, manufacturing, and lodging jobs, with average hourly wages between \$15 and \$16. Source: The Classic Center Arena.



(Rendering from The Classic Center web site)

Further, the Mayor and Commission of the City of Athens intend to partner with The Classic Center to build a structured parking deck to serve the downtown area. A third party, The Mark (see below), may be a third-party participant. The parking deck will accommodate 300 parking spaces for The Classic Center and 500 spaces for the ACC government. The ACC spaces will be used for one of two purposes: (1) to support the Judicial Center, if it is sited downtown; or (2) if the Judicial Center is sited elsewhere, to support another commercial entity. ACC would use the spaces to help entice a commercial entity, preferably a company headquarters, to the site to

construct a new office building to be leveraged with parking. In either case, the parking structure would help to bolster the daytime activity in the downtown area. Costs of the parking deck will be prorated between the participants based on the number of spaces each entity has in the deck. For budgeting purposes, each space will cost \$30,000, so ACC's share will total \$15,000,000.

Public Improvements

Subject to the policies and processes described under "Goals and Priorities, below in this subsection, ACC intends to use TAD Funds as the source for payment of its share (i.e., over those borne by the Classic Center) of the construction costs of the structured parking deck to serve the downtown area mentioned above. See "Method of Financing Redevelopment Costs," below. Otherwise, the Redevelopment Costs for public infrastructure that ACC is considering using TAD Funds to pay, in whole or in part, are for public infrastructure to remedy the conditions of inadequacy or deterioration that are described in this Redevelopment Plan. See "GROUNDS FOR THE EXERCISE OF REDEVELOPMENT POWERS," above.

Goals and Priorities

By approval of this Redevelopment Plan, ACC is adopting the following redevelopment goals and establishing the following priorities for the use of TAD Funds to pay Redevelopment Costs:

Public Infrastructure Needs – This goal area includes bike and pedestrian facilities, parks and greenspace, intersection improvements, live stream pipe replacement, stormwater facilities and other public spaces, facilities and infrastructure.

Housing Opportunities – This goal area targets residential development opportunities to provide at least 20% of dwelling units at permanently affordable at 80% of Area Median Income.

Economic Development Partnership Opportunities – This provides for infrastructure support that creates opportunities for job creation, innovation, incubators, accelerators and similar spaces to provide high wage employment in ACC. Private enterprise Redevelopment Projects are encompassed by "Economic Development Partnership Opportunities."

CCSD and Youth Development – This goal area provides the opportunity to collaborate with youth support providers, including the Clarke County School District to create optimal spaces for youth development and support of School District needs.

Each proposed tax allocation district's Citizens Advisory Committee will recommend the percentage of available TAD Funds to be applied to each goal, subject to approval or modification by the Mayor and Commission of ACC. The Citizens Advisory Committee will review and comment on as necessary each application for TAD Funds, whether for private enterprise Redevelopment Projects or ACC Redevelopment Projects. Ultimately, the Mayor and Commission of ACC will approve, deny or modify each application and each specific redevelopment project. This

Redevelopment Plan's authorized Redevelopment Projects are such projects as are approved in accordance with the above process and the other provisions of this Redevelopment Plan.

Redevelopment projects are subject to revision by the Redevelopment Agency and ACC in accordance with applicable processes as implementation of the Redevelopment Plan progresses.

Method of Financing Redevelopment Costs

Each private enterprise project will be financed by private investment (debt and equity), except to the extent, if any, that it is a Redevelopment Project and its Redevelopment Costs are paid by TAD Funds. A Community Benefit Agreement will be required for any private enterprise Redevelopment Costs to be paid by TAD Funds.

ACC intends to finance its share of the construction costs of the above-mentioned structured parking deck through the issuance of tax allocation bonds. In the case of other Redevelopment Costs, ACC proposes to finance the costs of authorized ACC Redevelopment Projects, and to pay any Redevelopment Costs of authorized private enterprise Redevelopment Projects, on a "pay-as-you-go", or "pay/go", basis, meaning that the these costs will be paid out of TAD Funds as they are received by ACC. Alternatively, ACC may at its option also consider utilizing the issuance of tax allocation bonds, or other available financing options or funding sources, to wholly or partially finance these other Redevelopment Costs. See "TAX ALLOCATION BOND ISSUES; PROPERTY TO BE PLEDGED FOR PAYMENT OR SECURITY", below.

The above information is proved in response to O.C.G.A. Sec. 36-44-3(9)(D).

VIII. RELOCATION PAYMENTS

Currently no relocation is anticipated within the Redevelopment Area. In any case where there would be relocation of existing residents or businesses, relocation expenses will be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition and such sources for funds require relocation benefits to be offered to tenants and users for relocation.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(F).

IX. ASSESSED VALUATION (BEFORE AND AFTER REDEVELOPMENT), TAX ALLOCATION INCREMENT BASE, AND 10% LIMIT ON TAXABLE VALUE WITHIN TAX ALLOCATION DISTRICTS

Figures in this section are subject to the General Notes set forth at the end of the section.

The Redevelopment Area defined in this Redevelopment Plan has a 2020 assessed valuation of \$83,836,404, according to the Athens-Clarke County Board of Tax Assessors.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of TAD 4, the Redevelopment Agency will request that the Commissioner of Revenue of the State of Georgia certify for TAD 4 its **"tax allocation increment base"**, as defined in O.C.G.A. Section 36-44-3(15), part of the Redevelopment Powers Law, as of the date of creation of the TAD. See "CREATION AND TERMINATION DATES," below. The estimated tax allocation increment base of the proposed tax allocation district is \$83,833,162; *i.e.*, 2020 taxable value of all taxable property in the Redevelopment Area subject to the property taxes specified in this Redevelopment Plan.

Upon creation of TAD 4, the total current taxable value of property subject to the ad valorem property taxes specified in this Redevelopment Plan within the proposed tax allocation district plus the total current taxable value of property subject to the ad valorem property taxes specified in this Redevelopment Plan within all of ACC's existing tax allocation districts will not exceed 10% of the total current taxable value of all taxable property located within the area of operation of ACC. See column for TAD 4 in table below and notes below table.

Row	TAD	1	2	3	4	5	6
I	TAD- "taxable value" of all "taxable property" subject to "ad valorem property taxes"	\$35,661,450	\$43,146,863	\$36,877,351	\$83,833,162	\$15,861,470	\$41,798,714
II	ACC- "taxable value" of "taxable property"	\$4,427,053,462	\$4,427,053,462	\$4,427,053,462	\$4,427,053,462	\$4,427,053,462	\$4,427,053,462
III	TAD's % (Row I/Row II as percent)	0.81%	0.97%	0.83%	1.89%	0.36%	0.94%

Notes: The calculations above assume all of the subject tax allocation districts will be created simultaneously. Figures in Row II are from the Athens-Clarke County Board of Assessors and understate subject taxable value (see General Notes) and therefore figures in Row III overstate the percentage figures. Figures are for 2020.

The total percentage for all tax allocation districts is 5.81%.

The assessed valuation of this Redevelopment Area will increase in the future through the private investment stimulated by the implementation of the Redevelopment Plan and the public investment of TAD Funds. In addition, this redevelopment is intended to stimulate other development in the TAD and lead to a substantial increase in property values as the Redevelopment Plan is implemented.

Upon completion of redevelopment in the Redevelopment Area as presented in this Redevelopment Plan, TAD 4 is projected to have an assessed valuation estimated at \$158,649,162. See "ESTIMATED POSITIVE TAX ALLOCATION INCREMENTS", below.

The above information is provided in response to O.C.G.A Sections 36-44-3(I) and (M) and O.C.G.A Section 36-44-17.

General Notes:

1. Figures from the Athens-Clarke County Board of Tax Assessors are for real estate only and use nominal values for centrally assessed (by Georgia Department of Revenue) property such as utility property.
2. The last data for "taxable value" of "taxable property" for purposes of Row II in the table above available from the Georgia Department of Revenue for ACC is for 2019 and amounts to \$4,357,831,044, which is the assessed M&O value.

X. ESTIMATED POSITIVE TAX ALLOCATION INCREMENTS

Below is an estimate of positive tax allocation increments for the period covered by the term of the proposed tax allocation bonds. See "CREATION AND TERMINATION DATES," and "TAX ALLOCATION BOND ISSUES; PROPERTY TO BE PLEDGED FOR PAYMENT OR SECURITY," below.

				taxable value		add taxable value of investment (assessed valuation of TAD)		tax allocation		taxable value		taxable value	
Ref.	Item	Value	Comment	millage	2020		total taxes	increment base	minus base	investment		factor of investment	
	A total taxes	\$5,346,476.76	using property taxes specified in Redevelopment Plan and taxable value for TAD from Section IX of this Redevelopment Plan	33.7	\$83,833,162	\$158,649,162	\$5,346,477	\$83,833,162	\$74,816,000	\$187,040,000	0.4	\$74,816,000	
	B taxable value of all taxable property in TAD subject to specified property taxes minus tax allocation increment base	\$74,816,000	from Section IX of this Redevelopment Plan										
	C taxable value of all taxable property in TAD subject to specified property taxes	\$158,649,162											
	D B/C	0.471581438											
	E D x A	\$2,521,299	positive tax allocation increment, for each year starting in 2022										

Source for investment figures: Appendix C. Table assumes all investment becomes taxable during 2021 and positive tax allocation increments begin in 2022 and continue in each year thereafter in same amount without escalation and without any background growth. Table assumes consent of Clarke County Board of Education to use of its M&O taxes in computations of property taxes.

The above estimates apply the property taxes specified in this Redevelopment Plan. The actual amount of these positive tax allocation increments will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base within TAD 4 as a whole.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(P).

XI. REDEVELOPMENT COSTS

Estimated Costs of Redevelopment Projects

The estimated costs of private enterprise projects that may be authorized as Redevelopment Projects are contained, to the extent information is available, in the above descriptions of these projects. Ultimate decisions affecting cost will be made by the private enterprise owners. To the extent, if any, that any Redevelopment Costs for such Redevelopment Projects are paid out of TAD Funds, the amount thereof will be determined in accordance with the process under "INTRODUCTION, PROPOSAL AND PUBLIC BENEFITS- Community Benefits Agreements, and - Citizens Advisory Committees, and "REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA- Goals and Priorities," above.

ACC projects that may be authorized as Redevelopment Projects, and the amount of any Redevelopment Costs for such Redevelopment Projects that are paid out of TAD Funds, will be determined in the course of the implementation of this Redevelopment Plan, and likewise will be in accordance with the process under "INTRODUCTION, PROPOSAL AND PUBLIC BENEFITS- Community Benefits Agreements, and -Citizens Advisory Committees, and "REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA- Goals and Priorities," above.

The total amount of Redevelopment Costs paid out of TAD Funds for both private enterprise Redevelopment Projects and ACC Redevelopment Projects will not exceed in the aggregate the amount of TAD Funds available from positive tax allocation increments. See "ESTIMATED POSITIVE TAX ALLOCATION INCREMENTS," below.

The Redevelopment Projects are subject to change as discussed under "REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA," above. Redevelopment Costs and TAD Fund expenditure amounts are subject to change by ACC in accordance with applicable processes as implementation of the Redevelopment Plan progresses.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(H).

Need for Participation by the Board of Education

ACC does not anticipate that many or most of the Redevelopment Projects being considered will be financially feasible, or that the private enterprise projects hoped to be leveraged thereby, will occur, without participation in the TAD by the Clarke County School District.

XII. CREATION AND TERMINATION DATES

TAD 4 will be created effective December 31, 2020. TAD 4 will terminate when ACC, by resolution, dissolves the district, but pursuant to the Redevelopment Powers Law, no such resolution may be adopted until all Redevelopment Costs have been paid. Therefore, the proposed termination date for TAD 4 is the later of (a) December 31, 2040, or (b) the date when all Redevelopment Costs, including debt service on any tax allocation bonds that may be issued, are paid in full.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(K).

XIII. TAX ALLOCATION BOND ISSUES; PROPERTY TO BE PLEDGED FOR PAYMENT OR SECURITY

Tax Allocation Bonds

As noted above, ACC intends to finance its share of the construction costs of the above-mentioned structured parking deck through the issuance of tax allocation bonds. ACC does not plan at present to issue any other tax allocation bonds to finance other Redevelopment Costs but reserves the right to utilize such method of financing in the future.

Amount

The amount of tax allocation bonds issued will be determined in connection with the financing needs of the Redevelopment Projects at such time. The amount of proposed tax allocation bonds will be the amount necessary such that the proceeds thereof available for deposit to the project fund equal the amount needed to pay Redevelopment Costs to be financed thereby. In the case of the construction costs of the above-mentioned structured parking deck, the amount necessary is estimated at \$15 million.

Term of Tax Allocation Bond Issue

It is ACC's expectations that any tax allocation bonds will have a term of up to 20 years. However, the actual term for the tax allocation bonds may be different and will be determined by ACC taking into account the recommendations of its financial advisor.

Rate of Tax Allocation Bond Issue

It is ACC's present assumption that a rate of interest (average coupon) in the range of 5.00% to 7.90% would apply to any tax allocation bonds. The actual rate of interest applicable to any tax allocation bonds will be determined by market conditions and relevant underwriting or placement criteria at the time of issue.

Positive Tax Allocation Increment

The estimated positive tax allocation increment for the period covered by the term of any tax allocation bonds is set forth under "ESTIMATED POSITIVE TAX ALLOCATION INCREMENTS," above.

Property to be Pledged for Payment or Security for Tax Allocation Bonds

The positive tax allocation increments derived from TAD 4 will be pledged for payment of any tax allocation bonds that are issued. ACC will also consider the creation of a special service tax district as additional security for the repayment of any tax allocation bonds if ACC deems such special service tax district advisable.

The above information is provided in response to O.C.G.A Sections 36-44-3(9)(O) and (Q).

XIV. CONTRACTUAL RELATIONSHIPS

The Redevelopment Powers Law, O.C.G.A. Section 36-44-3, authorizes ACC to designate a Redevelopment Agency for the purpose of carrying out the Redevelopment Plan. ACC has designated the Mayor and Commission to serve as ACC's Redevelopment Agency. For the purpose of implementing this Redevelopment Plan, ACC, the Redevelopment Agency, or both, may enter into any of the below-described contractual relationships, each of which may create an obligation for more than one year:

- Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities including ACC, the neighborhoods impacted and other stakeholders, as well as with various ACC departments involved in implementing the Redevelopment Plan.
- This Redevelopment Plan conforms with the local comprehensive plan, master plan, zoning ordinance, and building codes of ACC. The Redevelopment Agency may, however, conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with ACC's comprehensive plan and the Redevelopment Plan.
- Seek appropriate development projects, financing, and other forms of private investment in the Redevelopment Area from qualified sources.
- Develop public-private partnerships and intergovernmental agreements as needed.
- Market the Redevelopment Area among developers, capital sources, and the general public.
- Coordinate public improvement planning and construction.
- Enter into negotiations, either directly or through designated brokers, with property owners and real estate developers within the Redevelopment Area for the purpose of acquiring land and property for redevelopment in accordance with the Redevelopment Plan.
- Prepare economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of funding the Redevelopment Projects from the TAD Funds.
- Negotiate and enter into Development Agreements with private developers or other third parties to implement the Redevelopment Plan.

- The Redevelopment Agency will perform other duties as necessary to implement the Redevelopment Plan.

The Redevelopment Agency will seek reimbursement for Redevelopment Plan preparation and redevelopment consulting as needed to complete the plan implementation provisions. To manage the redevelopment process, the Redevelopment Agency will seek contractual arrangements with qualified vendors to provide the professional and other services required in qualifying and issuing the tax allocation bonds or other forms of financing, as well as for services including design, feasibility, project management, legal, engineering, and other services, required for implementation of the proposed Redevelopment Plan.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(E).

XV. ZONING AND LAND USE COMPATIBILITY

The proposed land uses contained in this Redevelopment Plan conform with the local comprehensive plan, master plan, zoning ordinance and building codes of ACC, except as may be noted below. Actual zoning compliance in the case of future projects will be subject to the zoning process applicable at the time.

Zoning and Land Use Compatibility

Existing land use within the tax allocation district predominantly conforms to the Official Zoning Map, and is classified mostly as Commercial-Downtown (C-D), Government (G), Park (P), Single Family Residential (RS-5) and a few Mixed-Density Residential lots (both RM-1 and RM-2). A complete accounting of all parcel zoning for TAD 4 can be viewed in the Official Zoning Map.

The current zoning does seem to fit with the trends of development and growth within and on the periphery of East Downtown and east of Downtown.

The Athens-Clarke County Future Land Use Map is consistent with the current Zoning Map.

Conformance with the Local Comprehensive Plan

The Athens-Clarke County Comprehensive Plan was recently updated in 2018. The comprehensive plan is structured around five (5) common categories that encompass fifteen (15) focused topics. Below are a few components taken from the comprehensive plan that are applicable to the tax allocation district proposed.

(Economic Development) Opportunity: Increase in the amount of Public-Private Partnership (PPP's) involving local government facilities. Start by examining the list of government-owned land for the purpose of increasing the tax base.

(Economic Development) Policy: Implement ordinances, policies, and infrastructure to address impediments to locating or expanding business and industry.

(Land Use) Opportunity: Develop incentives to reuse existing development before new development in greenfields, including TADS's. Given the county's small geographic area, redevelopment should be prioritized over greenfield development as plenty of opportunity exists to improve blight along corridors and gateways, strip malls, industrial sites, and aging apartments.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(G).

XVI. HISTORIC PROPERTY WITHIN BOUNDARIES OF REDEVELOPMENT AREA

A review of the National Register of Historic Places and City Designated Properties Register was conducted. Within the boundaries of the Redevelopment Area, there are no historical properties that are designated for state registers. However, there are several parcels within the National Register District. These parcels are as follows:

- Lyndon House Arts Center at 211 Hoyt Street
- Press Place Building at 1 Press Place
- The Classic Center at 300 North Thomas Street
- 440 Foundry Pavilion at 440 Foundry Street
- Brown Cat, Inc. at 400 Foundry Street
- Fuel Hot Yoga at 398 Foundry Street
- Dance FX Athens at 396 Foundry Street
- Classic Center on Foundry at 130 Foundry Street
- Athens Transit Multimodal Center at 775 East Broad Street
- 755 Broad Street Apartments at 755 Broad Street

A property which is to be redeveloped under this Redevelopment Plan and which is either designated as a historic property under Article 2 of Chapter 10 of Title 44, the “Georgia Historic Preservation Act,” or is listed on or has been determined by any federal agency to be eligible for listing on the National Register of Historic Places will not be:

(i) Substantially altered in any way inconsistent with technical standards for rehabilitation; or

(ii) Demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(J).

XVII. SCHOOL SYSTEM IMPACT ANALYSIS

Pursuant to O.C.G.A. Section 36-44-3(9)(R), a School Impact Analysis is included in Appendix C and reviews the financial and operational impact on the Clarke County School District of the proposed redevelopment as presented in this Redevelopment Plan, including but not limited to (i) an estimate of the number of net new public school students that could be anticipated as redevelopment within the Redevelopment Area occurs, (ii) the location of school facilities within the proposed redevelopment area, (iii) an estimate of educational special purpose local option sales taxes projected to be generated by the proposed redevelopment, if any, and (iv) a projection of the average value of residential properties resulting from redevelopment compared to current property values in the Redevelopment Area.

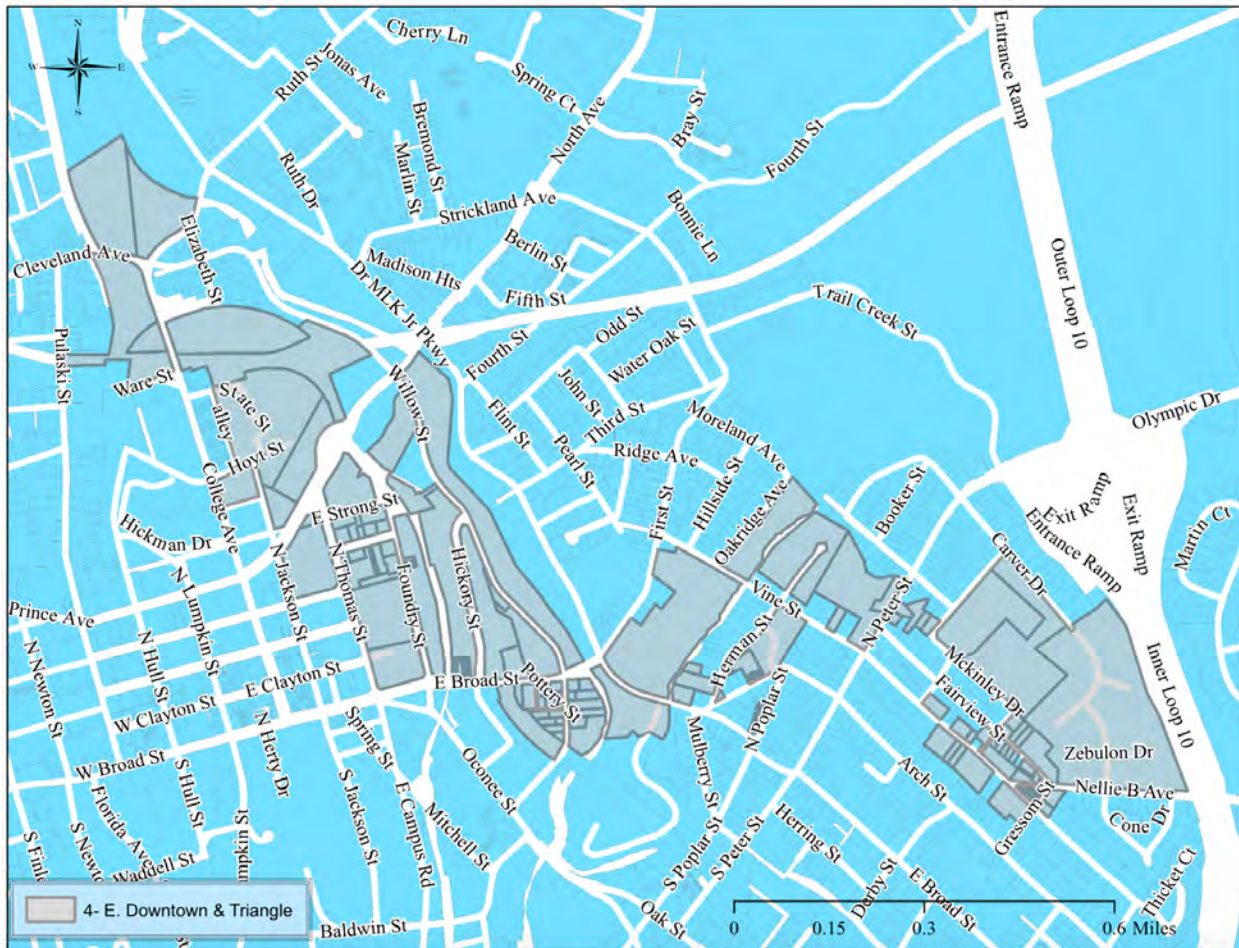
APPENDIX A-1

TAD BOUNDARIES



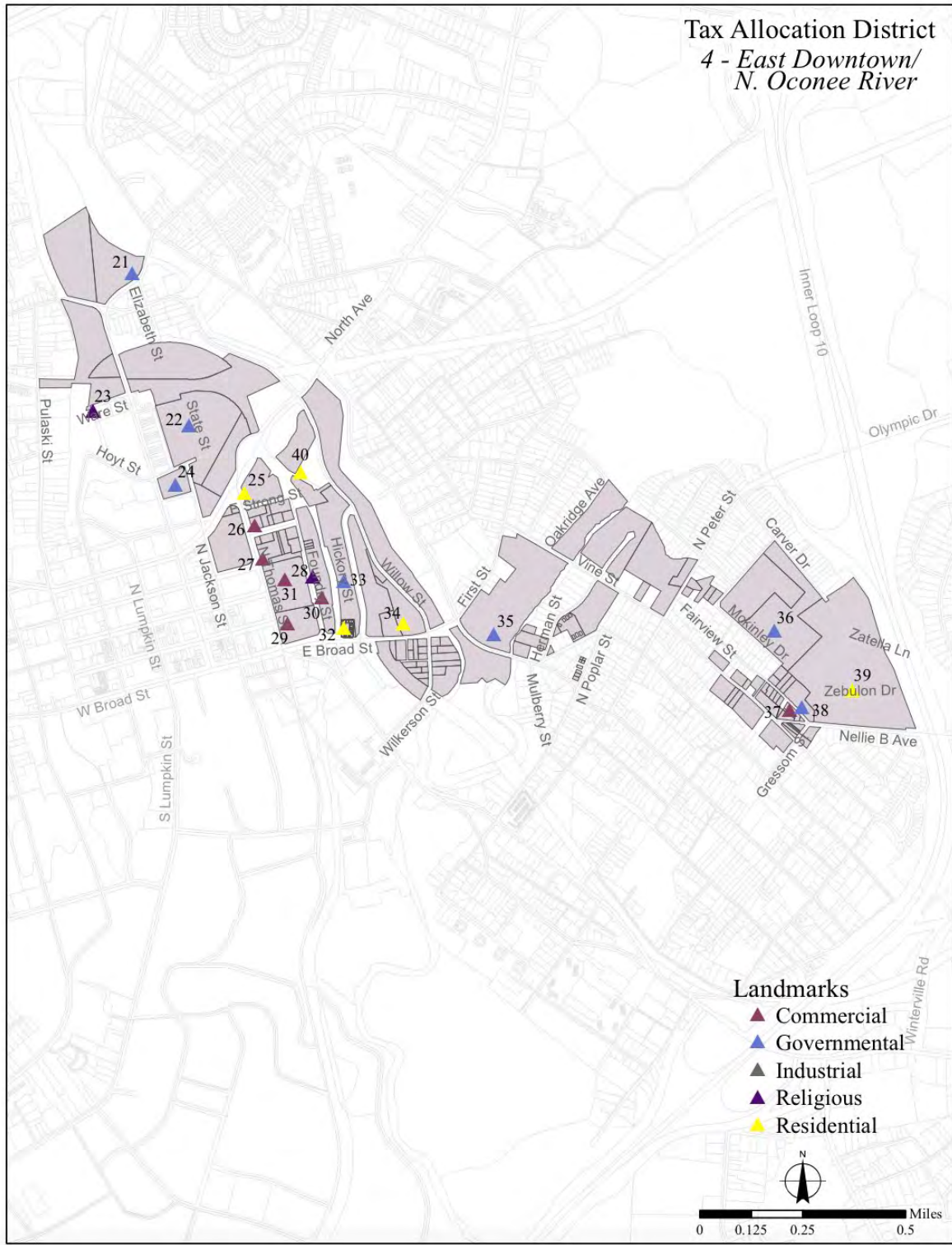
APPENDIX A-2

TAD BOUNDARY MAP AND EXISTING DEVELOPMENTS



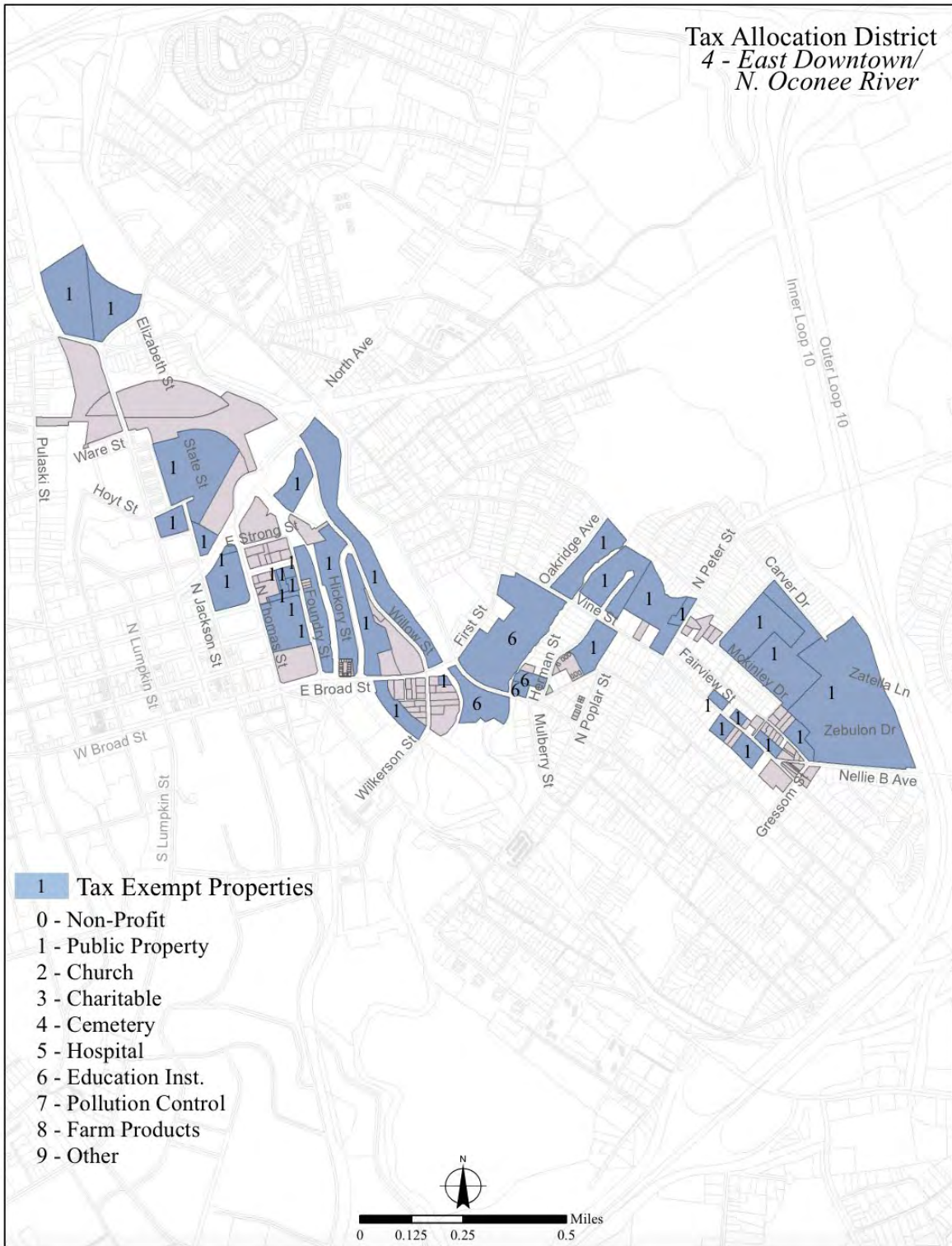
APPENDIX A-3

TAD LANDMARKS AND EXISTING USES



APPENDIX A-4

TAD EXEMPT PROPERTIES MAP



APPENDIX B

TAD PARCEL IDENTIFICATION AND TAX INFORMATION

East Downtown		
TAXABLE PARCELS		
PARCEL_NO	Parcel Address	Owner Name
163C2 F001	940 COLLEGE AVE	QUALITY CONCRETE BLOCK COMPANY INC
163C2 G001	945 COLLEGE AVE	THE LOFTS AT 945 LLC
163C2 G002	900 COLLEGE AVE	C S X TRANSPORTATION INC F/K/A
163D1 A003	0 WILLOW ST	C S X TRANSPORTATION INC F/K/A
163D3 I001	325 WILLOW ST	WHISTLEBURY HOLDINGS LLC
163D3 J001A	441 E DOUGHERTY ST	WEST JOHN Q III
163D3 J003	570 N THOMAS ST	CITYBLOCK COMMUNITIES LLC

163D3 J006	510 N THOMAS ST	KOZAK PAYNE PROPERTIES LLC
163D3 J007	441 E DOUGHERTY ST	WEST JOHN Q III
163D3 K001	600 N THOMAS ST	ATHENS STANDARD LLC
163D3 L002	295 E DOUGHERTY ST	GRADUATE ATHENS OWNER LLC
171B1 C003	412 N THOMAS ST	HP ATHENS LLC
171B1 C005	436 E DOUGHERTY ST	WEST JOHN Q
171B1 C005A	480 N THOMAS ST	FRANKLIN HOUSE INC
171B2 A001	396 FOUNDRY ST	VOLUMETRICS LLC
171B2 A001A	398 FOUNDRY ST	VOLUMETRICS LLC
171B2 A001B	400 FOUNDRY ST	WIDESPREAD PROPERTIES LLC
171B2 A005	755 E BROAD ST	GEORGIA TRADITIONS CONDOMINIUM
171B2 A006A	805 E BROAD ST	SQ GEORGIA - ECLIPSE LLC
171B2 B006A	909 E BROAD ST	HSRE UGA 909 BROAD LLC

171B4 A002	1016 E BROAD ST	WEAVER DEXTER M
171B4 A004	123 WILKERSON ST	MINGLEDORFF MARY LOU
171B4 A005	1020 E BROAD ST	MINGLEDORFF MARY LOU
171B4 A006	141 WILKERSON ST	MINGLEDORFF MARY LOU
171B4 A007	173 WILKERSON ST	MINGLEDORFF MARY LOU
171B4 A008	181 WILKERSON ST	MINGLEDORFF MARY LOU
171B4 A008A	187 WILKERSON ST	MINGLEDORFF MARY LOU
171B4 B001	186 WILKERSON ST	MINGLEDORFF MARY LOU
171B4 B002	184 WILKERSON ST	MORRIS LAFRIEDA
171B4 B003	180 WILKERSON ST	MOLLER ANGUS S
171B4 B004	170 WILKERSON ST	POTTERY STREET ATHENS LLC
171B4 B005	140 WILKERSON ST	WILLIAMS PEGGY T TRUSTEE
171B4 B006	122 WILKERSON ST	WILLIAMS PEGGY T TRUSTEE
171B4 B007	940 E BROAD ST	WILLIAMS PEGGY T TRUSTEE

171B4 B008	920 E BROAD ST	POTTERY STREET ATHENS LLC
171B4 B009	910 E BROAD ST	WILLIAMS PEGGY T TRUSTEE
171B4 B010	820 E BROAD ST	POTTERY STREET ATHENS LLC
171B4 B010A	890 E BROAD ST	GILLESPIE JOSEPH C LIFE ESTATE & CRONIC SUSAN DALE & JANET CAROL DELLINGE
171B4 B011	175 POTTERY ST	POTTERY STREET ATHENS LLC
171B4 B012	178 POTTERY ST	POTTERY STREET ATHENS LLC
171B4 B013	180 POTTERY ST	WILLIAMS PEGGY T TRUSTEE
171B6 E002	1 PRESS PL	MM ONE PRESS PLACE BULDING LLC
172A1 A005	155 VINE ST	LITTLETON MICHAEL
172A1 B008	136 HERMAN ST	ARCH HILL CONDOMINIUM
172A1 B010	130 HERMAN ST	TISSENBAUM MARC
172A1 B011	0 HERMAN ST	CARNES FLORINE H
172A1 C005A	0 HERMAN ST	ARA MARYA KRYSTYNA
172A2 C001A	430 MORELAND AVE	HEMPHILL MARY & JEROME HEMPHILL

172A2 C005	424 N PETER ST	NORRIS PAUL JR
172A2 C006	422 N PETER ST	LONG EMMA
172A2 C014	130 MCKINLEY DR	SMITH TOMMY LEE
172A2 C015	130 MCKINLEY DR	SMITH KENNY ROGER
172A2 E001	323 FAIRVIEW ST	FORT MARY F
172A2 E001A	234 WARREN ST	FORT MARY LOUISE
172A2 E002	337 FAIRVIEW ST	HUFF ATLEAN
172A2 E003	347 FAIRVIEW ST	BROWN TOMMY D
172A2 F001	151 NELLIE B AVE	CHOI ABRAHAM J K & KUAN BOK CHOI
172A2 F001A	151 NELLIE B AVE	J D & SONS LLC
172A2 F001B	157 NELLIE B AVE	ELLISON ISAIAH

172A2 F001C	159 NELLIE B AVE	ELLISON ISAIAH
172A2 F001D	151 NELLIE B AVE	MOMIN MAKBUL
172A2 F002	360 FAIRVIEW ST	BLACKMON J WARREN & FIRST UNION FINANCIAL CORPORATION
172A2 F003	340 FAIRVIEW ST	BLACKMON J WARREN & FIRST UNION FINANCIAL CORPORATION
172A2 F004	324 FAIRVIEW ST	GREEN GLENDA D
172A2 F005	111 WARREN ST	BUGG JENNIE L
172A2 G001	191 WARREN ST	BUGG GEORGE C
172A2 G009	365 VINE ST	GWG ENTERPRISES LLC
172A4 A001	585 VINE ST	ELLISON ISAIAH
172A4 A001A	585 VINE ST	ELLISON ISAIAH
172A4 A001B	585 VINE ST	ELLISON ISAIAH
172A4 A001C	585 VINE ST	ELLISON ISAIAH
172A4 A001D	585 VINE ST	ELLISON ISAIAH

172A4 B002	524 VINE ST	BUGG GEORGE C
172A4 B005	374 VINE ST	COX NANCY A
172A4 B006	364 VINE ST	LANE SAMUEL E LIFE ESTATE & LANE TERESA
172B3 A026	250 GRESSOM ST	ELLISON ISAIAH
172B3 A027	623 VINE ST	ELLISON ISAIAH
172A5 A001	1295 E BROAD ST	HENNINGER URSULA MARIE & JAMES STROUPE
172A5 A002	1295 E BROAD ST	BREWER GENE A
172A5 A003	1295 E BROAD ST	JACOBS WILLIAM CARL & JOELLE VOOGT JACOB
172A5 B001	1295 E BROAD ST	MCFERRON MARTHA W REVOCABLE TRUST
172A5 C002	1295 E BROAD ST	FISHBEIN ADAM & DANIEL FISHBEIN JTROS
172A5 C003	1295 E BROAD ST	ZAPP SHERRIE B
172A5 C004	1295 E BROAD ST	BYPASS MARY JANE PECK TRUST HALL MARILYN P TRUSTEE

172A5 C005	1295 E BROAD ST	SODHI MININDER KAUR
172A1 B008A	136 HERMAN ST	HENRY RUSSELL D
172A1 B008B	136 HERMAN ST	CARSON WRYNN
172A1 B008C	136 HERMAN ST	JINKS TERRANCE M & CHRISTY B JENKINS JTROS
172A1 B008D	136 HERMAN ST	JENKINS CHRISTY B & TERRANCE M JINKS
172A1 B008E	136 HERMAN ST	STATIRAS LELIA DANIELE
172A1 B008F	136 HERMAN ST	RAIFORD MEREDITH
172A1 B008G	136 HERMAN ST	MOSQUERA TERESA S & DAVID A MOSQUERA
171B2 A501	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A502	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A503	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A504	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A505	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A506	755 E BROAD ST	ROLLING HILL BLUFF LLC

171B2 A507	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A508	755 E BROAD ST	ROLLING HILL BLUFF LLC
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171B2 A511	755 E BROAD ST	ROLLING HILL BLUFF LLC
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171B2 A513	755 E BROAD ST	ROLLING HILL BLUFF LLC
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171B2 A603	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A604	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A606	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A608	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A609	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A610	755 E BROAD ST	MORGAN JULIA W
171B2 A611	755 E BROAD ST	ROLLING HILL BLUFF LLC

171B2 A612	755 E BROAD ST	ROLLING HILL BLUFF LLC
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171B2 A614	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A615	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A618	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A619	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A620	755 E BROAD ST	CAVE RICHARD H
171B2 A621	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A622	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A701	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A702	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A703	755 E BROAD ST	ROLLING HILL BLUFF LLC

171B2 A704	755 E BROAD ST	HARPER FAMILY HOLDINGS LLC
171B2 A706	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A708	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A709	755 E BROAD ST	MYERS ALBERT A JR & MARY S MYERS
171B2 A710	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A711	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A712	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A713	755 E BROAD ST	ROLLING HILL BLUFF LLC
171B2 A714	755 E BROAD ST	ROLLING HILL BLUFF LLC
TAX-EXEMPT PARCELS		
PARCEL_NO	Parcel Address	Owner Name
163C2 B001	132 CLEVELAND AVE	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

163C2 B002	1005 COLLEGE AVE	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
163D3 D001	293 HOYT ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
163D3 G002	395 WILLOW ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
163D3 N001	550 N JACKSON ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
163D3 O001	700 COLLEGE AVE	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B1 A001	280 E DOUGHERTY ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B1 A003	355 E HANCOCK AVE	UNITED STATES OF AMERICA
171B1 C001	474 E DOUGHERTY ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

171B1 C002	497 E HANCOCK AVE	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B2 A002	120 FOUNDRY ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B2 A008	775 E BROAD ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B2 B001	200 WILLOW ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B2 E006	1180 E BROAD ST	UNIVERSITY OF GEORGIA, BOARD OF REGENTS
171B4 A001	1040 E BROAD ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B4 J002	1170 E BROAD ST	UNIVERSITY OF GEORGIA, BOARD OF REGENTS
171B6 A001	300 N THOMAS ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
172A1 A001A	110 VINE CIR	HOUSING AUTHORITY OF THE CITY OF ATHENS
172A1 A007	175 VINE ST	ATHENS HOUSING AUTHORITY
172A1 A008	489 N PETER ST	ATHENS HOUSING AUTHORITY
172A1 B006	120 VINE ST	HOUSING AUTHORITY OF THE CITY OF ATHENS
172A1 C001	1185 E BROAD ST	UNIVERSITY OF GEORGIA, BOARD OF REGENTS
172A1 C004	115 HERMAN ST	UNIVERSITY OF GEORGIA, BOARD OF REGENTS
172A2 B001	410 MCKINLEY DR	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
172A2 B001A	400 MCKINLEY DR	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
172A2 E004	385 FAIRVIEW ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
172A2 F006	405 VINE ST	HOUSING AUTHORITY OF THE CITY OF ATHENS

172A2 G006	305 VINE ST	HOUSING AUTHORITY OF THE CITY OF ATHENS
172A2 G008	345 VINE ST	HOUSING AUTHORITY OF THE CITY OF ATHENS
172A4 B004	396 VINE ST	HOUSING AUTHORITY OF THE CITY OF ATHENS
172A4 B007	330 VINE ST	HOUSING AUTHORITY OF THE CITY OF ATHENS
172B1 A001	301 NELLIE B AVE	HOUSING AUTHORITY OF THE CITY OF ATHENS
171B1 C003A	457 E HANCOCK AVE	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B2 A008A	801 E BROAD ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B4 B014	800 E BROAD ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B2 E006A	0 VINE ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B1 C003B	0 E DOUGHERTY ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
171B1 C003C	0 E DOUGHERTY ST	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
UTILITY PARCELS		
PARCEL_NO	Parcel Address	Owner Name
163D3 J001	478 STRONG ST	GEORGIA POWER COMPANY
163D3 J002	455 DOUGHERTY ST	GEORGIA POWER
163D3 J002A	475 E DOUGHERTY ST	GEORGIA POWER COMPANY

APPENDIX C

SCHOOL IMPACT ANALYSIS

(Includes attached list of locations of school facilities)

East Downtown-North Oconee River TAD - Impact on the Clarke County School System

DRAFT FINAL REPORT

Prepared for:

Unified Government of Athens-Clarke County
Athens, Georgia
October 28, 2020

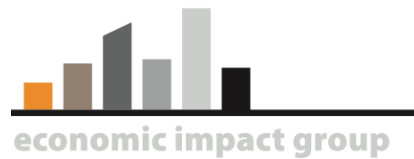


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Executive Summary

The East Downtown Tax Allocation District (TAD) redevelopment plan requires an assessment of its impact on the county school system. This study addresses the impact on the school system in three ways, (1) an estimate of how enrollment will change, (2) how much E-SPLOST revenue will change, and (3) whether residential property values after completion of the redevelopment will change from current values.

Data required to perform this analysis includes property values of expected new development including residential, commercial, and industrial; new jobs and payroll for the new businesses; a breakdown of multifamily housing units by bedroom size; and an estimate of taxable sales from retail, restaurants, and lodging. Some data was provided by the developers and some had to be estimated using federal data sources.

Several projects have been announced or are underway in this TAD. These include multi-family housing, retail and restaurants. To estimate the increment in property values that might occur to the remainder of the TAD, another method had to be employed. This method is based on estimating the historical “background” growth from 2011 to 2020. This growth, by zoning code, was used to project property values for residential, commercial, and industrial properties, if they existed in the TAD.

Following is a summary of impacts from the developments in the TAD:

1. A total of 310 jobs are expected to be created, paying \$10.3 million in new wages and salaries. This includes known projects and background growth projected 10 years.
2. Total investment in known projects is \$185 million covering multifamily, retail, and restaurants.
3. The 190 residential units are estimated to create 26 new school-age children and increase the population of the county by 321. The 60 senior condominiums will not generate school age children, but it is estimated that they will increase population by 78.
4. New jobs create a demand for new housing throughout the county and outside the county depending on commuting patterns. Based on the 287 new jobs, 49 housing units can be expected somewhere in the county, creating 31 more school-age children.
5. Total enrollment is expected to rise by 56 over FTE reported enrollment in 2019 of 12,899, a .42% increase.
6. The forecast of growth from historical rates will increase the enrollment forecast by 12 for a total of 56 and increase the number of residential units by 50.
7. The redevelopment project is expected to generate \$1,317,876 in new E-SPLOST funds for the school system.

Overview

The Unified Government of Athens-Clarke County, Georgia (ACC) has defined an area within its borders for redevelopment called the East Downtown/N. Oconee River Tax Allocation District (TAD). The size of the redevelopment area is approximately 236 acres with 220 individual parcels. Current property value is \$412,587,179.

The objective of this study is to determine the impact of the TAD on the county school system as required by O.C.G.A. Section 36-44-9(R). There are four items to address: (1) an estimate of the number of net new public school students anticipated as redevelopment within the redevelopment area occurs, (2) the location of school facilities within the proposed redevelopment area, (3) an estimate of educational special purpose local option sales taxes (ESPLOST) expected from the proposed development, and (4) a projection of the average value of properties resulting from redevelopment compared to current property values in the redevelopment area. This study address (1), (3), and (4).

ACC staff worked with the developers of each major redevelopment project to gather information to perform this analysis. The data demands for this analysis were substantial and, in some cases, only limited information was obtained necessitating estimation of key data points based on averages from other sources.

Data Requirements

To estimate the impacts on the school system, EIG required the following data:

- valuation of each parcel in the TAD for the years 2011-2020 as well as each parcel's zoning code.
- estimates of real property (investments) of all redevelopment projects within the redevelopment area,
- estimates of new jobs and average wages for those jobs from new commercial and industrial businesses within the redevelopment area,
- the number of new multi-family units by number of bedrooms,
- the number of new single-family and/or townhouses, and
- estimates of retail sales from all new businesses generating taxable sales within the redevelopment area.

Defined Development Projects

In some cases, jobs had to be estimated from investment data received from the developers. Payroll was calculated from average wages for each kind of business, for example, retail, restaurants, and office. Both jobs/dollars of investment and average wages were obtained from federal data.

In Table 1, we indicate where data is missing and where it is not applicable. Only data for 2021 and beyond is included.

Table 1: Data for East Downtown/N. Oconee River TAD			
	Investments	Jobs	Payroll
Residential			
Multi-family	\$86,340,000	18	Missing
Commercial/Industrial			
Industrial	N/A	N/A	N/A
Retail	\$98,775,000	22	Missing
Restaurants	\$1,925,000	Missing	Missing
Entertainment	N/A	N/A	N/A
Lodging	N/A	N/A	N/A
Office	N/A	N/A	N/A
Total for C&I	\$100,700,000	22	-
Total of Residential and C&I	\$187,040,000	40	-

Background Growth Projections

Each TAD has a broad-brush vision of what the planners would like to see developed. This information coupled with an analysis of historical growth in property value by parcel, what we call the background growth, led to projections of incremental property values. The model EIG uses for projecting school enrollment and E-SPLOST revenues requires more detail such as how multi-family projects breakdown between 1, 2, and 3-bedroom units. The only information we have to do this breakdown is the multi-family project at General Time in the Newton-Bridge TAD. This gave us a ratio of units to investment which we used to estimate 1 and 2-bedroom units from the background growth.

School Impacts

There are three elements of the school impact requirements that this study addresses. They are: (1) an estimate of new public school students from redevelopment in the TAD, (2) an estimate of E-SPLOST revenue that results from redevelopment in the TAD, and (3) a projection of the average value of residential properties from redevelopment in the TAD compared to current property values in the TAD.

- (1) The number of new students projected from the redevelopment comes from projects within the redevelopment area and background growth. There are two ways school enrollment increases, (1) from the jobs which create new housing in the county resulting in additional school age children, and (2) directly from the new residential units that are part of the redevelopment. The following table shows our estimates from these two impacts.

Table 2: Estimated New Public-School Enrollment – East Downtown/N. Oconee TAD

	Unit s	Resident Multiplier	Estimated New Population	School-Aged Children Multiplier	Estimated School-Aged Children
<u>Residential</u>					
1-Bedroom	19	1.44	27	0.070	1
2-Bedroom	99	1.89	187	0.170	17
Single Family	12	2.41	29	0.624	7
Age-restricted	60	1.30	78	0.000	0
Housing Totals:	190		321		26
Housing change driven by new jobs:	49	2.41	119	0.624	31
Total Project Impacts:	239		440		56

- (2) E-SPLOST revenue generated from the redevelopment within the TAD can be estimated from either taxable retail and lodging sales estimated from the developers or by using the value of residential and commercial investments within the redevelopment area. Developers have not been able to estimate retail sales, so the following estimates are generated from a regression equation that uses the data mentioned earlier. The “new residential component” is based on 235 new multi-family units. Each of these components show the influence each has on the change in E-SPLOST revenue. Total E-SPLOST revenue is estimated to increase by \$1,317,876 from the redevelopment project.

Table 2: Estimated E-SPLOST Revenues - Downtown River District TAD

	Units/Value	E-SPLOST
<u>New Residential Component:</u>		
Households:	235	\$309,787
<u>New Commercial Property Component:</u>		
Value of New Commercial Property:	\$507,928,637	\$1,008,089
Total E-SPLOST from project:		\$1.317,876

- (3) A projection of the change in residential property values in the TAD from redevelopment is, at this point, based on data received from the ACC on existing residential parcels in the TAD.

There are 25 multifamily parcels (“Residential Mixed Density”) with an average value of \$556,465. These parcels range from a low of \$13,065 to a high of \$6,791,500. Average annual growth in value for this group of parcels between 2011 and 2020 is 1.82%.

There are also 25 single family units (“Residential Single Family (5k sqft lot)”) with an average value of \$180,152. These parcels range from a low of \$10,400 to a high of \$462,140. Average annual growth in value for this group of parcels between 2011 and 2020 is 4.1%.

Based on these historical data, the background growth is 4.1% and 1.82% for single and multi-family parcels, respectively. New construction from projects may increase these growth rates, but there is no way to forecast that change.

LOCATION OF SCHOOL FACILITIES

No CCSD Property.

Source: ACC Staff

APPENDIX D

[RESERVED]

APPENDIX E

[RESERVED]

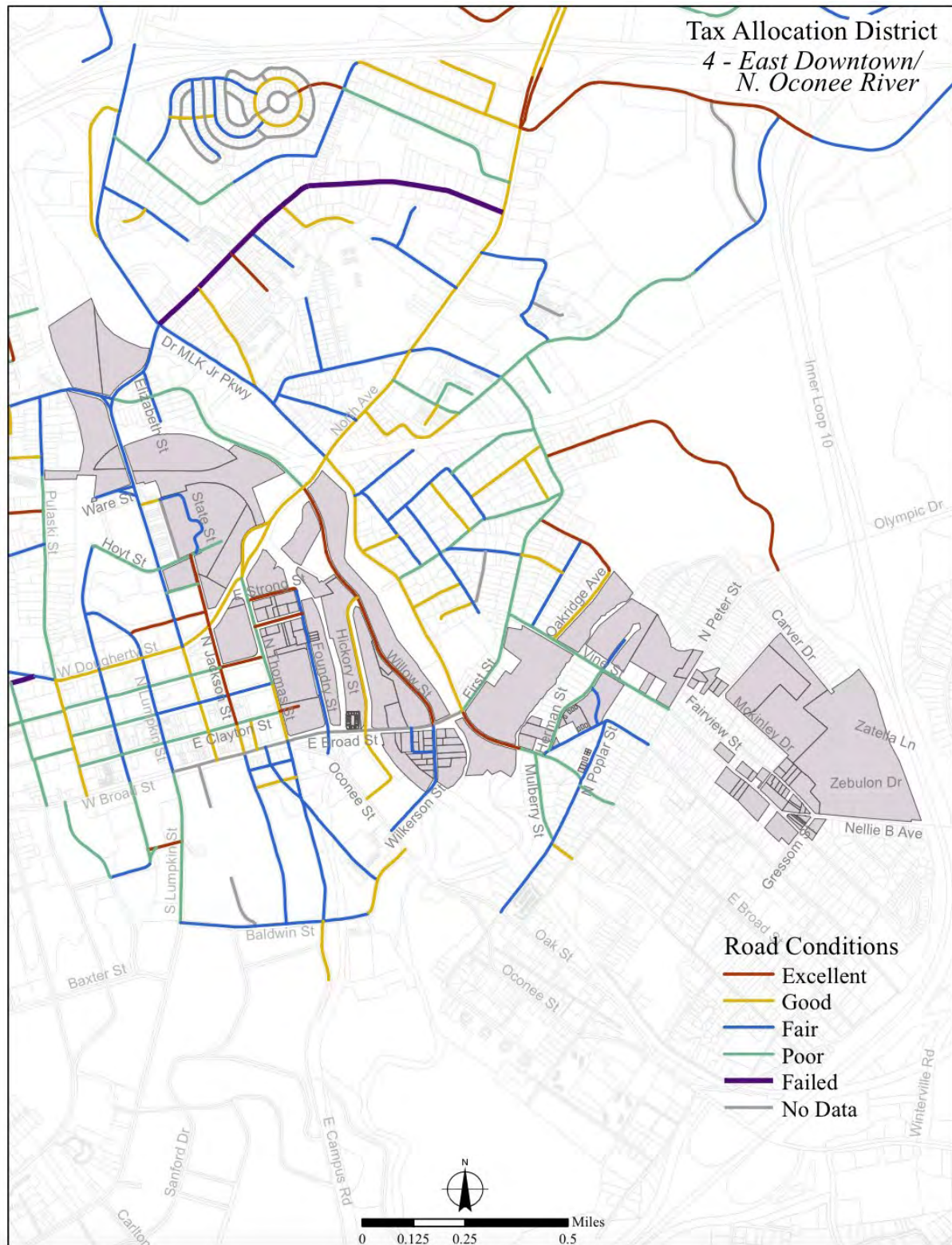
APPENDIX F

SEWER LINES



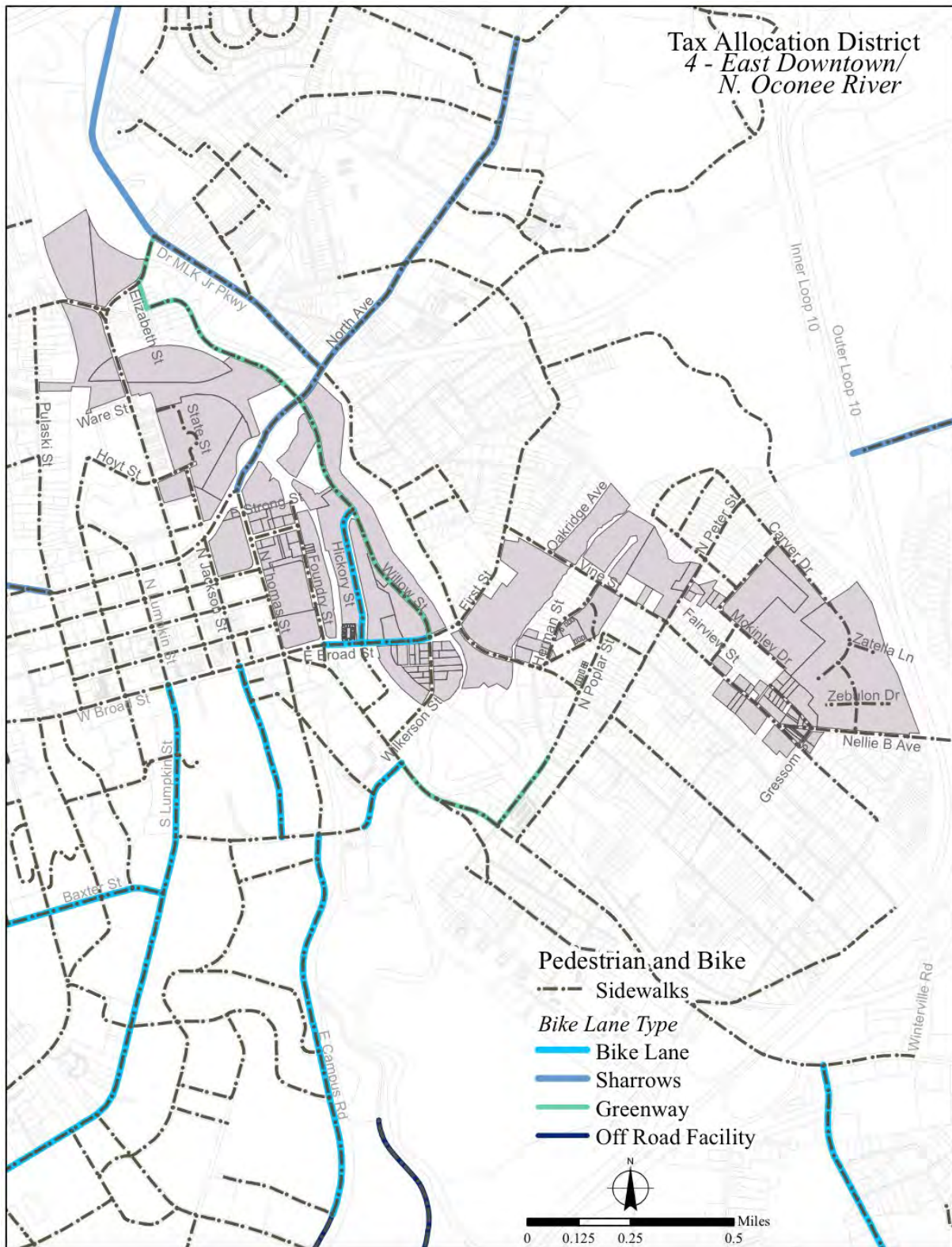
APPENDIX G-1

ROAD CONDITIONS MAP



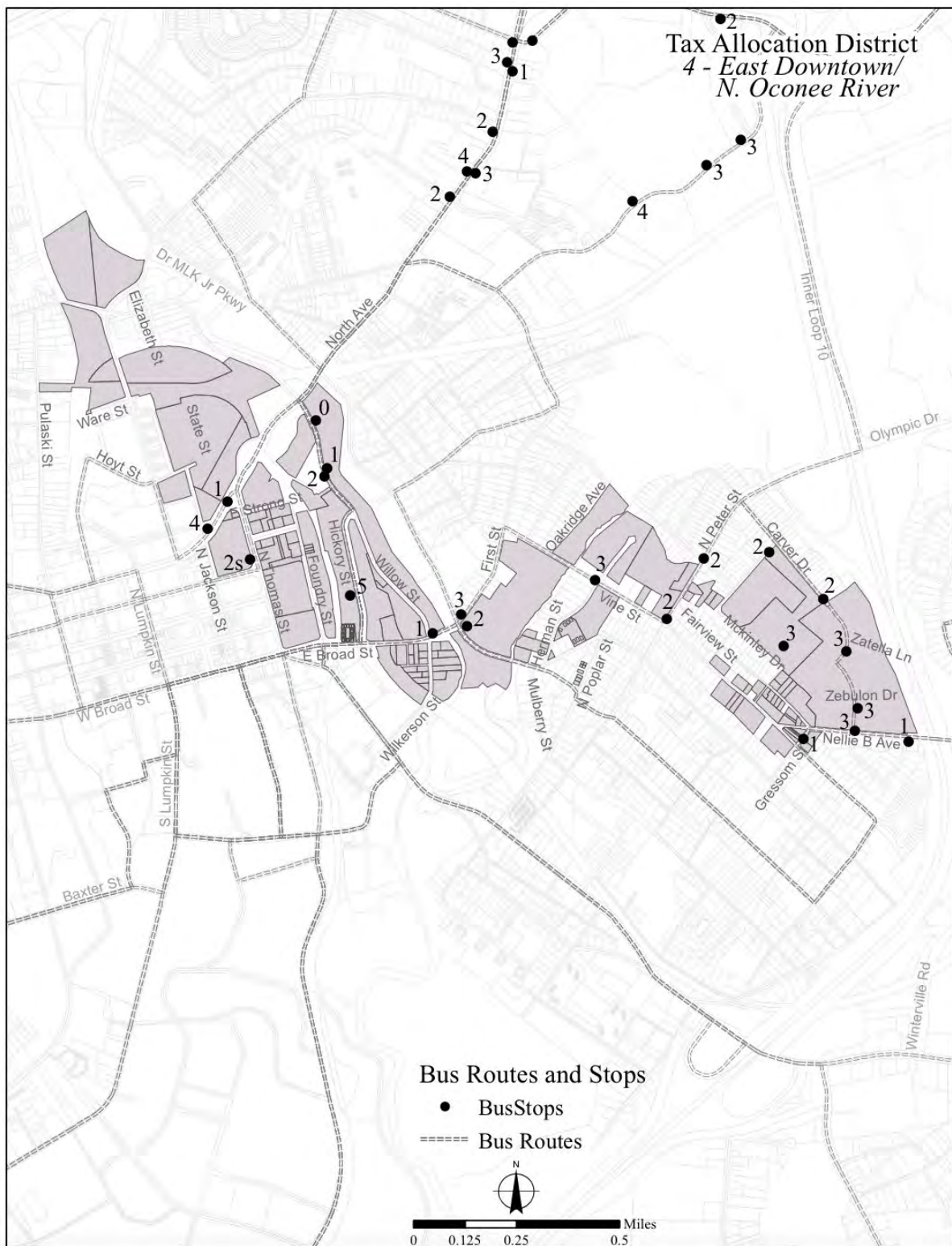
APPENDIX G-2

PEDESTRIAN AND BIKE MAP



APPENDIX G-3

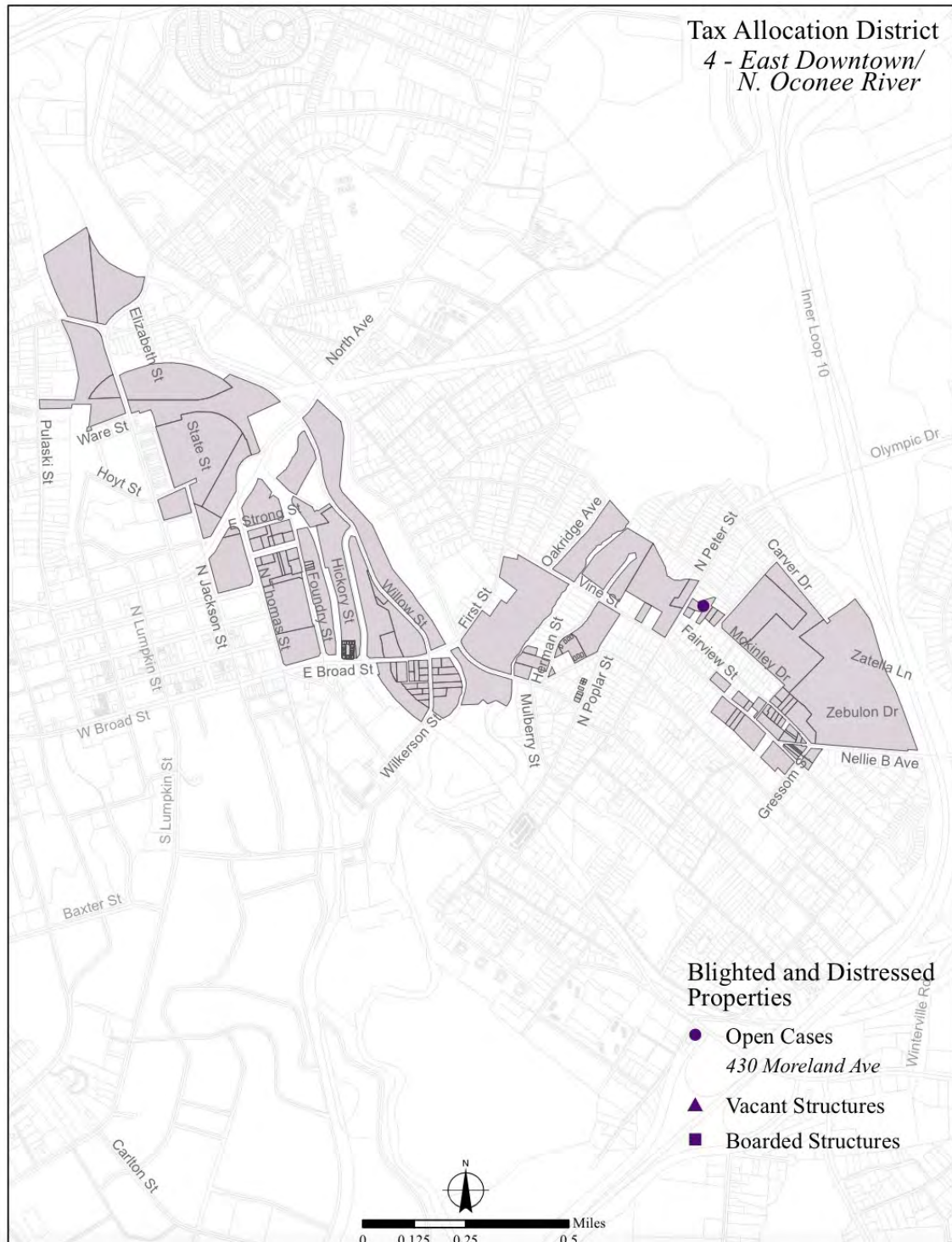
BUS ROUTES AND STOPS MAP



APPENDIX H

BLIGHTED OR DISTRESSED PROPERTIES WITHIN THE REDEVELOPMENT AREA

Blighted or distressed properties within the Redevelopment Area are identified in the image below.



APPENDIX I

UNDERDEVELOPED PARCELS MAP



APPENDIX J

[RESERVED]

APPENDIX K

MIXED USE ZONING MAP

