

Athens-Clarke County, Georgia

REDEVELOPMENT PLAN

“Newton Bridge Tax Allocation District”

“Tax Allocation District Number 3- 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 3- Unified Government of Athens-Clarke County, Georgia.” Such tax allocation district may be referred to in this Redevelopment Plan as the **“Newton Bridge Tax Allocation District”**, or **“TAD 3”**.

TAD 3 and the Redevelopment Area will be co-terminous; *i.e.*, there will be one tax allocation district, which will encompass the entire Redevelopment Area.

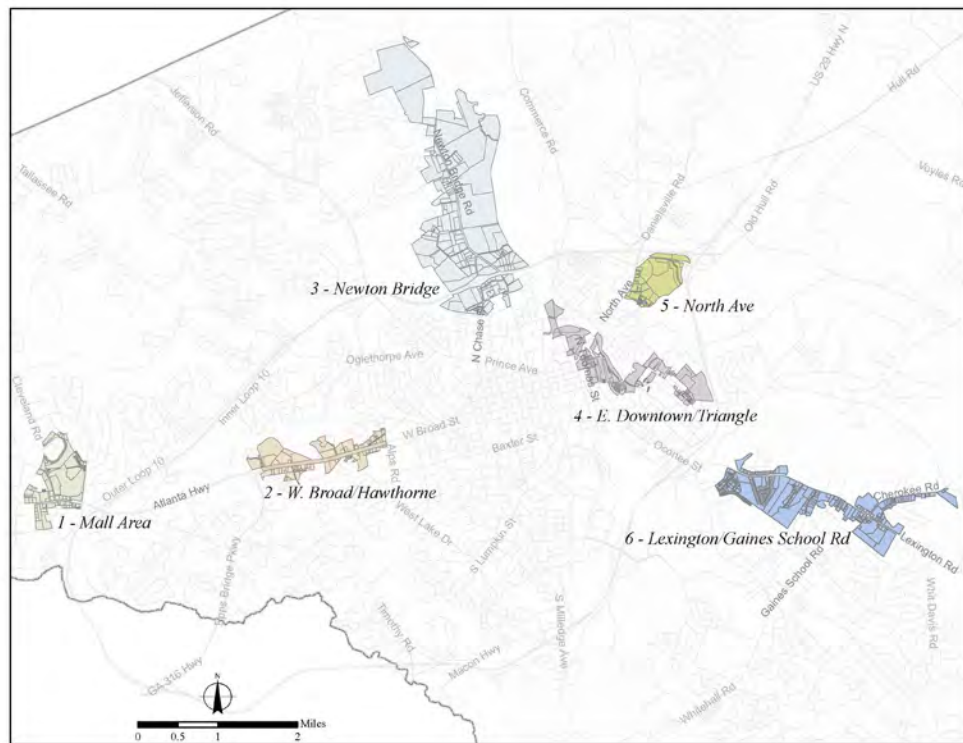
Public Benefits

The specific benefits to the residents of ACC from the creation of TAD 3 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;
- Connectivity between downtown, the University of Georgia, neighborhoods, parks, trails and Holland Park Sports Complex;
- 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 3.

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 3, 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 TAD3 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 165 parcels totaling 1,113.6 acres. TAD 3 is described as follows:

The boundaries for the TAD center upon the main arterial route of Newton Bridge Road. Located northwest of Downtown Athens, it is bordered by the CSX Railroad to the south; the perimeter edge of the Paradise Valley Industrial Park to the west; the North Oconee River to the north; and the Norfolk Southern Railroad to the east. General in description, the exact perimeter of the district is specifically detailed in the official delineated map.

The Loop 10 Athens Perimeter Highway tends to divide the district between old and new industrial Athens, with that portion inside the Loop serving as the original industrial sector of the former city, just north of the now designated Boulevard Historic District. Though these industries are still operating and thriving to an extent, most industrial development has occurred north of Loop 10, in what is a much larger sector known as Paradise Valley Industrial Park, further away from established residential or customary commercial retail and office uses. Growth has occurred concentrically outward overtime, with those parcels nearest the Loop having been constructed almost 50 years ago. Both manufacturing and warehousing continued to be constructed in a predictable pattern north along Newton Bridge Road, leaving undeveloped parcels furthest from Downtown, but still available for future expansion or new investment.

Although this area does have direct access to Loop 10, the transportation systems were created in accordance with industrial foresight, leaving little infrastructure for bicycle or pedestrian modes of travel. There are, however, more non-vehicular routes available inside the Loop, as this original industrial park is in direct proximity and adjacent to established neighborhoods and commercial nodes.

Environmentally, there are small streams sporadically distributed throughout the TAD, with the North Oconee River serving as the primary feature. Both recognized wetlands and floodplain are factors that can impact redevelopment in this area, particularly expansion of existing facilities in the area just north of the Loop at the intersection of Newton Bridge Road, Barber Street, and Chase Street.

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, except that parcel # 104 016 is not considered urbanized but is 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, with the exception noted above.

Regarding its status as an area presently served by sewer, see Appendix F. Sewer is not equally present throughout the entirety of TAD 3. In fact, sewer capacity must be addressed in order for the goals of ACC for the Redevelopment Area after redevelopment to be met. However, the Redevelopment Area clearly is served by sewer to the extent necessary to meet the intent of the Redevelopment Powers Law for qualification as a redevelopment area.

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. However, the Redevelopment Area contains only one dedicated bike lane serving only a small part of the Redevelopment Area. See Appendix G-2 hereto, showing inadequate pedestrian and bike infrastructure within the Redevelopment Area.

Specifically, the proposed TAD has approximately 6.04 miles of Pedestrian and Bike Infrastructure in the redevelopment area. Pedestrian and bike infrastructure along Oneta St. from Barber St. to the Normaltown Connector Greenway is approximately 0.58 miles. Normaltown Connector Greenway is approximately 0.40 miles. Barber St. from Cleveland Ave to Dairy Pak Rd. is approximately 1.02 miles. N Chase St. from Chattooga Ave. to Newton Bridge Rd. is approximately 0.76 miles. Newton Bridge Rd. from Dairy Pak Rd. to Saxon Woods Dr. is approximately 2.96 miles. Vincent Dr. from Newton Bridge Rd. is approximately 0.32 miles. The Bike Category, with the exception of the Normaltown Connector Greenway, is Shared Facility. The Normaltown Connector Greenway is Bike Category – Greenway. See Appendices G-2 and G-3 hereto. 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. Seven out of the 14 bus stops or bus lanes in the Redevelopment Area are below Level 3. Source: ACC Staff.

Although 51% of the streets and roads within the proposed Redevelopment Area, on a linear basis, are categorized by ACC Staff as being “good” or “excellent” in condition, the reality is that a large part of the mileage in those categories is Newton Bridge Road. Much of Newton Bridge Road is in excellent condition. However, Newton Bridge Road is a “spinal” road, and its tributary streets and roads are largely not in good or excellent condition. This means that the area of the proposed TAD actually served by streets and roads in “good” or better condition is the minority of the total area of the proposed TAD. See Appendix G-1.

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 exists 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.

Conclusion

Taking the above into account, ACC also finds and determines that there exists 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.

This section will focus on the first condition.

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:

(i) 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 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.

Moreover, located within the Redevelopment Area are no fewer than four (4) state Opportunity Zones (OZs). See Appendix J. The State of Georgia designed the state Opportunity Zone program specifically to assist areas that had been "left behind." Referring to a then-new Auburn Avenue OZ, Atlanta city officials made various comments¹ recognizing this-

"We strongly believe this incentive ... will attract new businesses and encourage existing businesses to stay here and expand." Atlanta COO.

The hope is that the Streetcar and the new economic tool will help revitalize Auburn and Edgewood, which have long been blighted, connecting the corridors to the broader downtown area, said Atlanta City Councilman Kwanza Hall.

"These are the magnetic attractors that we have needed for so long. It's a dream come true." Councilman Hall.

But these OZs have not alone made the difference within TAD 3. More is needed. What is needed is this Redevelopment Plan.

¹ https://www.bizjournals.com/atlanta/real_talk/2013/03/auburn-edgewood-avenues-tax-credit.html

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.

More broadly, implementation of the tax allocation district northwest of Downtown Athens will assist in preserving one of Athens-Clarke County's few dedicated industrial parks, while preparing the area for 21st century accommodations in commerce and residential space to supplement the direct workforce. Originally developed as far back as the 1950's, industry in the form of manufacturing and warehouse is still prevalent, including such companies as Terrapin, Pilgrim's Pride, and Power Partners, to name a few. These uses are expected to remain steady into the future, and will hopefully expand through improvements to existing facilities or introduction of newly constructed factories.

Still, upon review of the subject area, and in relation to the surrounding community, there is a need for additional uses beyond that of industry. Whether as mixed-use developments, or stand-alone projects intended for a singular use, the introduction of commercial retail, office, restaurant, entertainment, and residential space should be a priority. Athens-Clarke County will look to encourage and attract such an array of uses through various means and methodology aimed at private-sector investment. By securing funds meant to improve the district's infrastructure, an alternative vision can be achieved that will utilize the strategic redevelopment of parcels to correct incompatibilities with known initiatives that will otherwise bring forth the full potential and success of this district. The creation of a tax allocation district for the Newton Bridge Road area is necessary to initiate public-sector preparations that will spur private-based property acquisition and subsequent construction.

Any uses imposed after development of real property should remain consistent with an industrialized sector that is actively productive and evident in all aspects of life. For example, the steadfast continuation of larger-scale manufacturing and warehouse operations is to be encouraged, and any ancillary uses meant to support the overall holistic services for living and working in the vicinity must recognize this aspect of everyday exposure. To that end, suitable locations can be identified to minimize any intrusive noise, odor, aesthetic appearance, and potential hazards while establishing commercial enterprises focused on servicing the workforce and residents. Housing is needed, but must be affordable for employees who choose live and work in this area. As population continues to grow, redevelopment could preserve otherwise sprawling new development toward the county's more rural boundaries.

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 the TAD is to promote and support appropriate improvement projects that will foster the desired character and function. A brief listing of past permits issued include:

- Terrapin
- Living Fresh
- General Time (Wayfair)
- Southern Mill
- Campbell Sales and Service
- Martin Mechanical

Going forward under the parameters of TAD 3, 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, allowing managed expansion of industry while also generating new allowances for commercial and residential projects brought forth by private developers.

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 proposed TAD 3. 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.

Project 1: Southern Mill

Project 2: General Time

Although just an initial listing, of the 165 parcels included in the perimeter boundary of the tax allocation district, 152 parcels, representing 92% of the total, have been identified for mixed-use suitability. See Appendix K.

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

Private Enterprise

Southern Mill

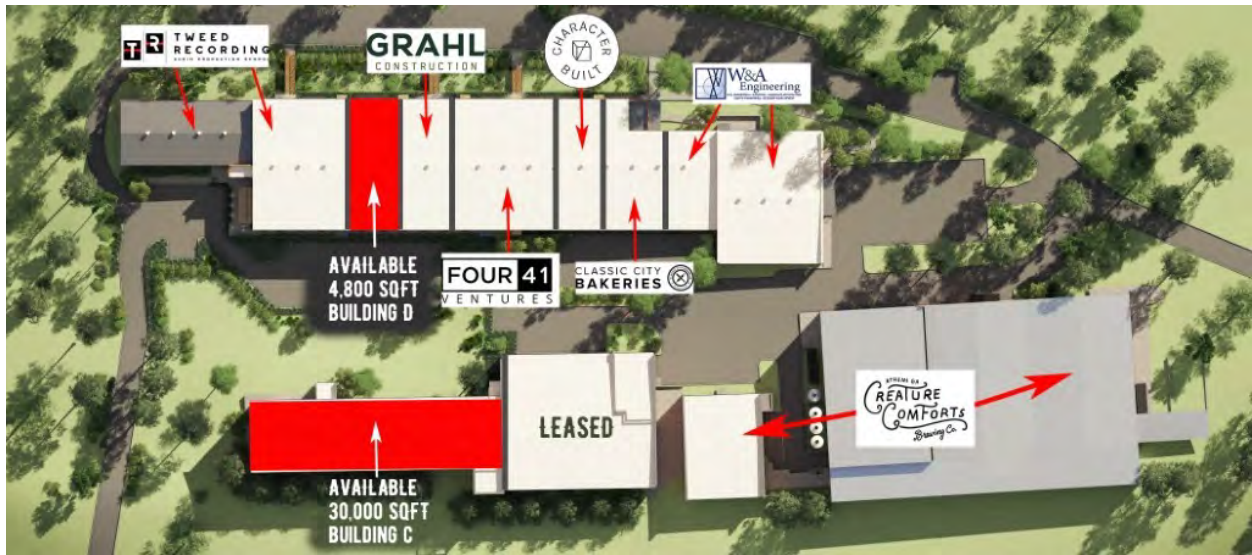
Bringing new vibrancy and energy through adaptive reuse of a historic manufacturing and textile facility originally built in 1902, Southern Mill is an 18-acre mixed use property with a campus-like setting located just north of Athens' Boulevard Historic District. It offers convenient transportation access to Athens Perimeter - GA 10 Loop, Highway 129, U.S. 441, and is located less than 2 miles to downtown Athens.

Building A is home to Creature Comforts Brewing Company, whose large-scale brewing production and quality laboratory occupy 40,000 square feet. Every room in their facility was constructed with space for added machines, and there are future plans for an on-site tasting room. Building D offers Class A office space, with key tenants including Grahl Construction, W&A Engineering, Character Built construction and design group, Tweed Recording, Classic City Bakeries, and Four41 Ventures.

Southern Mill still has limited availability for future development. Building D offers a remaining 4800 square feet of available space for retail, restaurant, or office space. Building C is 3 stories and offers 30,000 square feet of development or build-to-suit opportunity, with zoning for office, retail/restaurant. All infrastructure and parking are in place.

Southern Mill's combined commercial and industrial investment projections total \$21,817,276 from construction through the first five years of operation. Further, Southern Mill will create 94 office jobs, with averages wages of \$80,000. Source: Southern Mills.

Southern Mill Site Overview



(Source: Southern Mill web site)

Offices for W & A Engineering at Southern Mill



(Source: Southern Mill web site)

Creature Comforts Brewing Company at Southern Mill



(Source: Southern Mill web site)

General Time Athens

Located on Newton Bridge Road just north of downtown Athens and Athens' Boulevard Historic District, General Time is a 35-acre mixed-use development that is being developed into a social and commercial hub. Located within eyesight of Exit 13 of Athens Perimeter - GA 10 Loop, convenient to Highway 129 and U.S. 441, and across the street from Terrapin Beer Company's production facility, the property is approximately two miles from Downtown and The University of Georgia. A brownfield adaptive re-use of the former General Time/Westclox clock factory that was originally constructed in the 1950s, General Time will introduce approximately 250,000 square feet of new restaurants, retail, loft-offices, and warehouses.

Anchor tenant Terrapin Beer Company currently leases 68,000 sf of warehouse space, with a future eye to expand their footprint, offering new concepts as the development grows. Wayfair has leased 45,000 sf for their future customer care center. With space available and the flexibility to offer unique space to meet needs of tenants, General Time offers opportunity for companies to locate at the crossroads of Downtown, neighborhoods, commerce, and two of Athens' signature parks, Sandy Creek Nature Center, and the Holland Park Sports Complex. Future phases of the General Time project will also include event facilities and green spaces, and consideration has been given to also offering a hotel and potentially multifamily housing.

General Time's combined residential, commercial and industrial investment projections total \$110,000,000 from construction through the first six years of operation. Further, General time will create 500 office jobs, with averages wages of \$35,000. Source: General Time.

General Time Site Overview



September 2019
Subject to Change

(Source: General Time web site)

General Time - Façade Facing Newton Bridge Road



(Source: General Time web site)

Terrapin Beer at General Time



(Source: General Time web site)

Public Improvements

Currently, 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 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 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 \$36,877,354, 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 3, the Redevelopment Agency will request that the Commissioner of Revenue of the State of Georgia certify for TAD 3 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 \$36,877,351; *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 3, 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 3 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 3 is projected to have an assessed valuation estimated at \$81,956,551. 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 (if no tax allocation bonds are issued, then the estimates would be for a period ending on the termination date of TAD 3). See "CREATION AND TERMINATION DATES," and "TAX ALLOCATION BOND ISSUES; PROPERTY TO BE PLEDGED FOR PAYMENT OR SECURITY," below.

Ref.	Item	Value	Comment	millage	taxable value 2020	add taxable value of investment (assessed valuation of TAD)	total taxes	tax allocation increment base	taxable value minus base	investment	factor	taxable value of investment
A	total taxes	\$2,761,935.77	using property taxes specified in Redevelopment Plan and taxable value for TAD from Section IX of this Redevelopment Plan									
				33.7	\$36,877,351	\$81,956,551	\$2,761,935.77	\$36,877,351	\$45,079,200	\$112,698,000	0.4	\$45,079,200
B	taxable value of all taxable property in TAD subject to specified property taxes minus tax allocation increment base	\$45,079,200	from Section IX of this Redevelopment Plan									
C	taxable value of all taxable property in TAD subject to specified property taxes	\$81,956,551	assumes investment = fmV									
D	B/C	0.550037788										
E	D x A	\$1,519,169	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 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 3 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 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 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 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 3 will be created effective December 31, 2020. TAD 3 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 3 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

ACC does not plan at present to issue any tax allocation bonds but reserves the right to utilize such method of financing in the future.

Amount

Should ACC decide to issue any tax allocation bonds, 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.

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

If any tax allocation bonds are issued, then the positive tax allocation increments derived from TAD 3 will be pledged for payment of such tax allocation bonds. 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. Actual zoning compliance in the case of future projects will be subject to the zoning process applicable at the time.

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 or national registers.

However, 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.

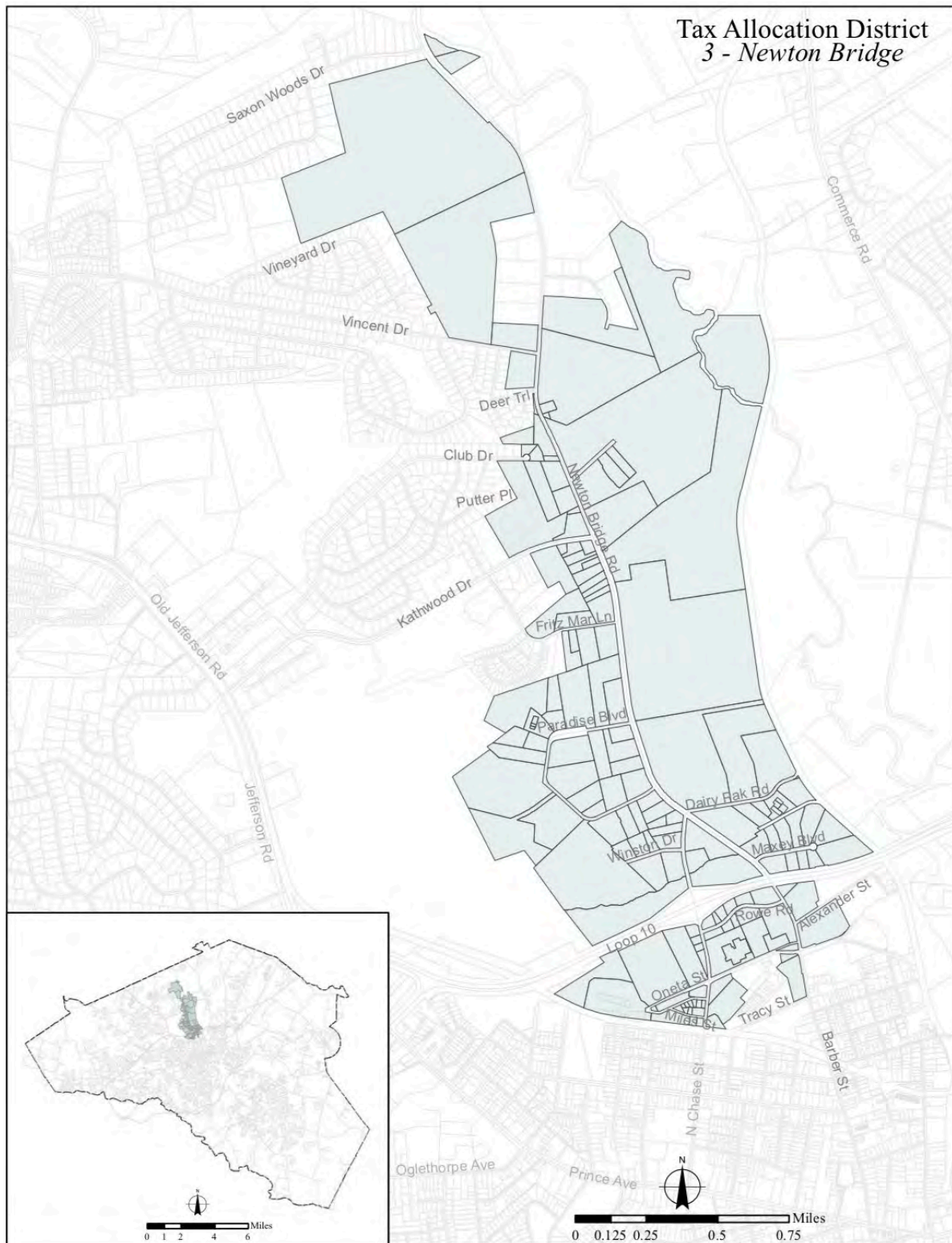
The above information is provided in response to O.C.G.A Section 36-44-3(9)(J).

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.

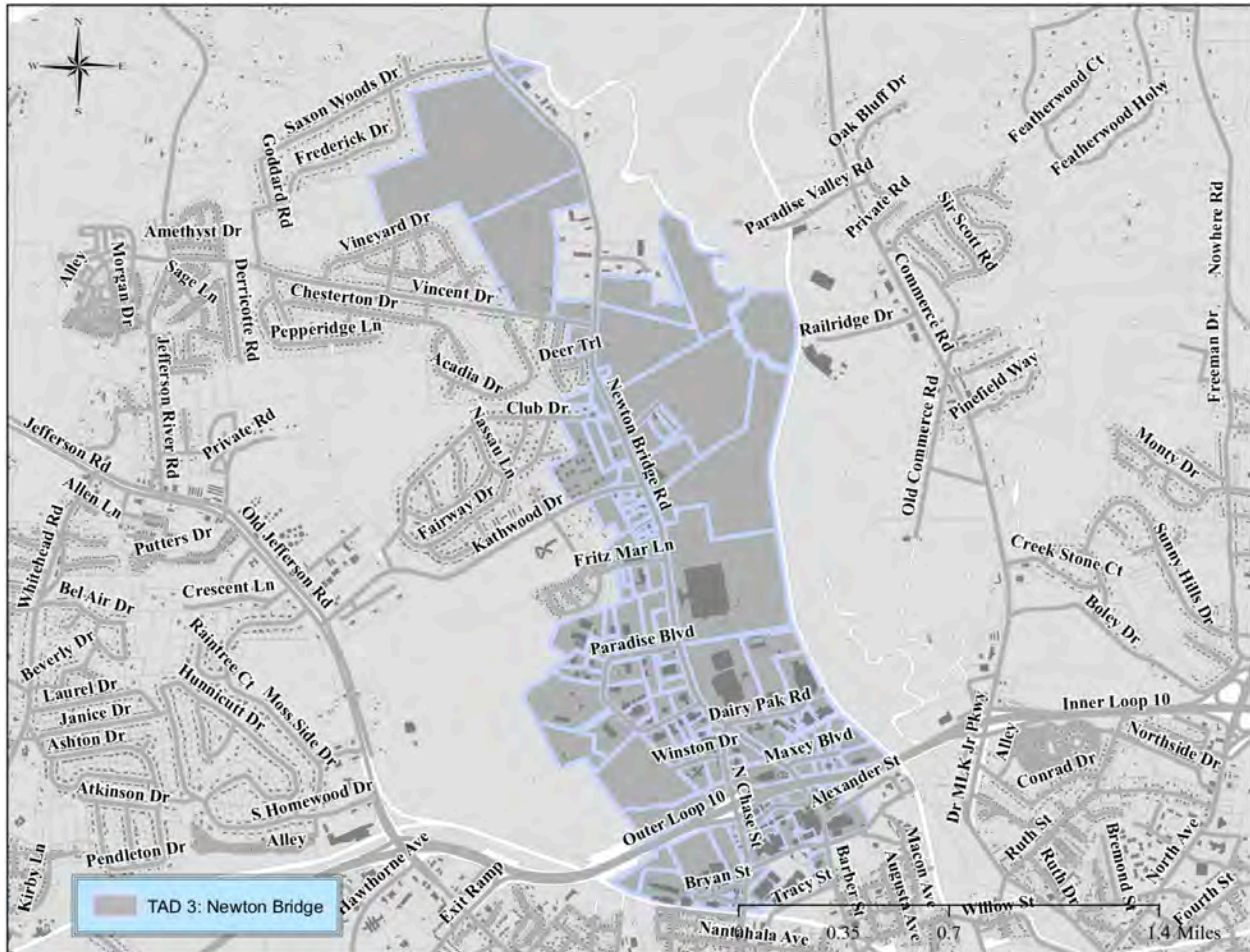
APPENDIX A-1

TAD BOUNDARIES



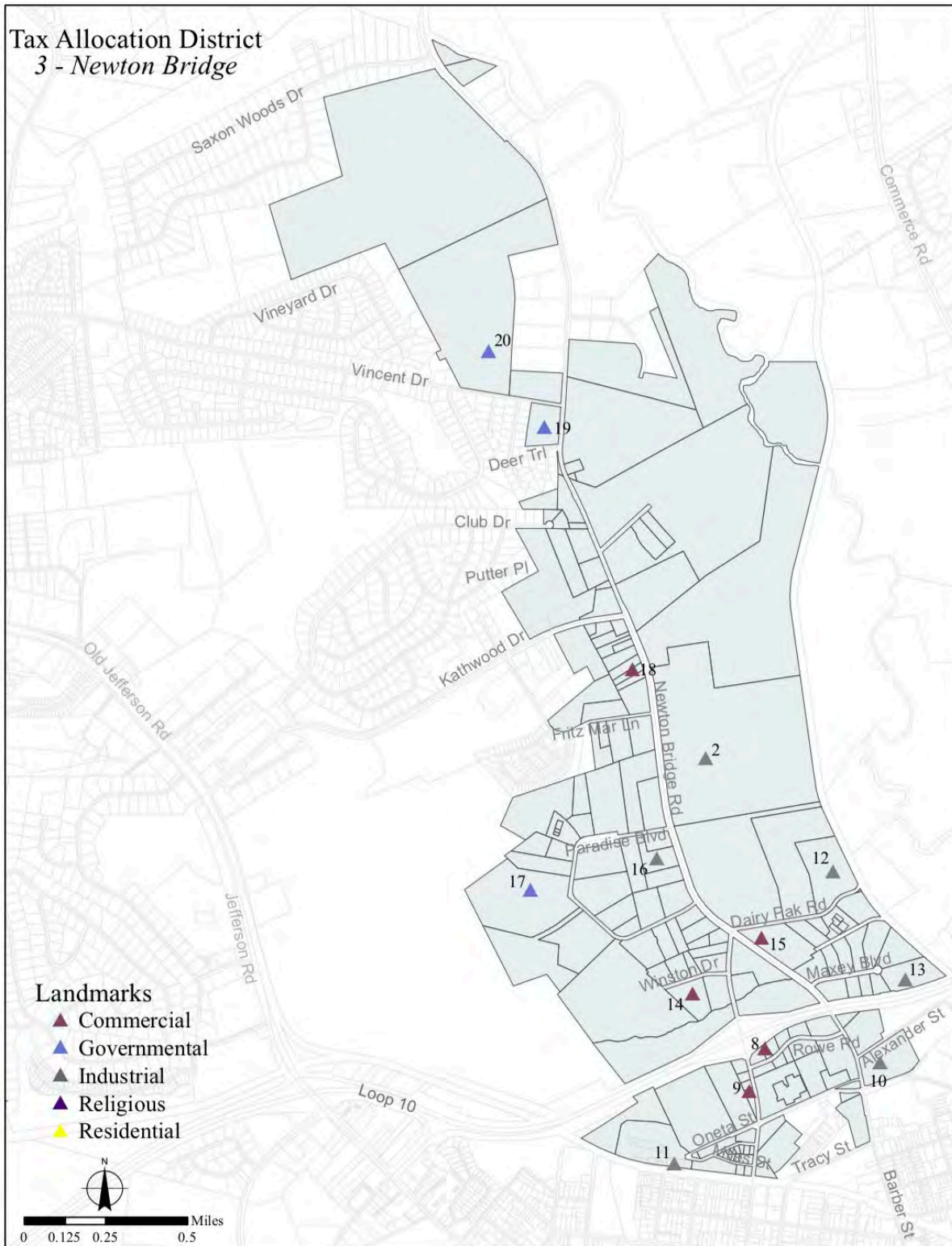
APPENDIX A-2

TAD BOUNDARY MAP AND EXISTING DEVELOPMENTS



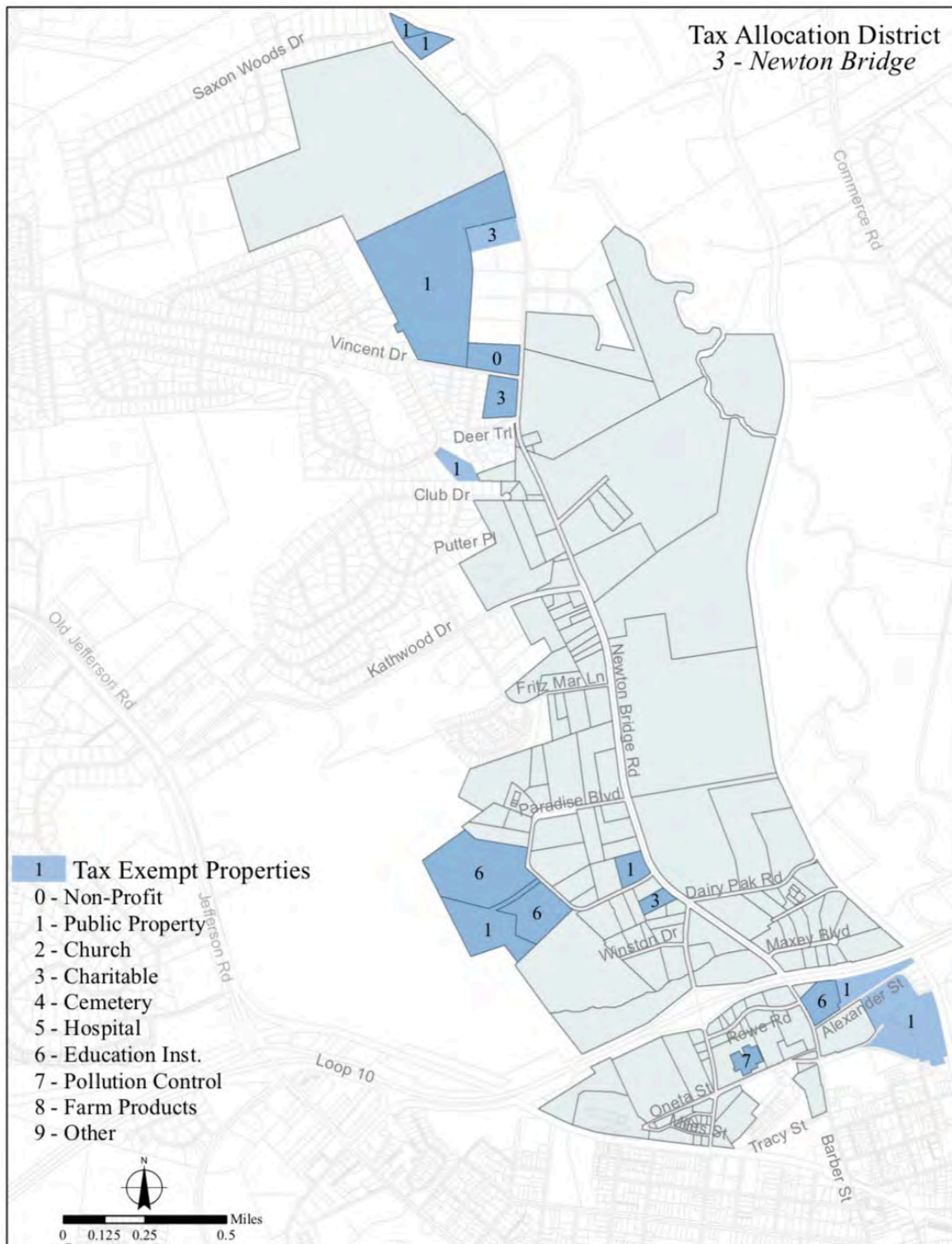
APPENDIX A-3

TAD LANDMARKS AND EXISTING USES



APPENDIX A-4

TAD EXEMPT PROPERTIES MAP



APPENDIX B

TAD PARCEL IDENTIFICATION AND TAX INFORMATION

Newton Bridge		
TAXABLE PARCELS		
PARCEL_NO	Parcel Address	Owner Name
104 002	1125 NEWTON BRIDGE RD	YOUNG JANE H & WILLIAM D FOUNDATION
104 004	137 NEWTON BRIDGE INDUSTRIAL WAY	MARTIN PAUL T
104 005	760 NEWTON BRIDGE RD	NEWTON BRIDGE PROPERTIES LLC
104 005A	730 NEWTON BRIDGE RD	NEWTON BRIDGE PROPERTIES LLC
104 005B	145 NEWTON BRIDGE RD	MARTIN PAUL T
104 006	720 NEWTON BRIDGE RD	NEWTON BRIDGE PROPERTIES LLC
104 016	200 RAILRIDGE DR	FARMER LEON & COMPANY

112 001	600 DAIRY PAK RD	BLUE RIDGE PAPER PRODUCTS INC
112 003	100 NEWTON BRIDGE RD	WESTCLOX ROCKS LLC C/O DON BEZALEL
112 004	200 NEWTON BRIDGE RD	POWER PARTNERS I LLC
112 005	530 NEWTON BRIDGE RD	L H LEATHERS INC
112 006	610 NEWTON BRIDGE RD	CRYSTAL HILLS LLLP
112 006B	555 NEWTON BRIDGE RD	SPRATLIN CONRAD & JUDY SPRATLIN
112 006C	580 NEWTON BRIDGE RD	MOSS JAMES LLOYD
112 006D	590 NEWTON BRIDGE RD	MCLEROY HENRY G III
112 007	100 ROLLING RIDGE DR	ROLLING RIDGE APTS LTD
112 007E	123 KATHWOOD DR	VICK AGENCY LLC
112 017	580 KATHWOOD DR	BARKS & BARKS PROPERTIES LLC
112 017A	455 NEWTON BRIDGE RD	COLLINS K SCOTT
112 017B	445 NEWTON BRIDGE RD	WEEKLEY CONSTRUCTION CO

112 017C	465 NEWTON BRIDGE RD	COLLINS K SCOTT
112 017D	495 NEWTON BRIDGE RD	BRAMBLETT JAMES R & NELLIE A
112 017E	485 NEWTON BRIDGE RD	HONG-CHUL KIM LIVING TRUST
112 017F	475 NEWTON BRIDGE RD	GATHARA JOHN
112 018	425 NEWTON BRIDGE RD	GARLAND MILTON O SR
112 019	150 FRITZ MAR LN	PETERSON CHRISTOPHER R
112 021	375 NEWTON BRIDGE RD	CLEVELAND KEVIN D
114 020	1460 CHASE ST	RICHBOURG BRUCE E
114 020A	1440 N CHASE ST	OCONEE MEDICAL GROUP PC
114 021	0 N CHASE ST	B & C EXCHANGE LLC
114 021A	1430 N CHASE ST	1430 CHASE STREET LLC
114 023	120 MAXEY BLVD	GLOBAL WISDOM INC
114 025	110 NEWTON BRIDGE RD	SLAUGHTER PROPERTIES LLC
114 026	200 DAIRY PAK RD	PETERSON CHRISTOPHER R

114 027	290 DAIRY PAK RD	LGTSOTR LLC
114 028	400 DAIRY PAK RD	ALAN BOWDEN ENTERPRISES LLC
114 029	500 DAIRY PAK RD	LOTUS INTERNATIONAL INC
114 030	225 PARADISE BLVD	JWM RENTALS LLC
114 030A	110 PARADISE BLVD	CONAGRA POULTRY COMPANY
114 030B	150 WINSTON DR	150 WINSTON DRIVE LLC
114 030C	160 WINSTON DR	BUGG GEORGE C
114 030E	150 PARADISE BLVD	FLEEMAN DONALD R
114 030G	169 PARADISE BLVD	ATHENS COUNTRY CLUB
114 030H	173 PARADISE BLVD	MCLEROY HENRY G
114 030K	215 PARADISE BLVD	JWM RENTALS LLC
114 030L	315 NEWTON BRIDGE RD	RUBY FRANCES LLC
114 030M	170 WINSTON DR	BUGG GEORGE C
114 030P	120 PARADISE BLVD	HUNT ROBERT W JR

114 030Q	130 PARADISE BLVD	MDJ INC
114 031	125 PARADISE BLVD	B S E INC
114 032	115 PARADISE BLVD	STEWART RICK W
114 033	107 PARADISE BLVD	FLEMING FRANK N & EMILY W FLEMING
114 035	165 NEWTON BRIDGE RD	GIBBS CAPITAL LLC
114 035A	195 NEWTON BRIDGE RD	OPRY HENRY C III
114 035C	1475 N CHASE ST	ALEXANDER FRANKLIN D
114 035D	1455 N CHASE ST	FLOWERS BAKING CO OF VILLA RICA LLC
114 035E	177 NEWTON BRIDGE RD	THURVILLE HOLDINGS LLC
114 036	165 WINSTON DR	GRANDVIEW HEALTHCARE PROPERTIES INC.
114 036A	1435 N CHASE ST	LONON ANTHONY L & LONON DEBORAH B JTROS

114 037	265 NEWTON BRIDGE RD	TERRAPIN REAL ESTATE HOLDINGS LLC
114 038	135 PARADISE BLVD	B & C EXCHANGE LLC
114B 004	775 BARBER ST	VOLUMETRICS LLC
114B 006	1150 CHASE ST	SMV III LLC
114B 006A	135 ONETA ST	GOLD KIST INC
114B 008	1400 CHASE ST	COWN MELVIN H JR & VALERIE W
114B 009	117 ROWE RD	MARTIN MANAGEMENT INVESTMENTS LP
114B 009A	109 ROWE RD	ESPINOZA SAMUEL
114B 010	121 ROWE RD	SWINFORD L WAYNE & L SUSAN SWINFORD
114B 011	135 ROWE RD	CONAGRA POULTRY COMPANY
114B 012	145 ROWE RD	CONAGRA POULTRY COMPANY
114B 012A	124 ROWE RD	ESPINOZA SAMUEL
114B 012B	130 ROWE RD	PILGRIMS PRIDE CORPORATION

114B 012C	108 ROWE RD	BIRCHMORE PROPERTIES LLC
114B 012D	118 ROWE RD	ESPINOZA MAYRA & RAYNA ROBLES
114B 013	180 ONETA ST	GOLD KIST POULTRY
114B 014	154 ONETA ST	BIRCHMORE W C JR AS TRUSTEE TRUST OF
114B 015	825 BARBER ST	PILGRIMS PRIDE CORPORATION
114B 016	215 BRYAN ST	GEORGIA AER LAND LLC
114B 018	200 BRYAN ST	GEORGIA AER LAND LLC
114B 019	355 ONETA ST	ATHENS MILL MANAGEMENT LLC
114B 020	215 ONETA ST	GEORGIA AER LAND LLC
114B 022	1225 CHASE ST	BIRCHMORE PROPERTIES LLC
114B 022B	1235 CHASE ST	BIRCHMORE PROPERTIES LLC
114B 022C	1237 N CHASE ST	BIRCHMORE PROPERTIES LLC

114B 022D	1239 N CHASE ST	BIRCHMORE PROPERTIES LLC
114D1 C001	1021 N CHASE ST	ATHENS PROPERTY HOLDINGS LLC
114D1 C002	147 MILES ST	ATHENS PROPERTY HOLDINGS LLC
114D1 C003A	195 MILES ST	195 MILES STREET LLC
114D1 D001	166 MILES ST	SAMANNA PROPERTIES LLC
114D1 D002	156 MILES ST	SAMANNA PROPERTIES LLC
114D1 D003	1145 N CHASE ST	C & R PROPERTIES LLC
114D1 D004	123 BRYAN ST	C & R PROPERTIES LLC
114D1 D005	127 BRYAN ST	IRWIN BARRY GORDON
114D1 D006	135 BRYAN ST	IRWIN BARRY GORDON
114D1 D007	137 BRYAN ST	BARKS & BARKS PROPERTIES LLC
114D1 D008	143 BRYAN ST	WOODWARD THOMAS D
114D1 D009	147 BRYAN ST	LANZAR JOSE
114D1 D010	151 BRYAN ST	SAMANNA PROPERTIES LLC

163A1 A001	1040 BARBER ST	COLON ROBERT
163A1 A005	898 BARBER ST	CONAGRA POULTRY COMPANY
114A1 A001	183 PARADISE BLVD	MILLS HARRY A
114A1 A002	183 PARADISE BLVD	DWW ASSOCIATES INC
114A1 A003	183 PARADISE BLVD	DWW ASSOCIATES INC
114A1 B001	189 PARADISE BLVD	DWW ASSOCIATES INC
114 040	115 MAXEY BLVD	FIRST UNION FINANCIAL CORPORATION & NIW HOLDINGS LLC
112 021A	145 FRITZ MAR LN	SHANEY LLC JAMIE BOSWELL AGENT
114B 014A	170 ONETA ST	GOLD KIST INC
112A2 C016	755 CLUB DR	JIMENEZ MIGUEL A & MARIS G JIMENEZ JTROS
112A2 C017	765 CLUB DR	STRINGFIELD JASON B
112 021B	151 FRITZ MAR LN	REECE GREGORY P
114 023A	130 MAXEY BLVD	MCFADDEN ANDREW

114 024A	160 MAXEY BLVD	DUNAGAN R JACK & ELAINE D WRIGHT
112 004A	450 NEWTON BRIDGE RD	ABB INC
114 030N	171 PARADISE BLVD	EASTERN CAPITAL PARTNERS LLC
114B 006C	110 ONETA ST	CONAGRA POULTRY COMPANY
114B 006E	1100 N CHASE ST	CANOPY STUDIO INC
114 030S	185 PARADISE BLVD	CCB HOLDINGS LLC
114 024B	140 MAXEY BLVD	CAMPBELL SALES & SERVICE INC
114 024C	150 MAXEY BLVD	WATSON TRUCKING INC
114 024D	165 MAXEY BLVD	DUNAGAN R J & KAREN M DUNAGAN
114 024E	155 MAXEY BLVD	DUNAGAN R J & KAREN M DUNAGAN
114 024F	145 MAXEY BLVD	DUNAGAN R J & KAREN M DUNAGAN
114 024G	135 MAXEY BLVD	DUNAGAN R J & KAREN M DUNAGAN

114 024H	125 MAXEY BLVD	WRIGHT ELAINE D
114 037B	255 NEWTON BRIDGE RD	TERRAPIN REAL ESTATE HOLDINGS LLC
114 037C	180 PARADISE BLVD	TERRAPIN REAL ESTATE HOLDINGS LLC
114 037D	285 NEWTON BRIDGE RD	POWERCO FEDERAL CREDIT UNION
112 017G	525 NEWTON BRIDGE RD	HMV SALES INC
112 017H	596 KATHWOOD DR	BARKS & BARKS PROPERTIES LLC
112 017J	491 NEWTON BRIDGE RD	BARKS & BARKS PROPERTIES LLC
112 017K	489 NEWTON BRIDGE RD	BARKS & BARKS PROPERTIES LLC
114B 006G	125 ONETA ST	REM PROPERTIES LLC
112 006E	0 NEWTON BRIDGE RD	VICK AGENCY LLC
112 006F	0 NEWTON BRIDGE RD	VICK AGENCY LLC
112 006G	545 NEWTON BRIDGE RD	J & V DEVELOPMENT INC

114 028A	400 DAIRY PAK RD	REYNOLDS JR THOMAS L
114 028B	400 DAIRY PAK RD	ALAN BOWDEN ENTERPRISES LLC
114 028C	400 DAIRY PAK RD	ALAN BOWDEN ENTERPRISES LLC
114 028D	394 DAIRY PAK RD	ALAN BOWDEN ENTERPRISES LLC
112 016A	180 FRITZ MAR LN	ECO DEVELOPMENT GROUP LLC
114 030W	203 PARADISE BLVD	DWW ASSOCIATES INC
112 021C	155 FRITZ MAR LN	REECE GREGORY P
114B 019C	0 ONETA ST	ATHENS MILL MANAGEMENT LLC
111 005D	0 OLD JEFFERSON RD	POSTERO LEONARD A
TAX-EXEMPT PARCELS		
PARCEL_NO	Parcel Address	Owner Name
104 002A	1140 NEWTON BRIDGE RD	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

104 002C	1130 NEWTON BRIDGE RD	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
104 001D	250 VINCENT DR	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
114 034	225 NEWTON BRIDGE RD	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
114 030U	145 PARADISE BLVD	CLARKE COUNTY SCHOOL DISTRICT
114 030R	155 PARADISE BLVD	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
114 030F	165 PARADISE BLVD	CLARKE COUNTY SCHOOL DISTRICT
104 001F	200 VINCENT DR	HOPE HAVEN SCHOOL FOR THE MENTALLY
104 001A	795 NEWTON BRIDGE RD	HOPE HAVEN SCHOOL FOR THE MENTALLY

114 035B	185 NEWTON BRIDGE RD	NORTHEAST GEORGIA GIRL SCOUT COUNCIL INC
114B 013X	0 N CHASE ST	GOLD KIST POULTRY
163A1 A002	1000 BARBER ST	UNIFIED GOVERNMENT OF ATHENS-CLARKE COUN
UTILITY PARCELS		
PARCEL_NO	Parcel Address	Owner Name
114B 021A	205 ONETA ST	GEORGIA POWER COMPANY
114B 021	200 ONETA ST	GEORGIA POWER COMPANY
114 030D	170 PARADISE BLVD	ATLANTA GAS LIGHT COMPANY
112 016	560 KATHWOOD DR	GEORGIA POWER COMPANY
112 002	205 DAIRY PAK RD	GEORGIA POWER COMPANY

APPENDIX C

SCHOOL IMPACT ANALYSIS

(Includes attached list of locations of school facilities)

Newton-Bridge TAD - Impact on the Clarke County School System

DRAFT FINAL REPORT

Prepared for:

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





I. NEWTON BRIDGE TAX ALLOCATION DISTRICT SCHOOL IMPACT

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I. NEWTON BRIDGE TAX ALLOCATION DISTRICT SCHOOL IMPACT

Executive Summary

The Newton Bridge 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. The base year for calculations is 2020. Only investments in 2021 and beyond are considered in this analysis.

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.

Only two projects – General Time and Southern Mill – are defined for this TAD therefore another method had to be employed to estimate the increment in property values that might occur to the remainder of the TAD. 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 this analysis:

1. A total of 1,113 jobs are expected to be created, paying \$36.7 million in new wages and salaries, based on current projects and projected background growth.
2. General Time’s total investment is \$110 million in commercial space and \$34.5 million in residential space.
3. Southern Mill’s total investment is \$21.8 million in commercial and industrial space,
4. The 200 multifamily units at General Time are estimated to create 24 new school-age children and increase the population of the county by 333.
5. New jobs create a demand for new housing throughout the county and outside the county depending on commuting patterns. Based on the 1,019 new jobs, 161 new housing units can be expected somewhere in the county, creating 101 more school-age children.
6. Total enrollment is expected to rise by 137 over FTE reported enrollment in 2019 of 12,899, a 1.1% increase.
7. The forecast of growth from historical rates will increase the enrollment forecast by 12 for a total of 37 and increase the number of multifamily units by 100.
8. The redevelopment project is expected to generate \$472,823 in new E-SPLOST funds for the school system.



I. NEWTON BRIDGE TAX ALLOCATION DISTRICT SCHOOL IMPACT

Overview

The Unified Government of Athens-Clarke County, Georgia (ACC) has defined an area within its borders for redevelopment called the Newton Bridge Tax Allocation District (TAD). The TAD contains two primary redevelopment projects called General Time and Southern Mill. The size of the redevelopment area is approximately 1,114 acres with 165 parcels. Current property value is \$108,973,532.

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 (E-SPLOST) 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.



I. NEWTON BRIDGE TAX ALLOCATION DISTRICT SCHOOL IMPACT

Methods and Data Requirements

To estimate the impacts on the school system, EIG sought 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 most cases, jobs had to be estimated from investment data received from the developers. Payroll was calculated from average wages for each kind of business. 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 Newton Bridge TAD, 2021 -

	Investments	Jobs	Payroll
General Time			
Residential			
Multi-family	\$34,500,000	Missing	Missing
Commercial/Industrial			
Industrial	N/A	N/A	N/A
Retail	N/A	N/A	N/A
Restaurants	N/A	N/A	N/A
Entertainment	N/A	N/A	N/A
Lodging	\$34,500,000	Missing	Missing
Office	\$41,000,000	400	Missing
Total for C&I	\$75,000,000	400	Missing
Total of Residential and C&I	\$109,500,000	400	Missing



I. NEWTON BRIDGE TAX ALLOCATION DISTRICT SCHOOL IMPACT

Southern Mill

Residential

Multi-family	N/A	N/A	N/A
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Commercial/Industrial

Industrial	\$1,312,800	Missing	Missing
Retail	N/A	N/A	N/A
Restaurants	\$1,885,200	Missing	Missing
Entertainment	N/A	N/A	N/A
Warehousing	N/A	N/A	N/A
Lodging	N/A	N/A	N/A
Office	N/A	N/A	N/A

Total of Residential and C&I	\$3,198,000	Missing	Missing
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Total for Newton Bridge TAD	\$112,698,000	Missing	Missing
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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. 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 two projects within the redevelopment area – General Time and Southern Mill – 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.



I. NEWTON BRIDGE TAX ALLOCATION DISTRICT SCHOOL IMPACT

Table 2: Estimated New Public School Enrollment - Newton Bridge TAD

	Units	Resident Multiplier	Estimated New Population	School-Aged Children Multiplier	Estimated School-Aged Children
<u>Multi-Family</u>					
1-Bedroom	150	1.44	216	0.07	11
2-Bedroom	150	1.89	284	0.17	26
Housing Totals:	300		500		37
Housing change driven by new jobs:					
	161	2.41	389	0.624	101
Total Project Impacts:	461		889		137

- (2) E-SPLOST revenue generated from the redevelopment within the TAD can be estimated from either taxable retail and lodging sales given by the developers or by using the value of residential investments 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 200 new multi-family units in General Time, 161 residential units from the jobs, and 100 from the forecast of background growth. 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 \$472,823 from the redevelopment of the TAD.

Table 3: Estimated E-SPLOST Revenues - Newton Bridge TAD

	Units/Value	E-SPLOST
<u>New Residential Component:</u>		
Households:	404	\$193,928
<u>New Commercial Property Component:</u>		
Value of New Commercial Property:	\$101,904,495866	\$278,896
Total E-SPLOST from project:		\$472,823

- (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 6 parcels zoned as residential; 4 zoned as “Residential Mixed Density” and 2 parcels zoned as “Residential Single Family (15k sqft lot)”. The two single family parcels



I. NEWTON BRIDGE TAX ALLOCATION DISTRICT SCHOOL IMPACT

have experienced a small rise in value every year from 2013 to 2020, after two years of small decreases in value. The average growth rate between 2011 and 2020 has been 2.8 percent.

The 4 multifamily parcels range in value from a low of \$91,572 to a high of \$6,500,000 in 2020. The average growth rate in value between 2011 and 2020 is 4.31% but this is highly skewed by the \$6.5 million parcel which grew at a rate of 5.12%. Two of the other parcels fell in value and the fourth parcel grew at a rate of 3.1%.

Based on these historical data, the background growth is 2.51% and 3.87% for single and multi-family parcels, respectively. New construction from the Southern Mills and General Time projects may increase these growth rates, but there is no way to forecast that change.



I. NEWTON BRIDGE TAX ALLOCATION DISTRICT SCHOOL IMPACT

LOCATION OF SCHOOL FACILITIES

Paradise Campus- Plant Services Department & Transportation Department (145 Paradise Blvd & 165 Paradise Blvd)

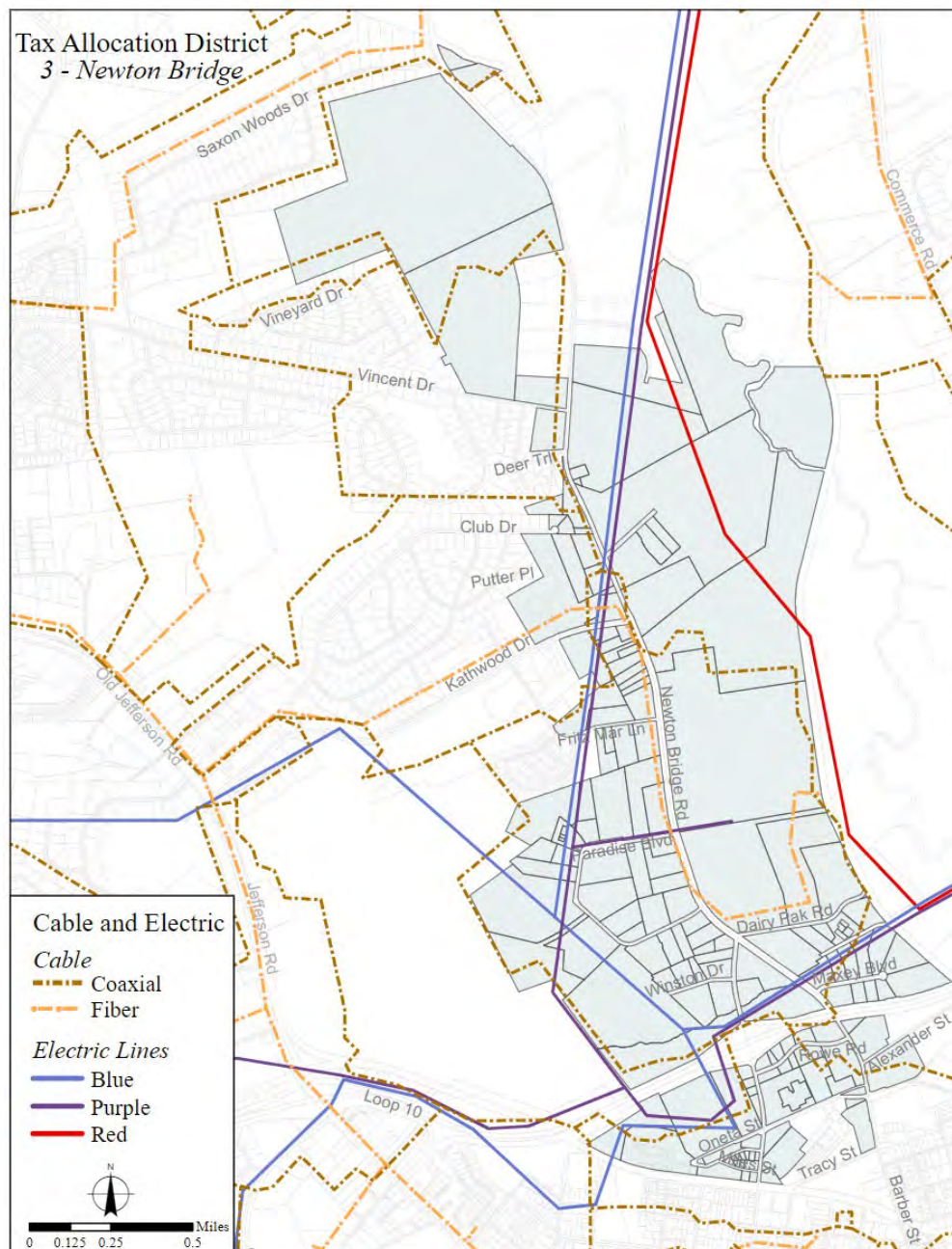
Source: ACC Staff

APPENDIX D

CABLE AND ELECTRIC SERVICES MAP

As shown in the image below, the existing electric service lines, represented by the blue, purple and red lines, inadequately serve the Redevelopment Area.

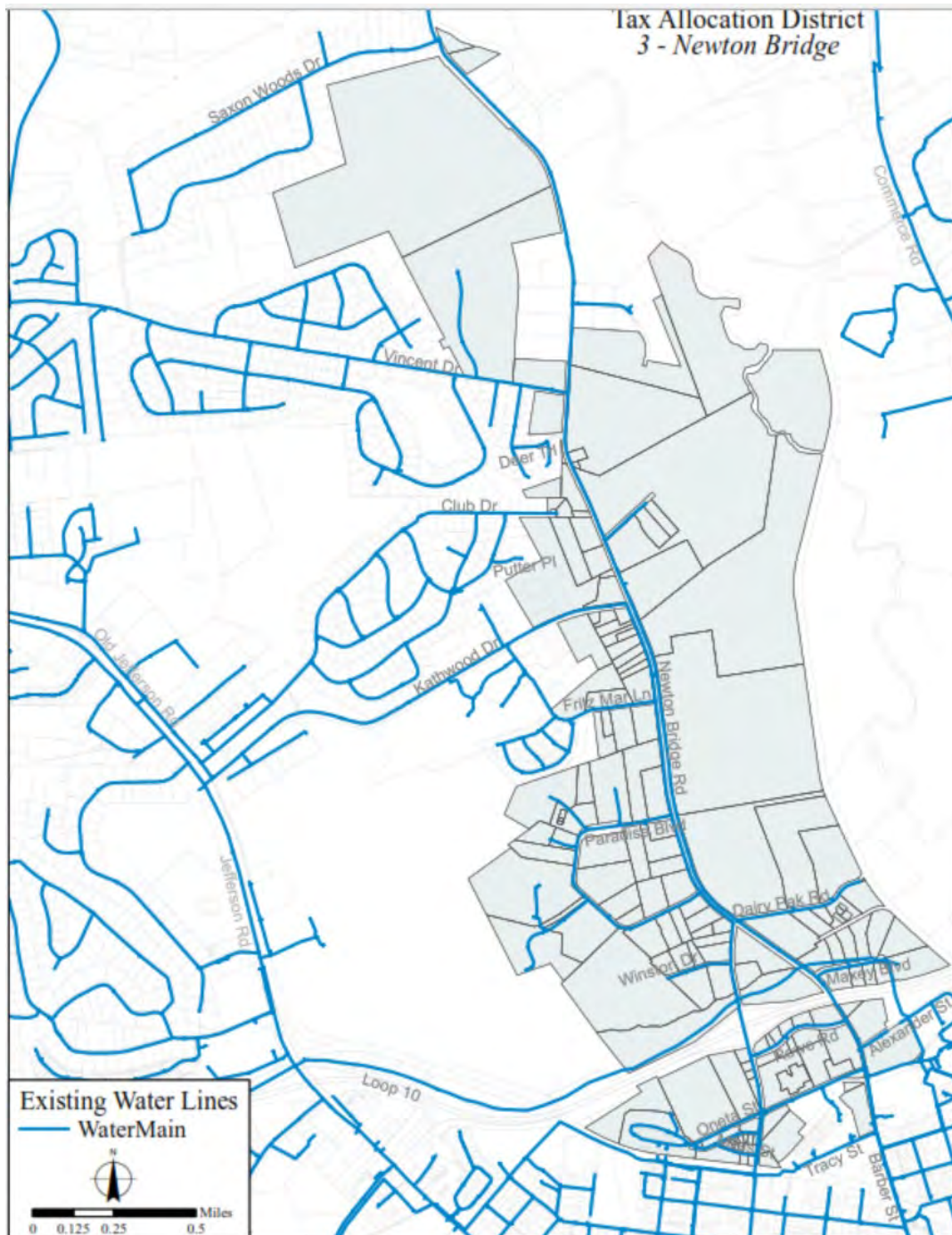
Likewise, the existing coaxial and fiber cable lines in the Redevelopment Area, shown by the orange and green lines, inadequately serve it.



APPENDIX E

WATER MAINS

As shown in the image below, the existing water mains inadequately serve the Redevelopment Area.



APPENDIX F

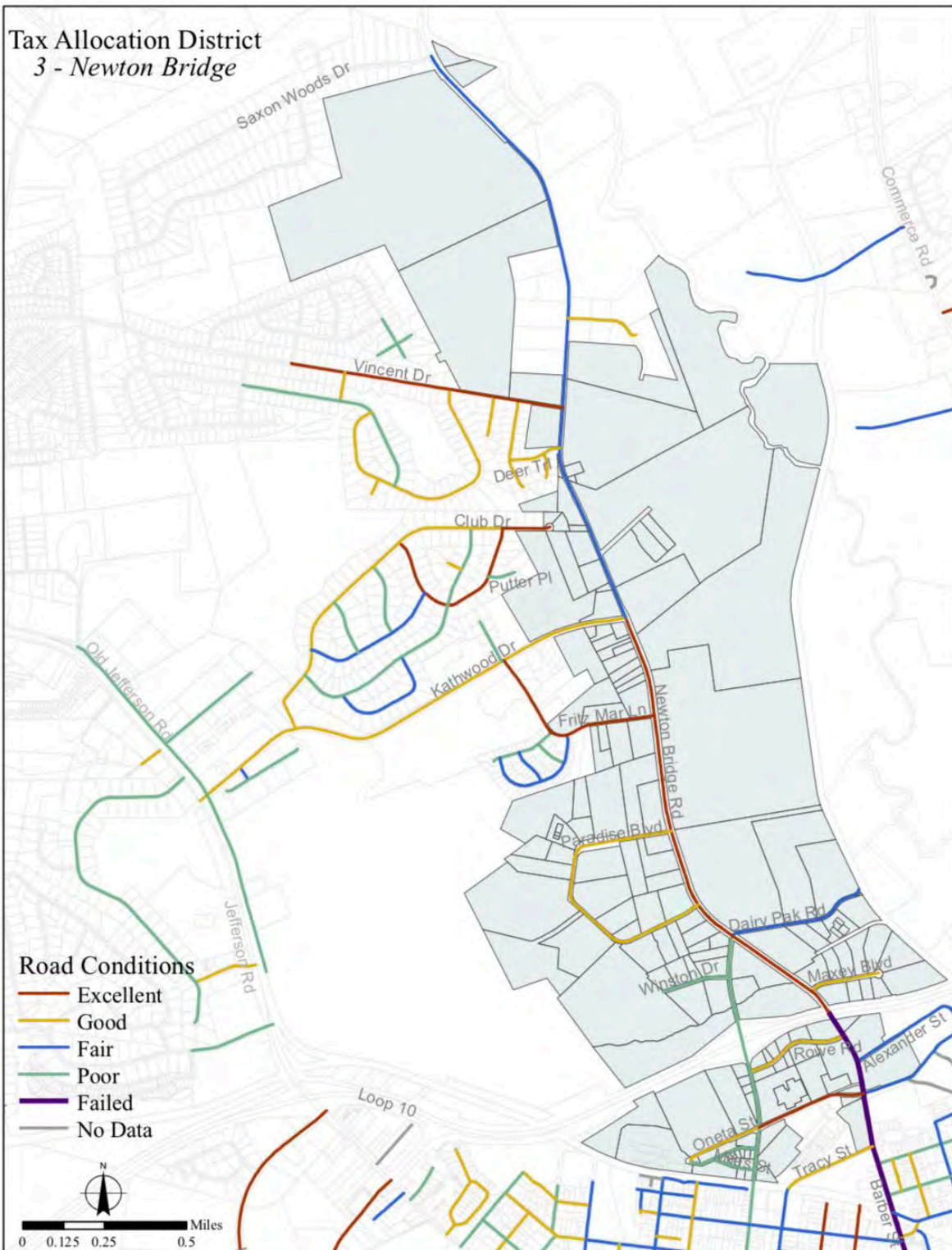
SEWER LINES

As shown in the image below, the Redevelopment Area is served by existing sewer lines but the coverage of these lines is inadequate either at present or following redevelopment for the goals of ACC for the Redevelopment Area after redevelopment to be met.



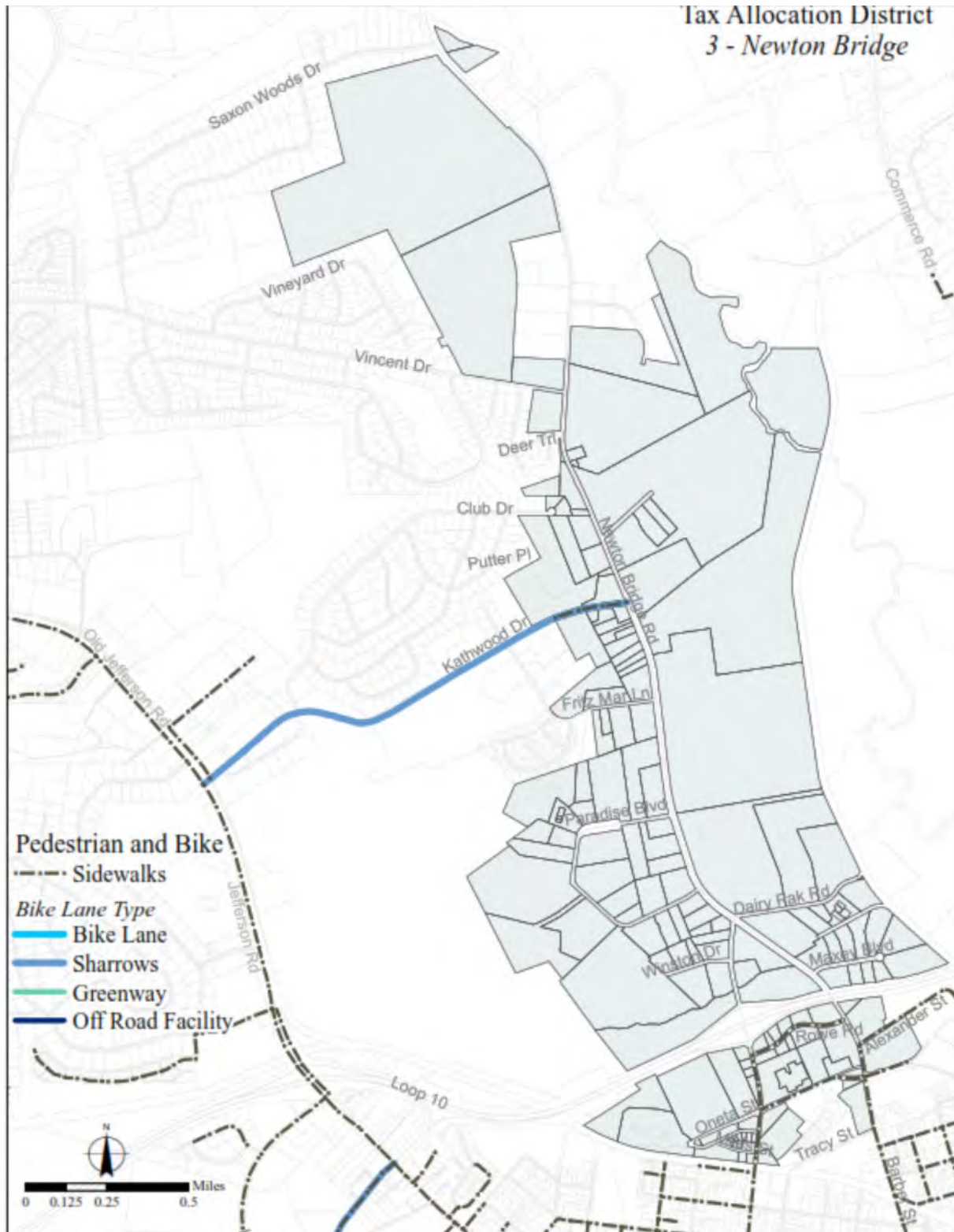
APPENDIX G-1

ROAD CONDITIONS MAP



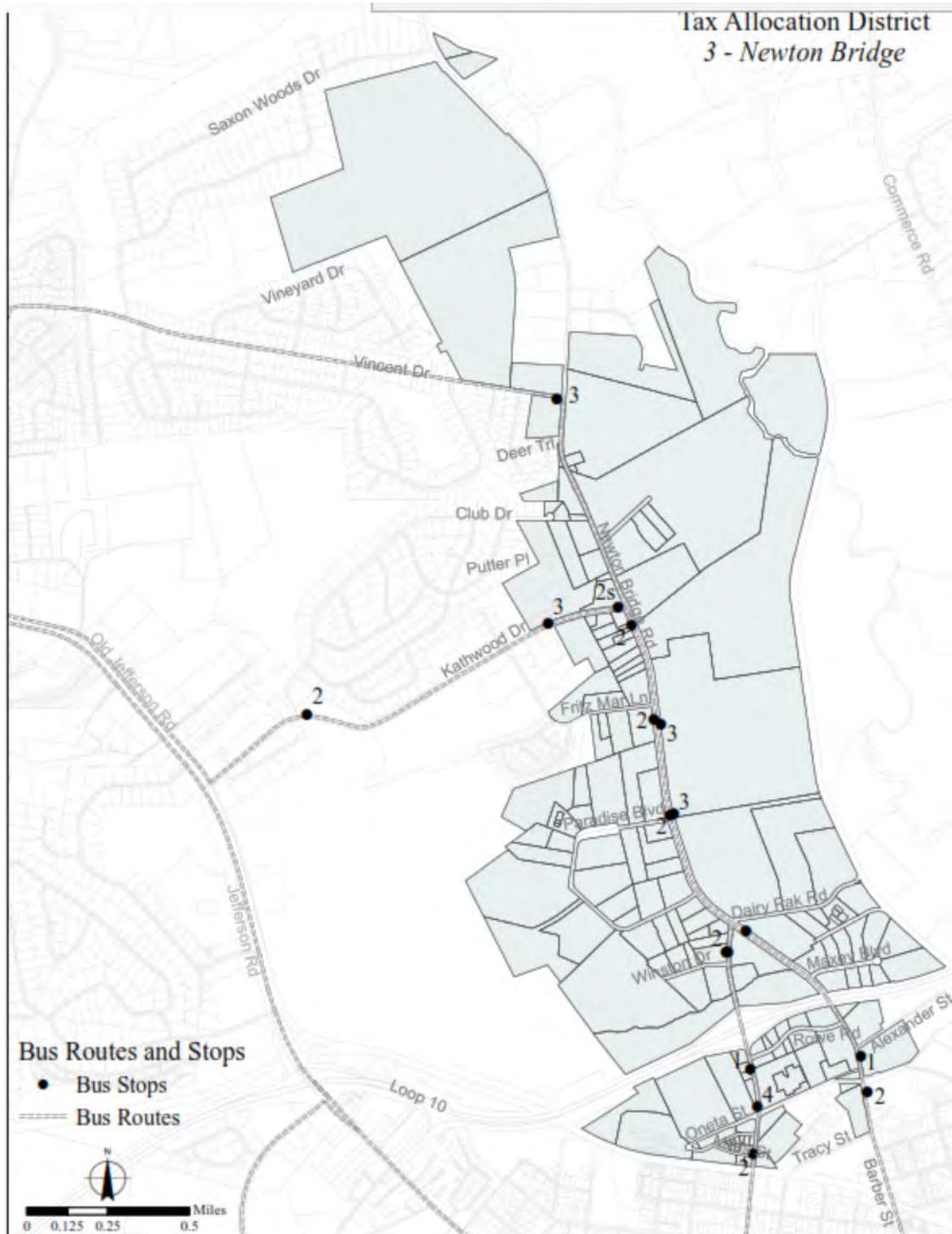
APPENDIX G-2

PEDESTRIAN AND BIKE MAP



APPENDIX G-3

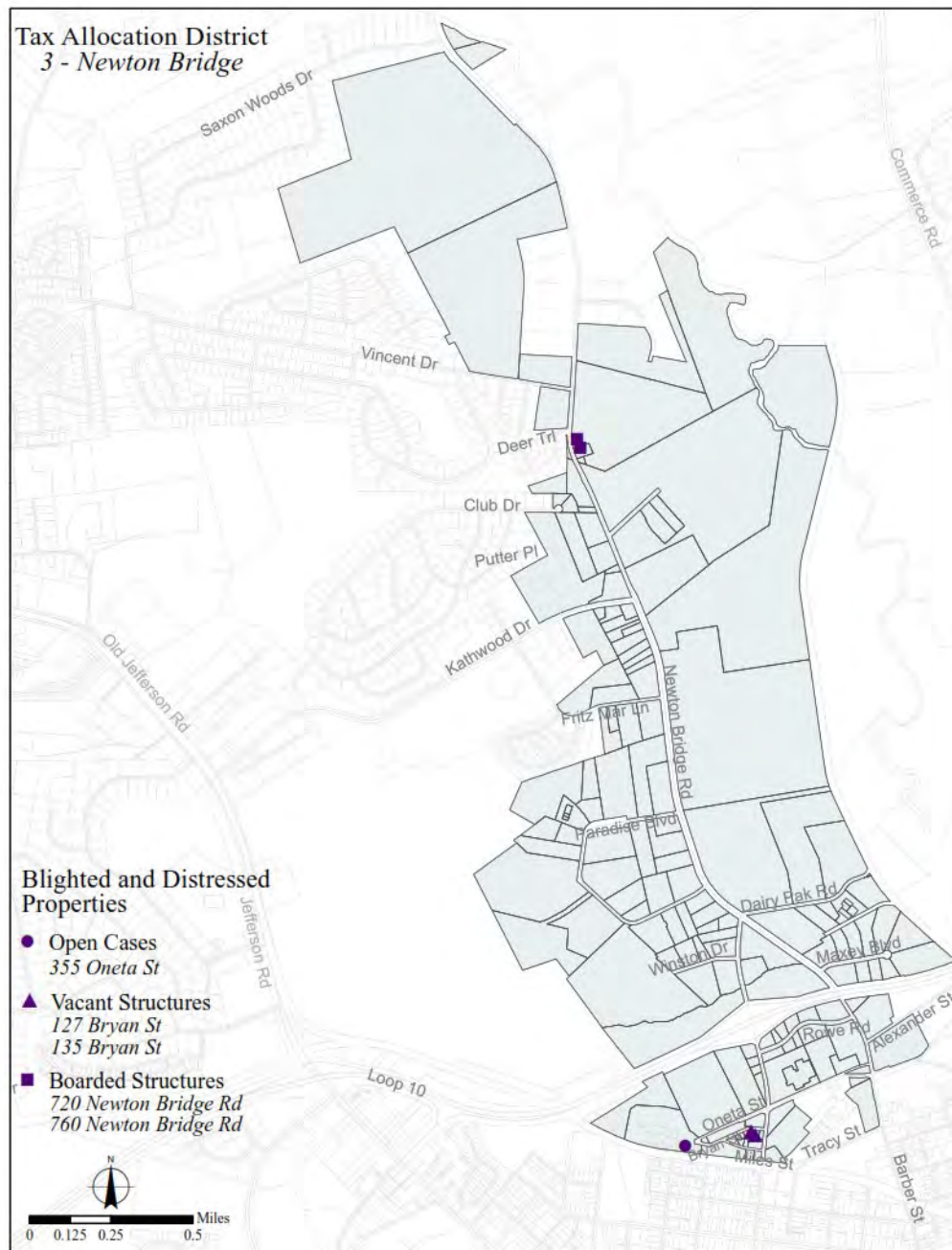
BUS ROUTES AND STOPS MAP



APPENDIX H

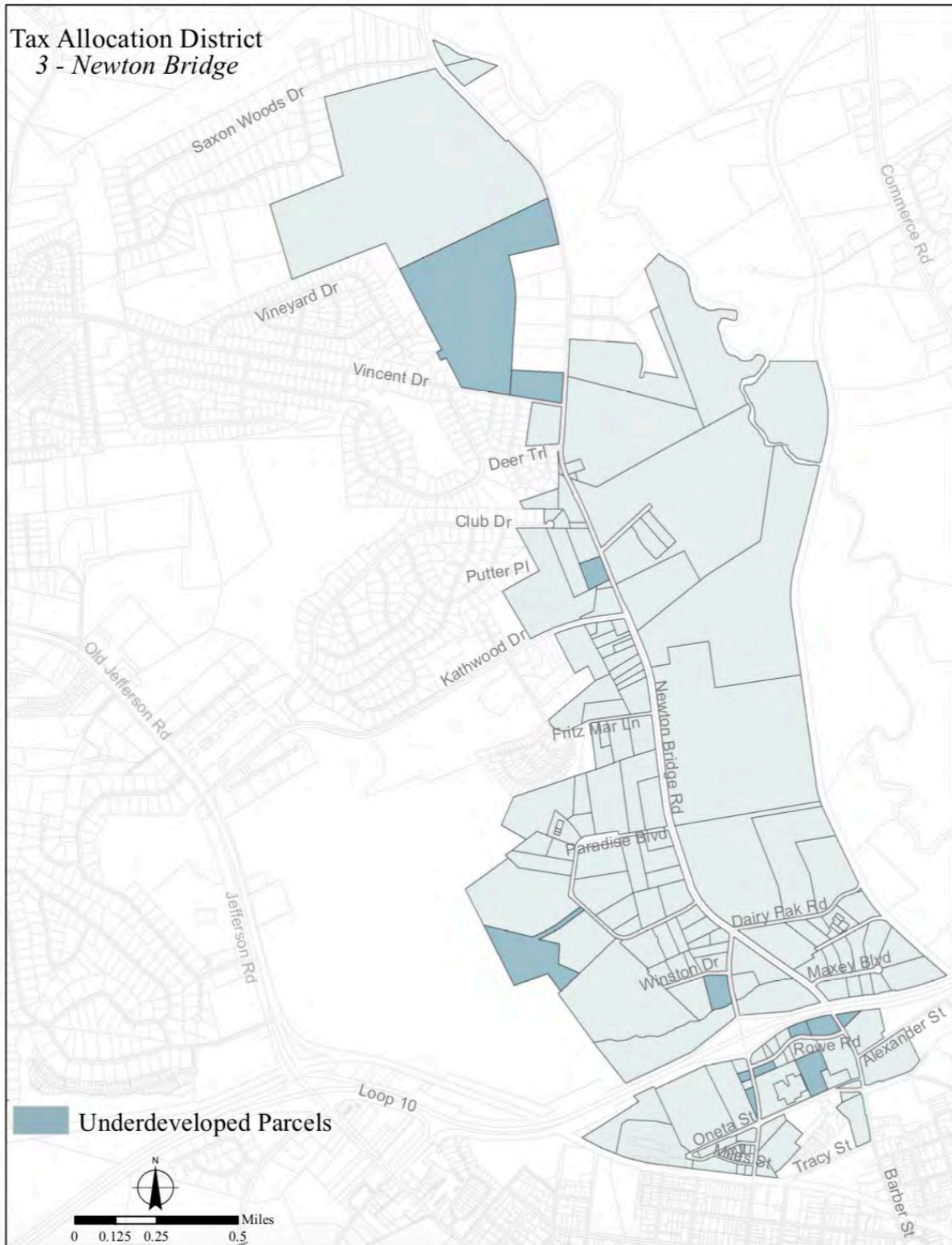
BLIGHTED OR DISTRESSED PROPERTIES WITHIN THE REDEVELOPMENT AREA

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



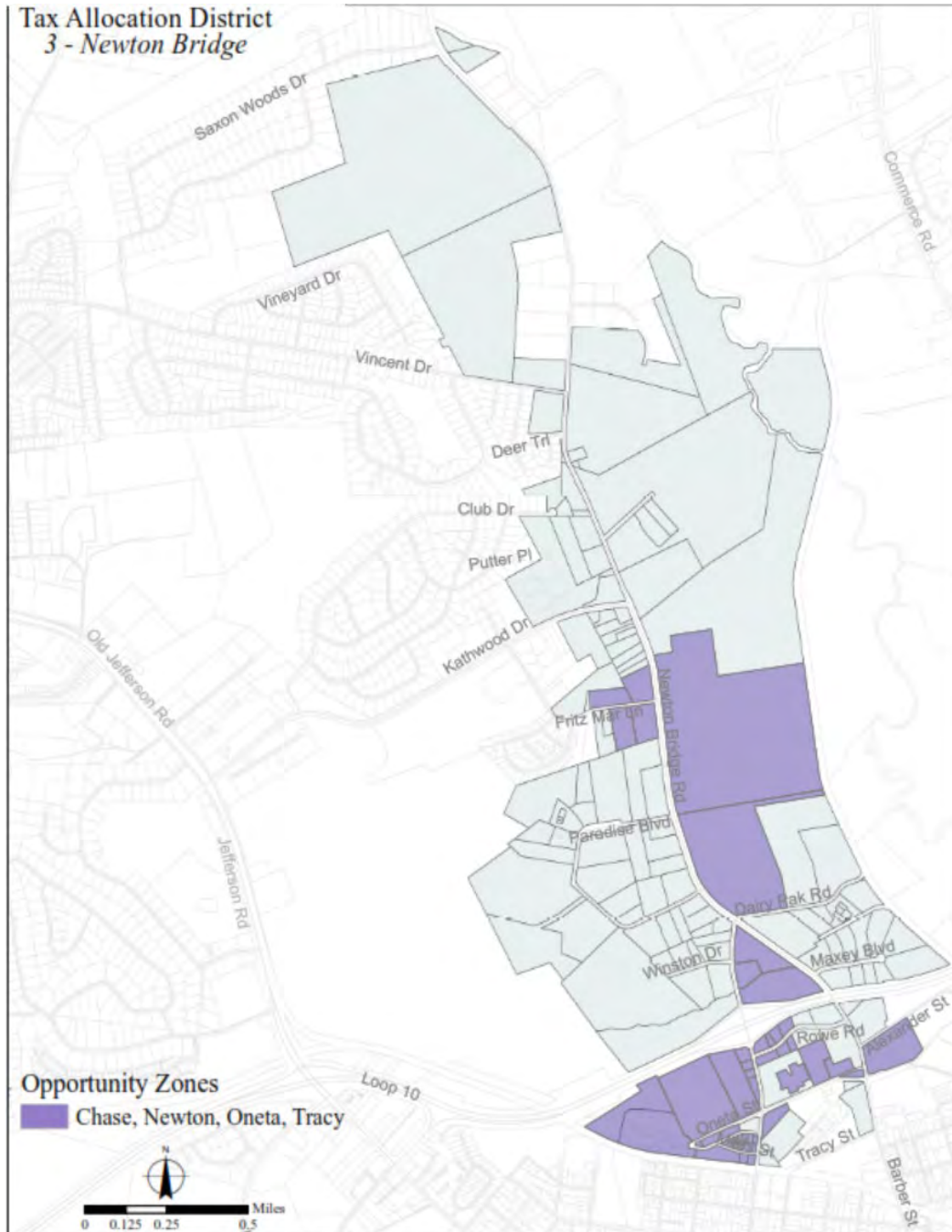
APPENDIX I

UNDERDEVELOPED PARCELS MAP



APPENDIX J

STATE OPPORTUNITY ZONES



APPENDIX K

MIXED USE ZONING MAP

