

Partnerships in Transit

Tax Increment
Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail

Huntley Partners, Inc.

Development Feasibility, Financing & Implementation

The Potential Impact of Tax Increment Financing on Public-Private Partnerships in Transit

Huntley: TADs – Development Feasibility & Financing

Tax Increment Financing

Multi-jurisdictional TAD/TIF Districts

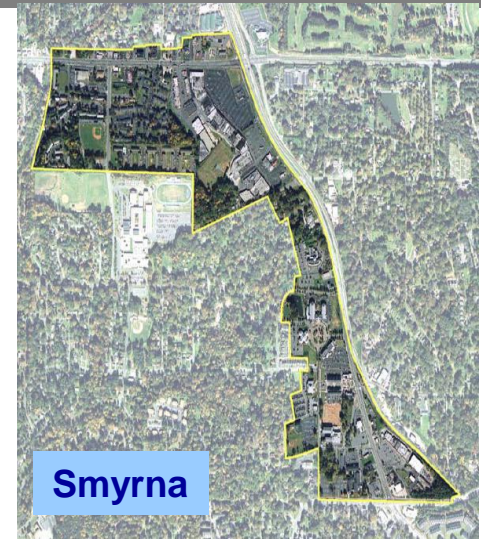
Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

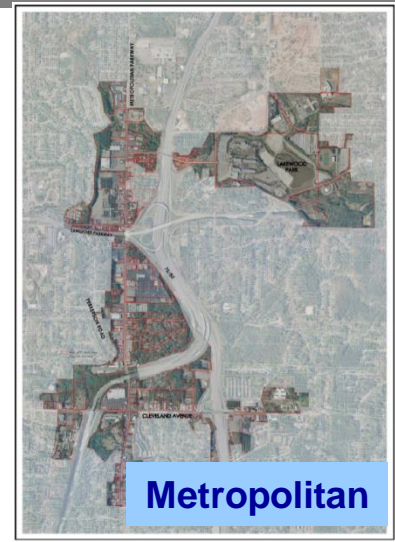
High-speed & Commuter Inter-city Rail



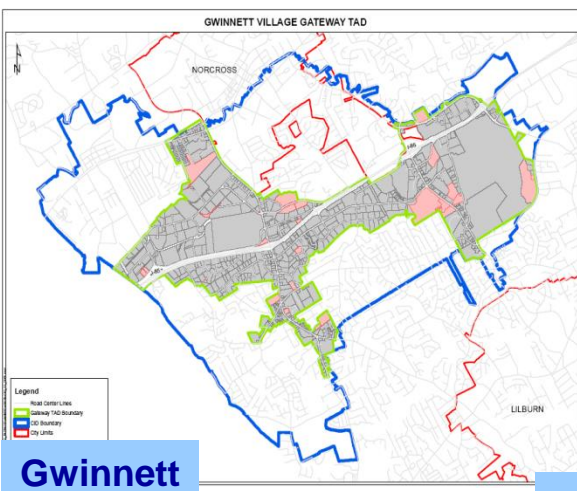
Smyrna



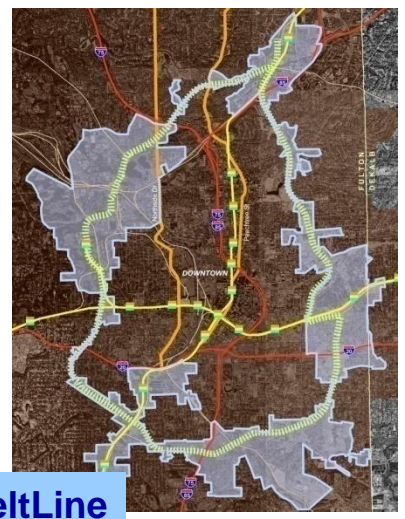
Savannah



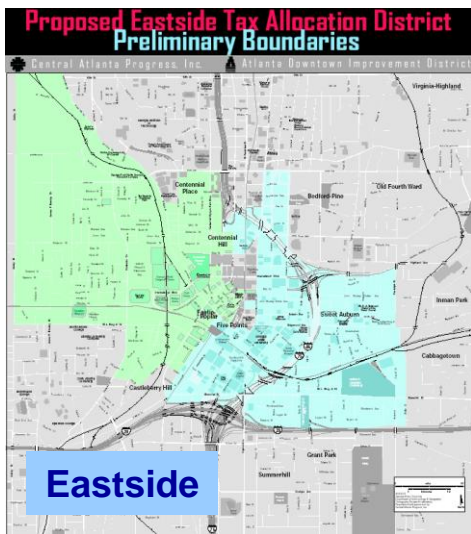
Metropolitan



Gwinnett



BeltLine



Eastside

Tax Increment Financing

Tax Increment Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail

GEORGIA: Redevelopment Powers Law (36-44-1)

- Tax Allocation Districts
- Redevelopment Agencies

FLORIDA: Community Redevelopment Act (163 Part III)

- Tax Increment Financing Districts
- Community Redevelopment Agencies

- Incremental/New Tax Revenues
- Tax Revenue Anticipation Bonds
- Direct Dollar (non-bond) Payments

Terrific Redevelopment Tool

Tax Increment
Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail

- Targets deteriorating areas
- Attracts private investment, development
- Infrastructure improvements
- Private development costs
- Little risk to participating political subdivisions
- Leverages limited public and private resources
- Inherently Public-Private

Tax Increment Financing Legal Standing

Tax Increment Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail

GEORGIA

- Supreme Court: “No School System participation in TADs. Violation of GA Constitution.”
- Legislature: Statewide vote on a Constitutional amendment
- Voters: Approved Constitutional amendment
- Legislature: Currently considering a “new” Redevelopment Powers Law that is basically the same as the old

FLORIDA:

- Supreme Court: Upheld. “Been used throughout State as financing and planning tool for 40 years.”

Limitations

- Single governmental jurisdiction
- No operating costs

**Tax Increment
Financing**

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail

Transit = Multi-jurisdictional

Tax Increment Financing

Multi-jurisdictional TAD/TIF Districts

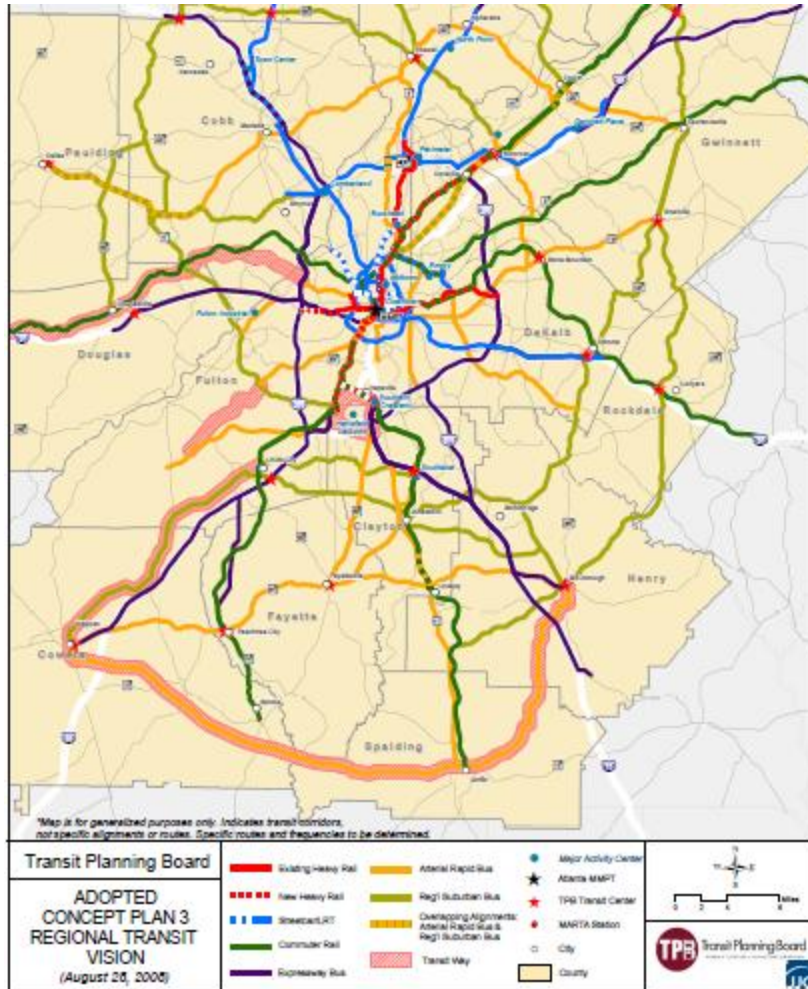
Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed & Commuter Inter-city Rail



- Cities/Towns
- Counties
- Regions
- Voting/Funding Districts
- States

- Heavy Rail
- Streetcar
- Commuter Rail
- Expressway Bus
- Arterial Rapid Bus
- Suburban Bus
- Transit Way
- MARTA

Transit = Multi-jurisdictional

Tax Increment Financing

Multi-jurisdictional TAD/TIF Districts

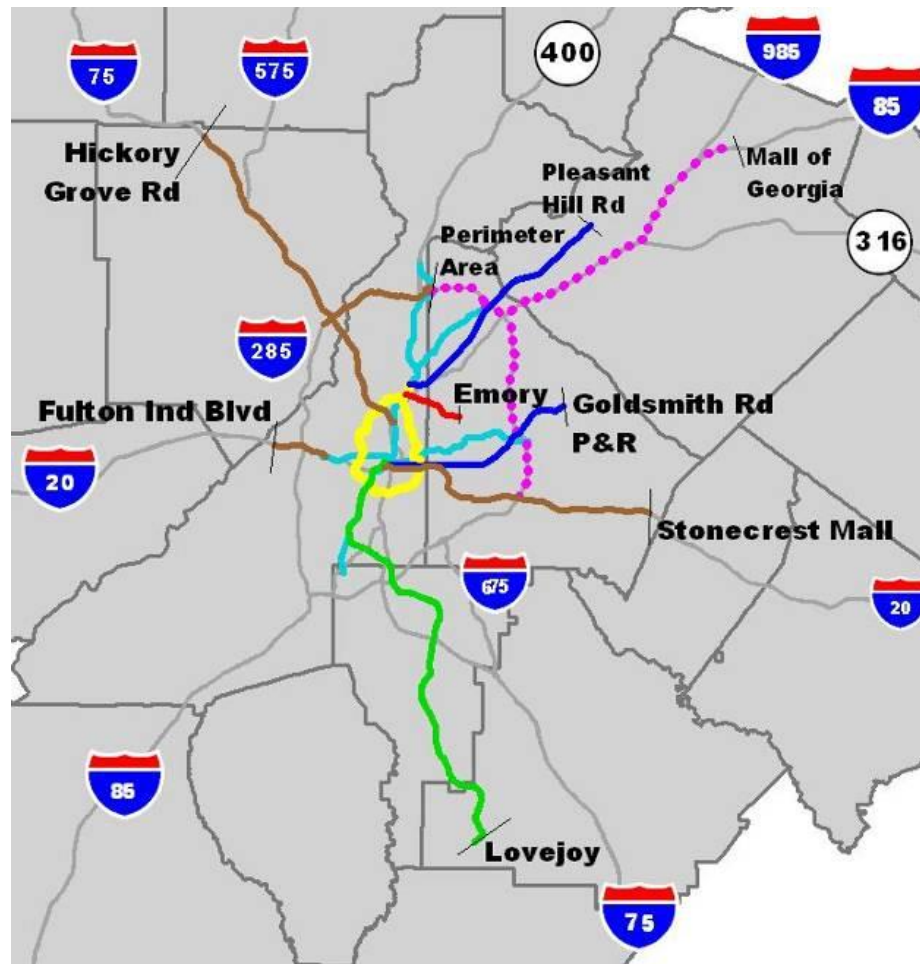
Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed & Commuter Inter-city Rail



System Expansion Premium Transit Concept

- High Speed BRT
- Commuter Rail
- Arterial BRT
- Light Rail
- High Speed Transit - Technology TBD
- Unfunded E6 Transit Needs
- Existing MARTA Heavy Rail
- Expressways
- Counties

Transit = Multi-jurisdictional

Tax Increment Financing

Multi-jurisdictional TAD/TIF Districts

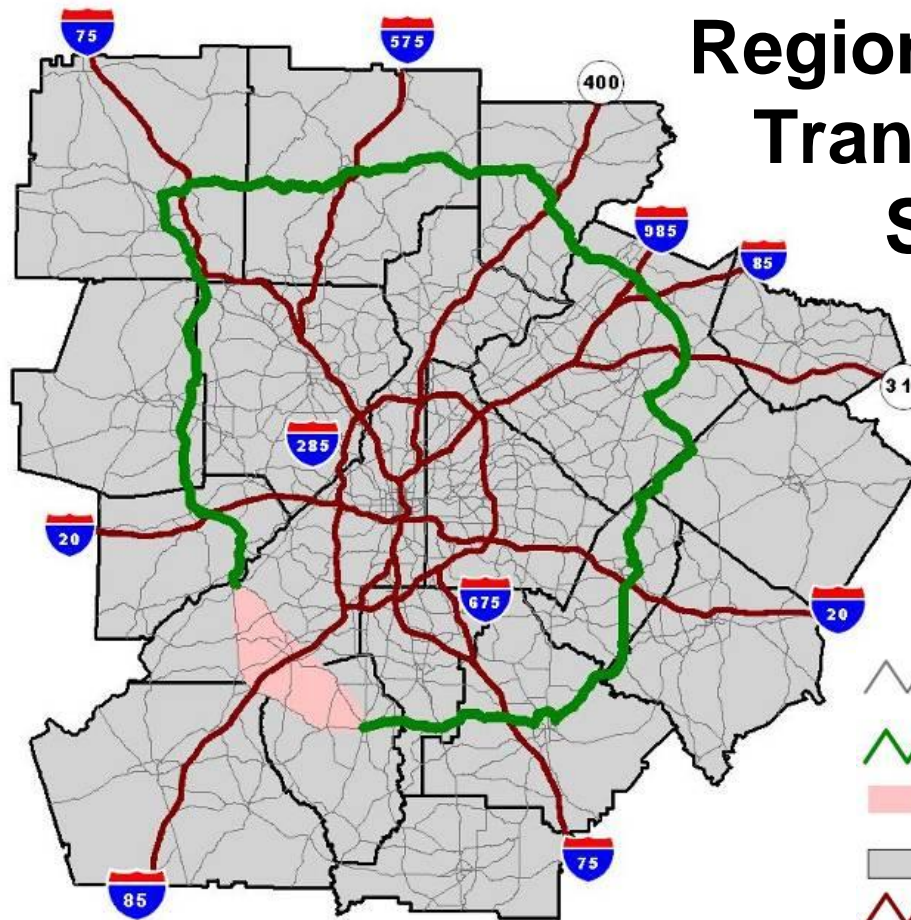
Commuter Rail

MARTA






Atlanta BeltLine

ATL & Aerotropolis

High-speed & Commuter Inter-city Rail



Regional Strategic Transportation System

-  Regional Strategic Transportation System (non-Expressway)
-  Metro Arterial Connector
-  Metro Arterial Connector - Exact Corridor TBD
-  Counties
-  Expressways

Transit = Multi-jurisdictional

Tax Increment
Financing

Multi-jurisdictional
TAD/TIF Districts

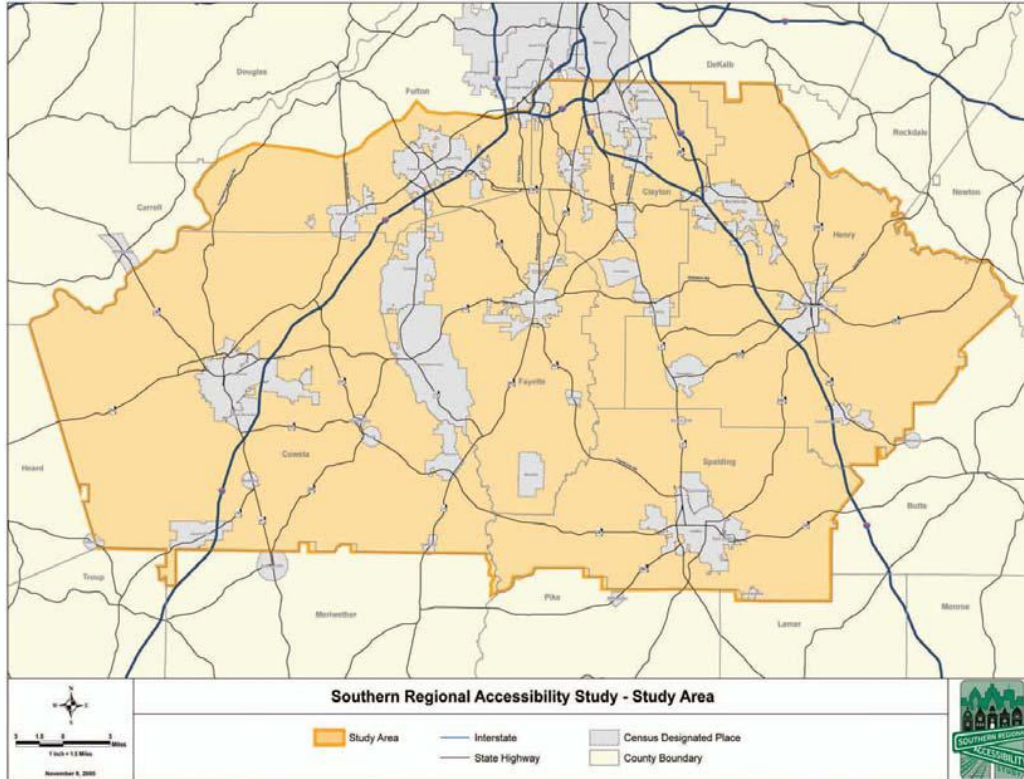
Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail



● Counties

● Cities

● Towns

● Regions

● Districts

● States

Multi-jurisdictional TAD/TIF Legislation

Original Intent:

- Commuter Rail Corridors
- Transportation Corridors
- Cross County & City lines
- Generate development around stations and along corridors
- Incremental tax revenues possibly directly or indirectly used for operating costs

Tax Incremental
Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail

Multi-jurisdictional TAD / TIF Legislation

Proposed amendment to GA's Redevelopment Powers Law (2008 Session, HB 1295):

- 2 or more political subdivisions
- Common redevelopment agency to administer TAD
- Bonds issued by redevelopment agency
- Pay-Go administered by redevelopment agency
- Bonds/Pay-Go secured by IGA between/among participating jurisdictions
- PPP financing terms stipulated in Development Agreement

Tax Increment
Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail

Commuter Rail

Tax Increment
Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail



- Multiple counties
- Multiple cities
- Common problems, restraints on development
- Common infrastructural improvements
- Station development
- Station-area TOD
- Share resources

MARTA

Tax Increment Financing

Multi-jurisdictional TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed & Commuter Inter-city Rail



- Multiple counties
- Multiple cities
- Common problems, restraints on development
- Common infrastructural improvements
- Station development
- Station-area TOD
- Share resources

Atlanta BeltLine

Tax Increment Financing

Multi-jurisdictional TAD/TIF Districts

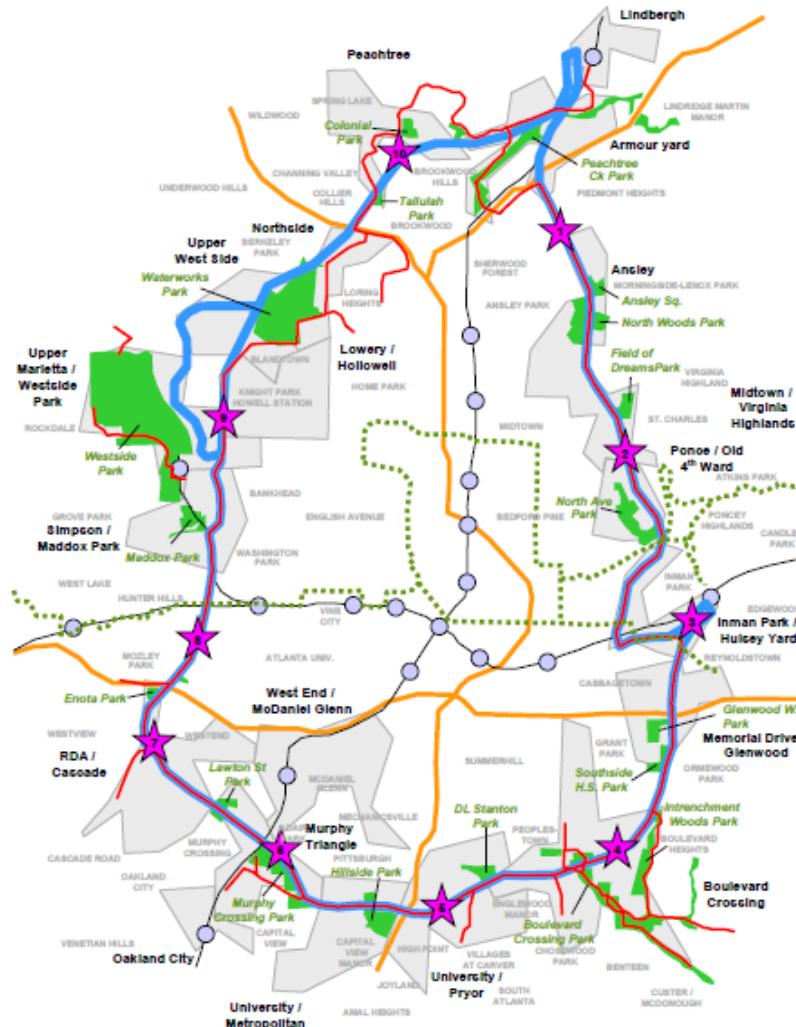
Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed & Commuter Inter-city Rail



- Legacy Project
- PPP Project
- Transit
- MARTA Tie-ins
- Station TOD
- Single Jurisdiction
- Part of Regional Transit Network

ATL “Aerotropolis”

Tax Increment Financing

Multi-jurisdictional TAD/TIF Districts

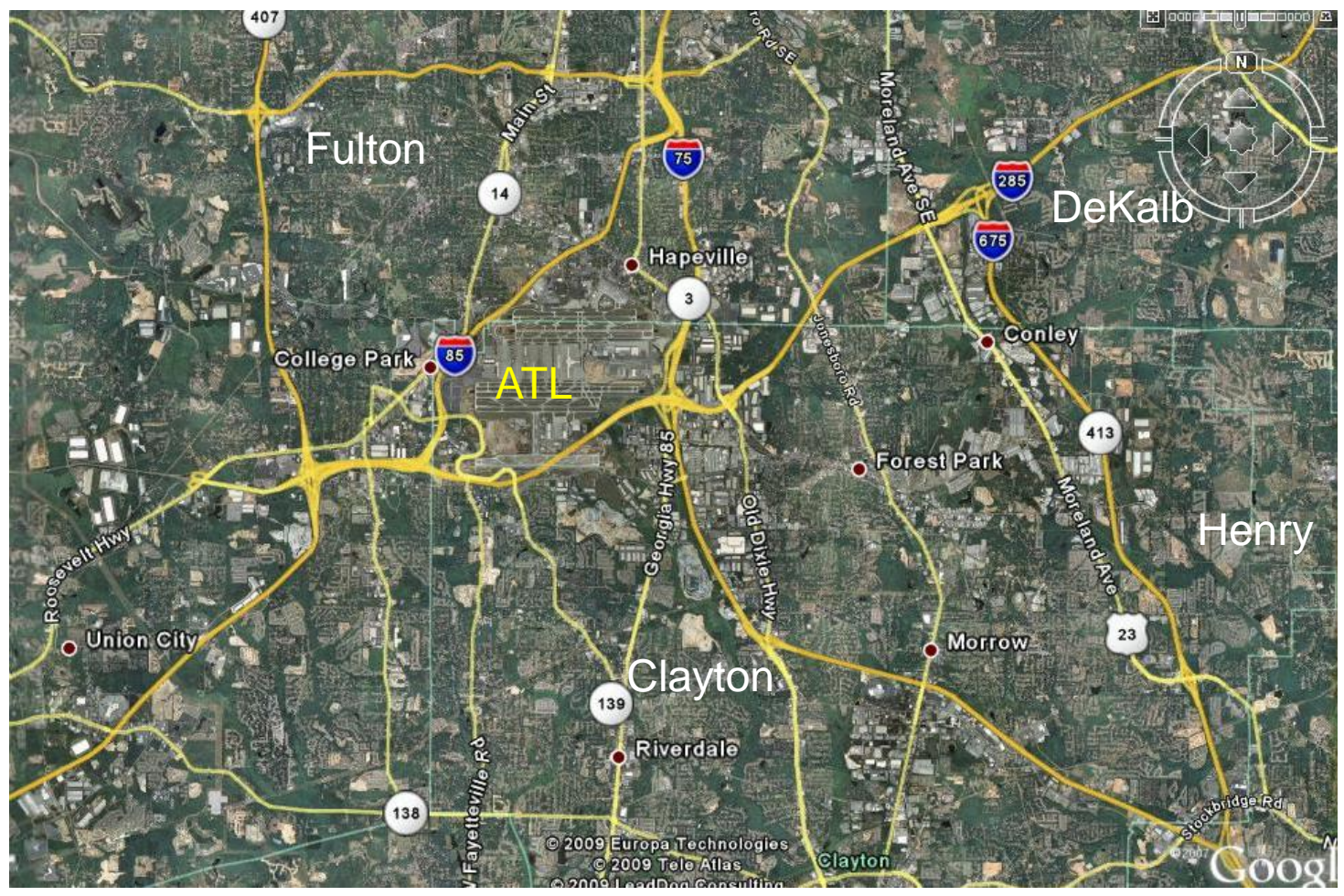
Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed & Commuter Inter-city Rail



ATL “Aerotropolis”

Tax Increment Financing

Multi-jurisdictional TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL Aerotropolis

High-speed & Commuter Inter-city Rail

Cities

1. Atlanta
2. Hapeville
3. College Park
4. Forest Park
5. Morrow
6. Riverdale
7. Jonesboro

8. Lovejoy
9. Griffin

Counties

1. Clayton
2. Fulton
3. Spalding

4. Henry
5. Fayette
6. DeKalb

ATL “Aerotropolis”

Tax Increment
Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL Aerotropolis

High-speed &
Commuter Inter-city
Rail

- Commuter Rail
- Rail Stations TOD
- Multimodal Facility
- Automated People Mover
- Shuttle System
- MARTA Tie-ins, Extensions
- Rapid/Suburban Bus Tie-ins
- High Speed/Inter-city Rail

Regional High Speed & Commuter Rail

Tax Increment Financing

Multi-jurisdictional TAD/TIF Districts

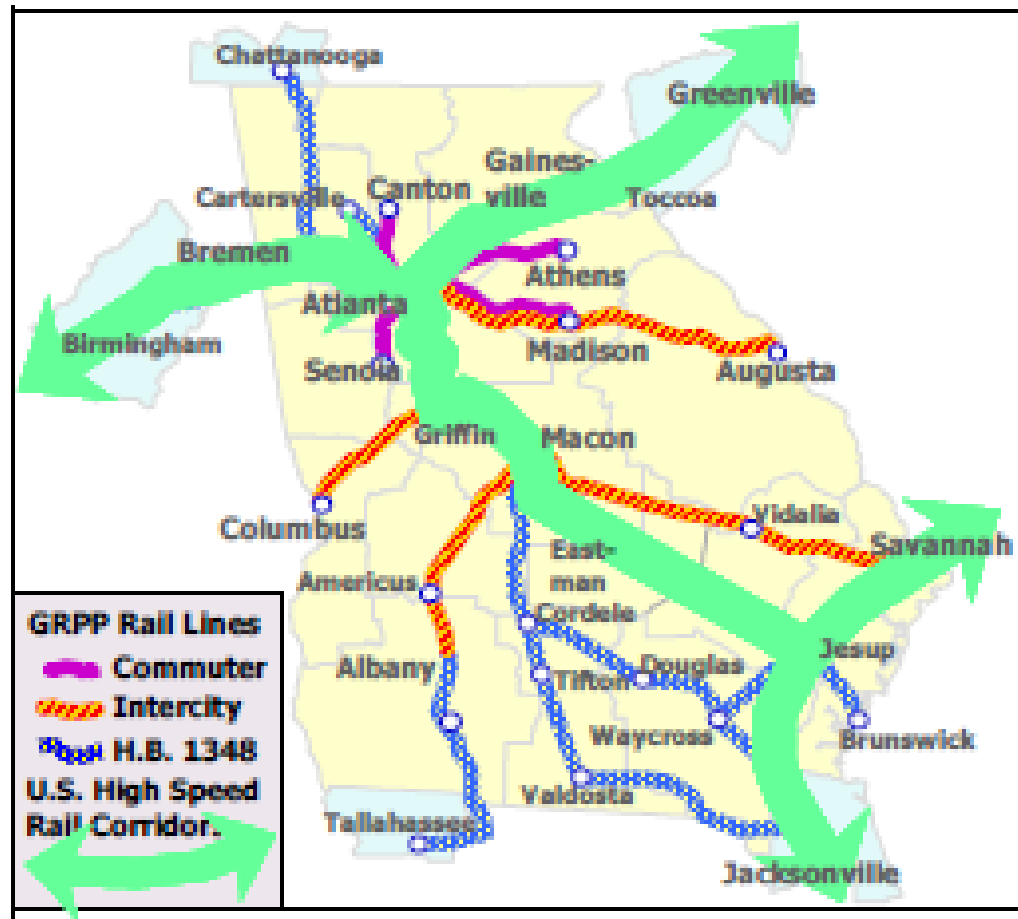
Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed & Commuter Inter-city Rail



Multi-jurisdictional Legislation: Issues & Opportunities

Tax Increment
Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail

Issues:

- Incorporate existing TAD?
- Timing re Incremental Tax Base?
- Non-urbanized areas?
- Additional sources of revenue for Operating Costs
 - Sales Tax revenues
 - Special Tax Districts
 - Parking revenues
 - CID revenues
 - State funding
 - County/Municipal funding
- Administrative cooperation & coordination: Tax Commissioners
- Political will: Cooperation among multiple jurisdictions – administratively and politically – to agree on means and ends of comprehensive regional infrastructural networks

Multi-jurisdictional Legislation: Issues & Opportunities

Tax Increment
Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail

Opportunities:

- Expands proven impact of TADs and TIF financing as an economic development tool to intra-state regional and statewide initiatives
- Bridges the gap between urban and “non-urban” areas with mutually-beneficial infrastructure improvements: transit
- Leverages limited revenues to attract private investment and development
- Allows/Encourages administrative and planning cooperation & coordination among multiple jurisdiction
- “Incentivizes” political cooperation and coordination among multiple jurisdictions
- Helps creates comprehensive regional infrastructural networks
- Fosters regional solutions to regional problems/needs

Multi-jurisdictional TAD/TIF Impact on Transit & PPPs

Huntley Partners, Inc.

Rick Padgett

Senior Partner

229 Peachtree Street, NE

Suite 525

Atlanta, GA 30303

404.681.2791

404.688.5037 (fax)

Tax Increment
Financing

Multi-jurisdictional
TAD/TIF Districts

Commuter Rail

MARTA

Atlanta BeltLine

ATL & Aerotropolis

High-speed &
Commuter Inter-city
Rail