

The CID Process

Process to Establish Community Improvement Districts

What is a CID?

- ▶ CIDs are self-taxing districts that allow commercial property owners to make decisions and invest those dollars in their district.
 - ▶ Created by Georgia Constitution in 1988, Article IX, Section VII, Par.111(b)
 - ▶ Requires County Legislation
 - ▶ Requires Local Government Resolution
 - ▶ Allows Planning, Studies and Infrastructure Improvements
 - ▶ 25 CIDs exist in Georgia today
 - ▶ Property Owners consent to participate in CID and elect their own Board of Directors
 - ▶ Directors choose projects, assess millage rate (tax) to generate funds to be leveraged as matching funds for public and private grants
 - ▶ CIDs have a six year term

CID, Why?

Lower Property Valuations

Blight (neglected properties, litter)

Businesses Re-locating Out of the District
(second-tier businesses taking their place)

Traffic Problems

Increase in Crime

CID, Why?

Streetscapes Projects

Beautification

Unity

Economic Development

Secure New Tenants

Concept as old as America...



- ▶ In the old west, business leaders pooled together to hire a sheriff, schoolmarm, or simply to build wooden sidewalks to separate humans from cattle, horses, or wagons.

Today...

Georgia law provides the mechanism

A CID is only as good as the people involved.

It must have strong community support.

It is most effective when locals take the initiative to solve local problems

Property owners must consent & participate to be successful

Legislation is required as well as local resolutions from the governing agency.

The legislation governing CIDs mirror those of government allowing:

Streets, roads, intersections, & traffic signalization to improve traffic flow.

- Sidewalks and trails
- Bridges
- Streetscapes, streetlights and revitalization

Public Safety

- Sanitation
- Parks and other recreational facilities
- Public transportation
- Terminal and dock facilities and / or parking facilities

Water treatment and distribution

- * Storm water and sewage collection and disposal systems
- * Development, storage, treatment, purification and treatment of water
- Other services and facilities as provided for by general law

Think, Plan, Lead
a few simple steps...



Seek Experienced Legal Advisor

Lynn Rainey

Rainey & Phillips, Attorneys At Law

770-421-6040

Don't be afraid to analyze & adapt

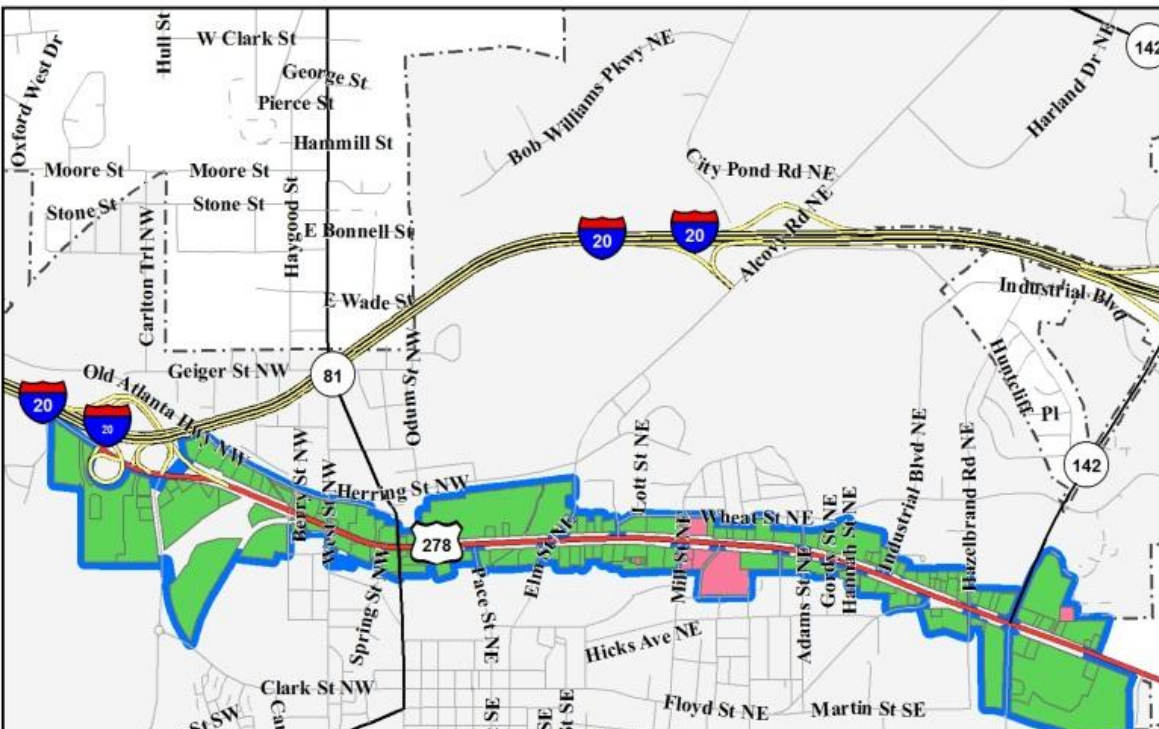
Beginning District Map



Hwy 278 Improvement Association, Inc.

Legend

- CID Boundary Area
- CID Status**
- Exempt
- Commercial/Industrial
- Residential
- Covington Parcels**
- Newton County Roads**
- Interstate Highway
- U.S. Route
- State Route
- Local
- Interstate Access Ramps
- Private
- Covington City Limits



**Highway 278
Community Improvement
District**



Legend

- CID Status**
- Exempt
- Non-Residential
- Hwy 278 CID Boundary
- Covington City Limits
- Interstate Highway
- U.S. Route
- State Route
- Local
- Interstate Access Ramps
- Private

Current District Map

ISSUES & OBJECTIONS

Absentee Owners/
Decision Makers

Government
responsibility

Owner vs. Ground
Lease Tenant

Tracking Property
sales - begin anew

Fast Food Owner vs.
Franchisee

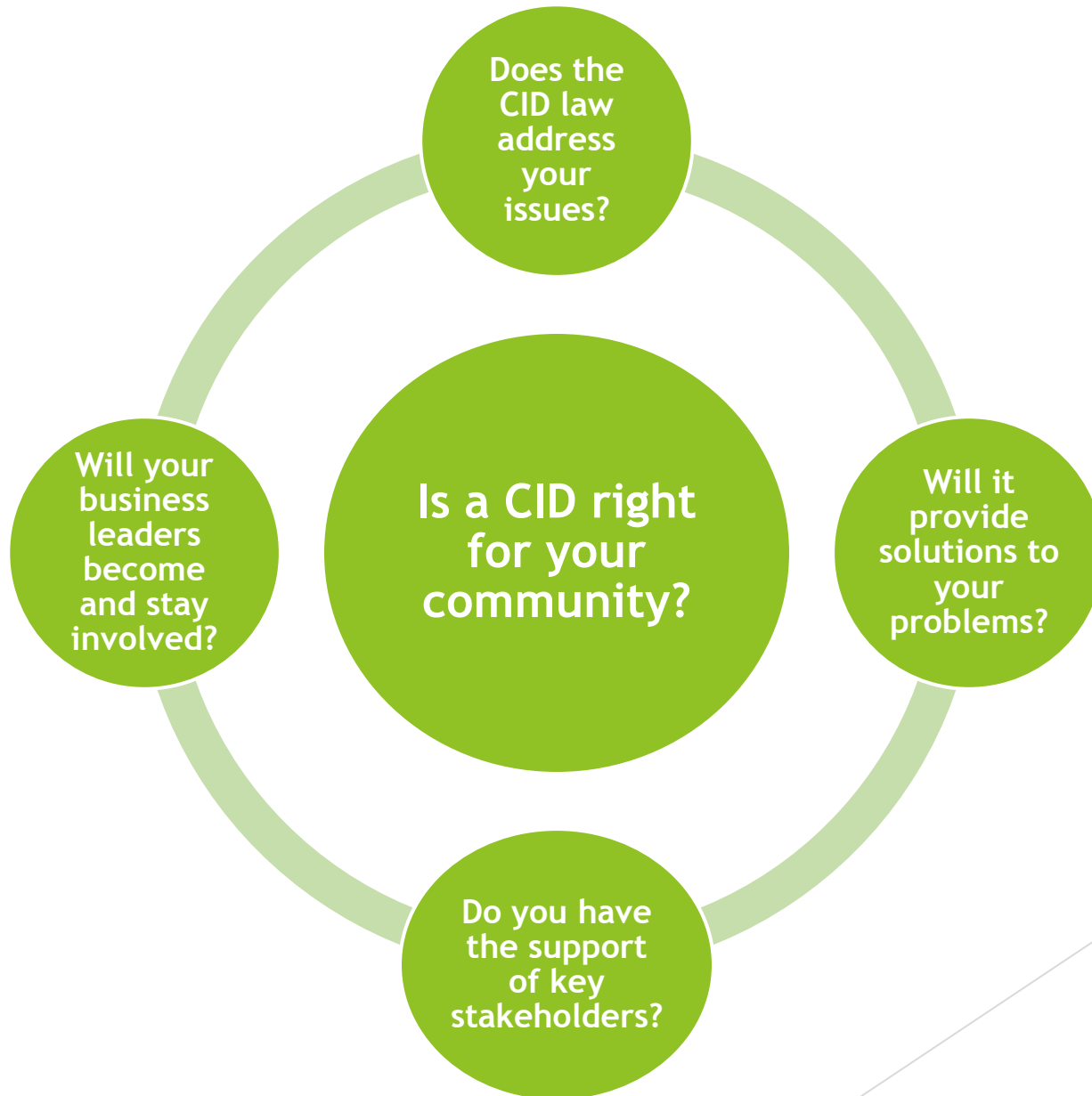
No new taxes

Money

Owner/User -
Content

Undecided





The Results are Worth the Effort



Hwy 278 Improvement Association

Kathryn G. Morgan, Recruitment Coordinator

11105 Hwy 278 E
Covington, Ga 30014

404-234-0325