



Welcome to Downtown Development Authority Training

Jennifer Nelson
UGA's Carl Vinson Institute of Government

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Downtown Development Authorities

Coleman | Talley

ATTORNEYS
Atlanta Jacksonville Valdosta

Timothy M. Tanner
Partner
COLEMAN TALLEY LLP

T: (229) 242-7562 E: tim.tanner@colemantalley.com

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1.

PURPOSE

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O.C.G.A. §36-42-2 – Purpose

Revitalize & Redevelopment

“The *revitalization and redevelopment* of the central business districts of the municipal corporations of this state develop and promote for the public good and general welfare trade, commerce, industry, and employment opportunities and promote the general welfare of this state by creating a climate favorable to the location of new industry, trade, and commerce and the development of existing industry, trade, and commerce within the municipal corporations of this state. . . . It is, therefore, in the public interest and is vital to the public welfare of the people of this state, and it is declared to be the public purpose of this chapter, so to *revitalize and redevelop* the central business districts of the municipal corporations of this state. . . .”



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2.

GOVERNANCE

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STATUTORY DDA Creation and Activation

- DDAs have already been created for every municipality. See O.C.G.A. § 36-42-4 “[t]here is created in and for each municipal corporation in this state a public body corporate and politic to be known as the downtown development authority of such municipal corporation, which shall consist of a board of seven directors.
- To get started, the City must activate a DDS by resolution. See O.C.G.A. § 36-42-5.
- The activating resolution must contain:
 - “[T]he downtown development area that geographical area within the municipal corporation which, in the judgment of the governing body, constitutes the central business district.”
 - Appoint the initial directors.

The DDA cannot transact any business or exercise any powers until the city activates it.



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INITIAL DIRECTORS

- Seven (7) directors.
- Initially appointed in a staggered format e.g. “two members of the first board of directors for a term of two years each, two for a term of four years each, and three for a term of six years each.” See O.C.G.A. § 36-42-4.
- One member of Mayor and Council “may” serve on the DDA. His/her term fluctuates with the elective tenure. See O.C.G.A. § 36-42-4 (“[t]he term of a director who is also a member of the governing body of a municipal corporation shall end when such director is no longer a member of the governing body of the municipal corporation.”)
- Directors keep serving until replaced. See O.C.G.A. § 36-42-4. (“[i]f at the end of any term of office of any director a successor to such director has not been elected, the director whose term of office has expired shall continue to hold office until a successor is elected.”)

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DIRECTOR QUALIFICATIONS

- (1) Taxpayers residing in the municipal corporation for which the authority is created;
- (2) Owners or operators of businesses located within the downtown development area and who shall be taxpayers residing in the county in which is located the municipal corporation for which the authority is created; or
- (3) Persons having a combination of the qualifications specified in paragraphs (1) and (2).

One director may reside outside the county; provided, however, that such appointed director owns a business within the downtown development area and is a resident of the State of Georgia. If subsequently to his or her appointment to the board pursuant to this subsection, the director ceases to own a business within the downtown development area or reside in the State of Georgia, such director shall relinquish his or her seat on the board.

See O.C.G.A. § 36-42-7(a) (c).

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DIRECTOR QUALIFICATIONS

QUALIFIER:

INTEREST IN REDEVELOPMENT AND REVITALIZATION

- Not less than four of the directors having the qualifications specified in subsection (a) of this Code section shall be persons who, *in the judgment of the governing body of the municipal corporation, either have or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area.* Successors to the directors shall be appointed by the governing body of the municipal corporation.

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GOVERNANCE

Elect Officers

- The directors shall elect one of their members as chairman and another as vice chairman and shall also elect a secretary and a treasurer or a secretary-treasurer, either of whom may but need not be a director. The directors shall receive no compensation for their services but shall be reimbursed for actual expenses incurred by them in the performance of their duties. Each authority shall have perpetual existence.

See O.C.G.A. § 36-42-7(c).

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REMOVAL OF DIRECTORS

Do Directors serve at the pleasure of the City?

The City takes the position that because the Act is silent as to removal, it must be presumed that the directors who are appointed by the City serve at the City's pleasure. We do not agree. The fact that the legislation provides specified terms for the office of director is inconsistent with the idea of tenure at the pleasure of the City." ... "Because the matter is not before us, we express no opinion as to whether directors may be removed for cause, or under what procedures that might be done."

Hernandez v. Downtown Development Authority of the City of St. Marys, 56 Ga. 356, 349 S.E.2d 449 (1986); see also *City of Collega Park vs. Wyatt et al* 282 Ga 479, 481 (2007).

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GOVERNANCE

Establish By-Laws

- What are by-laws?
- Bylaws are the internal operating procedure of the DDA.

Georgia Constitution

→

General Law (Local Law)



→

Resolution activating DDA by City

→

Bylaws.



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CONTENT OF BYLAWS

- What should bylaws contain?
- Cannot contradict the enacting O.C.G.A. 36-41- 1 et seq.;
- Cannot contradict the enacting resolution;
- Should include provide a how the DDA should operate and solve practical problems. For instance,
 - Meeting schedules;
 - How to call special meetings;
 - Resignations;
 - Removal;
 - Parliamentary procedure;
 - Election of officers;
 - Fiscal year; and
 - Management of funds.



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3.

POWERS

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HIGHLIGHTED DDA POWERS

O.C.G.A. § 36-42-8

(3) Execution of necessary contracts and other documents for Project construction, leasing, sale, financing, use of and to join or cooperate with an urban residential finance authority, . . .;

(4) To acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real and personal property of every kind and character, or any interest therein, in furtherance of the public purpose of the authority;

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DDA POWERS – O.C.G.A. § 36-42-8

(5) Finance, construct, erect, assemble, purchase, acquire, own, repair, remodel, renovate, rehabilitate, modify, maintain, extend, improve, install, sell, equip, expand, add to, operate, or manage projects and to pay the cost of any project;

(6) Borrow money to further or carry out its public purpose;

(7) Issue revenue bonds, notes, or other obligations of the authority and use the proceeds thereof for the purpose of paying, or loaning the proceeds thereof to pay, all or any part of the cost of any **project** and otherwise to further or carry out the public purpose of the authority . . .;

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DDA POWERS – O.C.G.A. § 36-42-8

(8) Apply directly or indirectly to any federal, state, county, or municipal government or agency or to any other source, whether public or private, for loans, grants, guarantees, or other financial assistance in furtherance of the authority's public purpose . . . ;

(9) To enter into agreements with the federal government or any agency thereof to use the facilities or services of the federal government or any agency thereof in order to further or carry out the public purposes of the authority;

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DDA POWERS – O.C.G.A. § 36-42-8

(11) To extend credit or make loans to any person, corporation, partnership (whether limited or general), or other entity for the costs of any project or any part of the costs of any project, . . . ;

(13) To receive and use the proceeds of any tax levied by a municipal corporation to pay the costs of any project or for any other purpose for which the authority may use its own funds pursuant to this chapter;

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DDA POWERS – O.C.G.A. § 36-42-8

(14) To receive and administer gifts, grants, and devises of money and property of any kind and to administer trusts;

(15) To use any real property, personal property, or fixtures or any interest therein or to rent or lease such property to or from others or make contracts with respect to the use thereof, or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or grant options for any such property in any manner as it deems to the best advantage of the authority and the public purpose thereof;

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DDA POWERS – O.C.G.A. § 36-42-8

(22) To serve as an urban redevelopment agency pursuant to Chapter 61 of this title;

(23) To contract with a municipal corporation to carry out supplemental services in a city business improvement district established pursuant to Chapter 43 of this title; and

(24) To serve as a redevelopment agency pursuant to Chapter 44 of this title.

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DDA POWER

Constitutional Authorities

- The rules for these authorities depend on the Local Constitutional Amendment creating it. How can they differ?
- Statutory DDAs – OCGA §36-42-8(b). The powers enumerated in each paragraph of subsection (a) of this Code section are cumulative of and in addition to those powers enumerated in the other paragraphs of subsection (a) of this Code section and elsewhere in this chapter; and no such power limits or restricts any other power of the authority except that, notwithstanding any other provision of this chapter, no authority described in this chapter shall be granted the power of eminent domain.
- Central Valdosta Development Authority – “the Authority shall have the right and power of eminent domain for the purpose of acquiring property in the carrying out of its aims and objectives.” Sec. 05.8.



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4.

AREA OF OPERATIONS

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DDA’S JURISDICTION

AREA OF OPERATION

- “[T]he downtown development area that geographical area within the municipal corporation which, in the judgment of the governing body, constitutes the central business district.”
- Constitutional DDAs area of operations depends on the enacting legislation.

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DDA'S JURISDICTION

GEOGRAPHICAL EXPANSION

- DDA Boundaries can be changed.
- O.C.G.A. 36-42-6(a) Change its designation of the downtown development area to a geographical area within the municipal corporation which, in the judgment of the governing body, at the time constitutes the central business district, provided that any such change in the downtown development area shall be effective prospectively from the adoption of the resolution providing therefor and shall not affect any project of, or any action taken by, the authority within or with respect to the downtown development area as defined prior to such change becoming effective;

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HAHIRA RESOLUTION

A RESOLUTION TO AMEND THE DESIGNATED DOWNTOWN DEVELOPMENT AREA FOR THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HAHIRA, TO PROVIDE FOR FILING WITH THE SECRETARY OF STATE OF THE STATE OF GEORGIA AND THE DEPARTMENT OF COMMUNITY AFFAIRS OF A COPY OF THIS RESOLUTION TO REPEAL CONFLICTING RESOLUTIONS, AND FOR OTHER PURPOSES.

W I T N E S S E T H

WHEREAS, the Downtown Development Authority of the City of Hahira (DDA*) was duly activated by resolution of the Hahira City Council dated January 7, 2016 and is presently in existence and good standing; and

WHEREAS, it has been determined by the Mayor and Council of the City of Hahira, Georgia (the "City") that there is a need to amend the designated downtown development area served by the DDA to more accurately reflect the City's central business district pursuant to OCGA 36-42-6(f);



NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City, and it is hereby resolved by the same, that the "downtown development area" shall be that geographical area described in Exhibit A, attached hereto and made a part hereof by reference, which area, in the judgment of the Mayor and Council of the City, constitutes the "central business district" of the City as contemplated by the Downtown Development Authority Law. Such change in the downtown development area shall be effective prospectively from the adoption of this resolution and shall not affect any project of, or any action taken by, the DDA within or with respect to the downtown development area as defined prior to such change becoming effective.

BE IT FURTHER RESOLVED that the City shall furnish promptly to the Secretary of State of the State of Georgia and the Department of Community Affairs a certified copy of this resolution in compliance with the provisions of the Downtown Development Authority Law.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Mayor and Council of the City.



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5.

DISSOLUTION



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Can DDAs be dissolved?

- **Statutory DDAs** – No provision regarding dissolution.
– “Each Authority shall have perpetual existence”. O.C.G.A. § 36-42-7(c).
- **Compare Development Authorities** – “If an authority does not have any outstanding unpaid bonds or bond anticipation notes, the authority may be dissolved as provided in this subsection.” See O.C.G.A. 36-62-14(b).



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DDA vs Main Street

- Organizational Structure Can Vary, e.g. committee, 501(c)(3), 501(c)(4), & 501(3)(6);
- Mainstreet Organizations are coordinated by Department of Community Affairs (“DCA”).
- Membership, tenure and appointment of Main street board members are defined by the bylaws;
- DDA are governmental entities which can contract with other governmental entities for up to fifty (50) years. Main Street organizations cannot.
- Main Street organizations have to be staffed in accordance with an MOU with DCA.
- Both organizations should follow the Georgia Sunshine laws.



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6.

LEGAL AND ETHICAL CONSIDERATIONS

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LEGAL AND ETHICAL CONSIDERATIONS

O.C.G.A §45-10-3

Notwithstanding any provisions of law to the contrary, each member of all boards, commissions, and authorities created by general statute shall:

- (1) Uphold the Constitution, laws, and regulations of the United States, the State of Georgia, and all governments therein and never be a party to their evasion;
- (2) Never discriminate by the dispensing of special favors or privileges to anyone, whether or not for remuneration;
- (3) Not engage in any business with the government, either directly or indirectly, which is inconsistent with the conscientious performance of his governmental duties;
- (4) Never use any information coming to him confidentially in the performance of governmental duties as a means for making private profit;
- (5) Expose corruption wherever discovered;

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LEGAL AND ETHICAL CONSIDERATIONS

O.C.G.A §45-10-3- continued

- (6) Never solicit, accept, or agree to accept gifts, loans, gratuities, discounts, favors, hospitality, or services from any person, association, or corporation under circumstances from which it could reasonably be inferred that a major purpose of the donor is to influence the performance of the member's official duties;
- (7) Never accept any economic opportunity under circumstances where he knows or should know that there is a substantial possibility that the opportunity is being afforded him with intent to influence his conduct in the performance of his official duties;
- (8) Never engage in other conduct which is unbecoming to a member or which constitutes a breach of public trust; and
- (9) **Never take any official action with regard to any matter under circumstances in which he knows or should know that he has a direct or indirect monetary interest in the subject matter of such matter or in the outcome of such official action.**

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O.C.G.A §45-10-3

How to Comply

- (1) **Disclose** the "any interest or involvement" in advance and make sure it is recorded in the minutes;
- (2) Any interest or involvement by a director with a value in **excess of \$200.00 per calendar quarter** is published by the authority one time in the legal organ in which notices of sheriffs' sales are published in each county affected by such interest, at least 30 days in advance of consummating such transaction;
- (3) The director having a substantial interest or involvement **may NOT be present** at that portion of an authority meeting during which discussion of any matter is conducted involving any such organization or person, and
- (4) The director having a substantial interest or involvement **may NOT participate** in any decision of the authority relating to any matter involving such organization or person.

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SUBSTANTIAL INTEREST OR INVOLVEMENT

As used in this subsection, a “substantial interest or involvement” means any interest or involvement which reasonably may be expected to result in a direct financial benefit to such director or member as determined by the authority, which determination shall be final and not subject to review.

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SUBSTANTIAL INTEREST OR INVOLVEMENT

- *Dept. of Transportation vs. Brooks*, 254 Ga. 3030, 318 (1985). “we re-affirm this tenet: invalidity stems not from the actuality of monetary loss to the public body, but from the very existence of the conflict of interest.”
- *White v. Bd. of Comm’rs of McDuffie Cty.*, 252 Ga. App. 120, 122–23, (2001) “Self-interested or conflicted participation in a zoning decision, which the residents allege here, will support such a challenge and invalidate a zoning action. But, as described by our Supreme Court, the type of conflict or self-interest that voids a zoning decision is financial: the conflict arises “when a public officer, in the discharge of his public function, acts upon a measure relating to a specific transaction and such transaction shall, directly and immediately affect his pecuniary interest.” A remote or speculative financial interest will not support a conflict of interest allegation.”

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JUST ASK

Ask your executive director.

Ask your DDA attorney.

No stupid questions or concerns.



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PENALTIES – O.C.G.A. §45-10-4

- Complaint or formal charge must be made to the Governor's Office
- Review and hearing of actions of the member and authority as a whole
- After the hearing, if the member who participated in the transaction is found to have had a conflict of interest and the cleansing process was not followed, member may be removed at the discretion of the Governor
- Possible civil actions and loss of immunity
- If actions are egregious, criminal liability and civil fines are possible



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7.

GRATUITIES



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PUBLIC GRATUITIES

- “Except as otherwise provided in the Constitution, (1) the General Assembly shall **not** have the power to grant **any donation or gratuity** or to forgive any debt or obligation owing to the public, and (2) the General Assembly shall not grant or authorize extra compensation to any public officer, agent, or contractor after the service has been rendered or the contract entered into.”
- Ga. Const. 1983, Art. III, Sec. VI, Par. VI (a).



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What Are Gratuities?

- “[O]rdinary definition of ‘gratuity’ as ‘something given freely or without recompense; a gift.’ ” *Rabun County v. Mountain Creek Estates, LLC*, 280 Ga. 855, 859 (2006).
- “No gratuity is involved where the municipality is receiving ample consideration for use of the property.” *Swanberg v. City of Tybee Island*, 271 Ga. 23, 25 (1999)



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HOW TO SPOT GRATUITY PROBLEMS

- Does the DDA have the power to do what it is doing?
 - DDA powers?
- Did the DDA receive “substantial benefits” in return.
 - Money?
 - Services?
 - Benefit to public in general?



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8.

OPEN MEETINGS

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OPEN MEETINGS

Application to DDAs

- Georgia's open meetings law applies to meetings of the governing authority of every "agency" as that word is defined in the statute. See O.C.G.A. 50-14-1.
- DDAs are agencies and must comply. See O.C.G.A. 50-14-1(a)(1)(C).

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OPEN MEETINGS

"Meetings" - Yes

- (i) The gathering of a quorum of the members of the governing body of an agency at which any official business, policy, or public matter of the agency is formulated, presented, discussed, or voted upon; or
- (ii) The gathering of a quorum of any committee of the members of the governing body of an agency or a quorum of any committee created by the governing body at which any official business, policy, or public matter of the committee is formulated, presented, discussed, or voted upon.

See O.C.G.A. 50-14-1(a)(3)(A)(i)&(ii)

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OPEN MEETINGS

"Meetings" – No

- (i) The gathering of a quorum of the members of a governing body or committee for the purpose of making inspections of physical facilities or property under the jurisdiction of such agency at which no other official business of the agency is to be discussed or official action is to be taken;
- (ii) The gathering of a quorum of the members of a governing body or committee for the purpose of attending state-wide, multi-jurisdictional, or regional meetings to participate in seminars or courses of training on matters related to the purpose of the agency or to receive or discuss information on matters related to the purpose of the agency at which no official action is to be taken by the members;
- (iii) The gathering of a quorum of the members of a governing body or committee for the purpose of meeting with officials of the legislative or executive branches of the state or federal government at state or federal offices and at which no official action is to be taken by the members;
- (iv) The gathering of a quorum of the members of a governing body of an agency for the purpose of traveling to a meeting or gathering as otherwise authorized by this subsection so long as no official business, policy, or public matter is formulated, presented, discussed, or voted upon by the quorum; or
- (v) The gathering of a quorum of the members of a governing body of an agency at social, ceremonial, civic, or religious events so long as no official business, policy, or public matter is formulated, presented, discussed, or voted upon by the quorum.

See O.C.G.A. 50-14-1(a)(3)(B)(i-v)

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OPEN MEETINGS

Non Compliance

- Except as otherwise provided by law, all meetings shall be open to the public. All votes at any meeting shall be taken in public after due notice of the meeting and compliance with the posting and agenda requirements of this chapter.
- Any resolution, rule, regulation, ordinance, or other official action of an agency adopted, taken, or made at a meeting which is not open to the public as required by this chapter shall not be binding.

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OPEN MEETINGS

NOTICE

- Agenda: Prior to any meeting, a DDA having such meeting shall make available an agenda of *all matters expected to come before the agency or committee at such meeting*. The agenda shall be available upon request and shall be posted at the meeting site as far in advance of the meeting as reasonably possible, but shall not be required to be available more than two weeks prior to the meeting and shall be posted, at a minimum, at some time during the two-week period immediately prior to the meeting. Failure to include on the agenda an item which becomes necessary to address during the course of a meeting shall not preclude considering and acting upon such item. However, Directors should avoid amending the agenda at the meeting to add a matter unless absolutely necessary.

See O.C.G.A. 50-14-1(e)(1).

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OPEN MEETINGS

NOTICE

Regular Meetings - Prescribe the time, place, and dates of regular meetings of the DDA. Should be made available one week in advance and maintained in a conspicuous place available to the public at the regular place of an DDA's meeting subject.

See O.C.G.A. 50-14-1(d)(1).

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OPEN MEETINGS

NOTICE

- **Special Meetings**
 - Must be 24 hours notice of the legal organ;
 - If legal organ is published less often than four times weekly, sufficient notice shall be the posting of a written notice for at least 24 hours at the place of regular meetings and, upon written request from any local broadcast or print media outlet whose place of business and physical facilities are located in the county, notice by telephone, facsimile, or e-mail to that requesting media outlet at least 24 hours in advance of the called meeting; and
 - Upon written request from any local broadcast or print media outlet, a copy of the meeting's agenda shall be provided by facsimile, e-mail, or mail through a self-addressed, stamped envelope provided by the requestor.

See O.C.G.A. 50-14-1(d)(2).

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OPEN MEETINGS

NOTICE

- **Emergency Meetings**
 - When special circumstances occur and are so declared by an agency, that agency may hold a meeting with less than 24 hours' notice upon giving such notice of the meeting and subjects expected to be considered at the meeting as is reasonable under the circumstances, including notice to the county legal organ or a newspaper having a general circulation in the county at least equal to that of the legal organ;
 - Must record the reason for holding the meeting and the nature of the notice shall be recorded in the minutes.

See O.C.G.A. 50-14-1(d)(3).

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OPEN MEETINGS

MINUTES

- A written summary of the subjects acted on and the Directors attending the meeting must be prepared and made available within two business days.
- Minutes of the meeting must be prepared and made publicly available after having been approved the next regular meeting of the DDA.
- The minutes must, at a minimum, (1) contain the names of the Directors present; (2) a description of each motion or other proposal made; (3) a record of who made and seconded each motion; (4) and a record of all votes including who voted for and who voted against each motion.
- For emergency meetings (less than 24 hours notice), the minutes must also describe the manner of notice and the emergency necessitating said meeting.

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OPEN MEETINGS

MINUTES – EXECUTIVE SESSION

- Minutes of executive sessions must be taken down but are not open to the public.
- The minutes must specify each issue discussed.
- Attorney client discussions should not be taken down. Just identify it occurred and the general topic.

See O.C.G.A. 50-14-1(e)(2)(C).

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OPEN MEETINGS

TELECONFERENCES

- **Emergency:** Teleconferences may occur so long as the notice and means are afforded for the public to have simultaneous access to the teleconference meeting.
- **Director health:** A Director may participate by teleconference if necessary due to reasons of health or absence from the jurisdiction. However, the other requirements of O.C.G.A. §50-14-1-1 et seq. must be met and a quorum of Directors are present in person. Absent emergency conditions or the written opinion of a physician or other health professional that reasons of health prevent a member's physical presence, no member shall participate by teleconference pursuant to this subsection more than twice in one calendar year.

See O.C.G.A. 50-14-1(g).

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OPEN MEETINGS

Executive Session

- “Executive session” means a portion of a meeting lawfully closed to the public. *See O.C.G.A. 50-14-1(a)(2).*
- The use of executive sessions is limited and typically to six primary reasons:
 - (1) to discuss pending or potential litigation with legal counsel and to discuss or vote on settlement;
 - (2) to discuss or vote on authorizing negotiations to purchase, dispose of, or lease property;
 - (3) to discuss or vote on the acquisition, disposition or lease of real estate by the DDA;
 - (4) to discuss hiring, compensation, evaluation or disciplinary action for a specific public officer or employee;
 - (5) to interview an applicant to be executive head of a department; or
 - (6) to discuss records that are exempt from disclosure.

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OPEN MEETINGS


Executive Session

Cannot go into executive session to discuss whether to go into executive session.

See O.C.G.A. 50-14-2(1).

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OPEN MEETINGS


Executive Session

Pending or Potential Litigation

- Is there a formal demand letter or something else in writing that presents a claim against the DDA and indicates a sincere intent to sue?
- Is there previous or preexisting litigation between the DDA and the other party or proof of ongoing litigation on similar claims?
- Is there proof that the other party has hired an attorney and expressed an intent to sue?
- The attorney needs to be there.
- Must be more than a mere threat. See *Claxton vs. Evans County Bd. of Commissioners*, 249 Ga App. 870 (2001) ("In our litigious society, a governmental agency always faces some threat of suit.")

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OPEN MEETINGS

Executive Session

Property

- An DDA may close a meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property, or to enter into a contract to purchase, dispose of or lease property subject to approval in a subsequent public vote. This exception does not apply only to real property but to personal property as well. See O.C.G.A. 50-14-3(b)(1)(B).
- The additional exceptions authorizing executive session to discuss or vote upon ordering an appraisal related to the acquisition or disposal of real estate, or to enter into an option to purchase, dispose of, or lease real estate are limited to real estate. See O.C.G.A. 50-14-3(b)(1)(C)&(D).
- No vote in executive session is binding until a subsequent vote is taken in an open meeting.

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OPEN MEETINGS

Executive Session

Personnel

- A DDA may close the portion of the meeting during which the Directors are deliberating on hiring, appointing, compensating, disciplining, or dismissing an employee.
- The DDA may also go into executive session to discuss or deliberate on the periodic evaluation or rating of an employee, or to interview applicants for the position of executive head.
- While this exception allows certain discussions and interviews to take place in an executive session, all votes on personnel matters must be taken in public.

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OPEN MEETINGS

Executive Session

Closing the meeting

- A majority vote of the quorum present for the meeting is required to close a meeting. The specific reason for closing the meeting must be stated in the minutes, the minutes must reflect the names of the Directors present and those voting to close the meeting, and these portions of the minutes must be made available to the public.
- Do not stray from topic of the executive session. The presiding officer must rule the discussion out of order and the discussion must cease. If one or more Directors continue or attempt to continue the discussion after being ruled out of order, the presiding officer must immediately adjourn the executive session.



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9.

OPEN RECORDS ACT

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OPEN RECORDS

O.C.G.A §50-18-70 et seq.

- DDAs are covered.
- “Public record” means all documents, papers, letters, maps, books, tapes, photographs, computer based or generated information, data, data fields, or similar material prepared and maintained or received by an [DDA] or by a [Director/DDA employee] in the performance of a service or function for or on behalf of an [DDA] or when such documents have been transferred to a private person or entity by an agency for storage or future governmental use.

See O.C.G.A. 50-18-70(b).

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OPEN RECORDS

Response

- A request does NOT have to be writing. However, only written requests can be enforced. *See O.C.G.A. §50-18-71(b)(3).*
- A DDA must respond within three business days.
 1. Determine whether the DDA has the requested documents.
 2. Determine whether disclosure of the requested documents are subject to disclosure or are exempted from disclosure.
 3. Estimate cost of production. \$25.00 (inform the requestor) & \$500.00 (require pre-payment). *See O.C.G.A. §50-18-71(d).*

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OPEN RECORDS

Response

- Regardless, a DDA must respond in some form or fashion within three days:
 - Object and cite the exemption; or
 - Advise the requestor that the requested documents cannot be provided within three business days but will be provided within a stated timeframe.

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OPEN RECORDS

Response – Exceptions

- O.C.G.A. §50-18-72(a) provides 51 categories of documents that are not exempted from production. These exceptions can be temporary or permanent.
- Very important for the record custodian to become familiar with these exceptions.

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OPEN RECORDS

Response – Common Exceptions



(8) Investigations related to the suspension, firing, or investigation of complaints against public officers or employees until ten days after the same has been presented to the agency or an officer for action or the investigation is otherwise concluded or terminated.

(9) Real estate appraisals, engineering or feasibility estimates, or other records made for or by the state or a local agency relative to the acquisition of real property until such time as the property has been acquired or the proposed transaction has been terminated or abandoned.

(10) Pending, rejected, or deferred sealed bids or sealed proposals and detailed cost estimates related thereto until such time as the final award of the contract is made, the project is terminated or abandoned, or the agency in possession of the records takes a public vote regarding the sealed bid or sealed proposal, whichever comes first.

See O.C.G.A. §50-18-72(a)

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OPEN RECORDS


PENALTIES

- Directors can be subject to both civil and criminal penalties for violations of ORA.
- A *knowingly and willful* violation of ORA can result in being guilty of a misdemeanor, and subject to a fine in the amount of \$1,000.00 for the first violation. Alternatively, a civil penalty may be imposed by the court in any civil action brought pursuant to this article against any person who *negligently* violates the terms of this article in an amount not to exceed \$1,000.00 for the first violation. A civil penalty or criminal fine not to exceed \$2,500.00 per violation may be imposed for each additional violation that the violator commits within a 12 month period from the date the first penalty or fine was imposed.

See O.C.G.A. §50-18-74.

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10.

LIABILITY CONCERNS

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LIABILITY CONCERNS

- O.C.G.A. §51-1-20

A person serving with or without compensation as a member, director, or trustee, or as an officer of the board without compensation, of any nonprofit hospital or association or of any nonprofit, charitable, or eleemosynary institution or organization or of any local governmental agency, board, authority, or entity shall be immune from civil liability for any act or any omission to act arising out of such service if such person was acting in good faith within the scope of his or her official actions and duties and unless the damage or injury was caused by the willful or wanton misconduct of such person.

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LIABILITY CONCERNS

Where can it arise?

- General liability;
- Issues surrounding bond indebtedness;
- Open records/open meetings.

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LIABILITY CONCERNS

INSURANCE

–Officers & Directors Liability Insurance

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11.

MISSION & TOOLS

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DDA MISSION:



REDEVELOP AND REVITALIZE

Tools

- “Project” is defined as “[t]he acquisition, construction, installation, modification, renovation, or rehabilitation of land, interests in land, buildings, structures, facilities, or other improvements located or to be located within the downtown development area, and the acquisition, installation, modification, renovation, rehabilitation, or furnishing of fixtures, machinery, equipment, furniture, or other property of any nature whatsoever used on, in, or in connection with any such land, interest in land, building, structure, facility, or other improvement, . . .”

See O.C.G.A. 36-42-3(6)(A).

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DDA MISSION:

REDEVELOP AND REVITALIZE Tools

Also defined as:

- any undertaking authorized by Chapter 43 of this title as part of a city business improvement district,
- any undertaking authorized in Chapter 44 of this title, the "Redevelopment Powers Law," when the downtown development authority has been designated as a redevelopment agency,

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DDA MISSION:

REDEVELOP AND REVITALIZE Tools

- any undertaking authorized in Chapter 61 of this title, the "Urban Redevelopment Law," when the downtown development authority has been designated as an urban redevelopment agency, all for the essential public purpose of the development of trade, commerce, industry, and employment opportunities in its authorized area of operation; and
- The provision of financing to property owners for the purpose of installing or modifying improvements to their property in order to reduce the energy or water consumption on such property or to install an improvement to such property that produces energy from renewable resources.

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DDA MISSION:

REDEVELOP AND REVITALIZE Tools

- A project may be for any industrial, commercial, business, office, parking, public, or other use, provided that a majority of the members of the authority determine, *by a duly adopted resolution, that the project and such use thereof would further the public purpose of this chapter.*

See O.C.G.A. 35-42-3(6).

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DDA MISSION:

REDEVELOP AND REVITALIZE Tools

- DDAs can issue revenue bonds. O.C.G.A. § 36-42-8(a)(6).
- DDAs can also issue promissory notes. O.C.G.A. § 36-42-8(a)(6).
- DDA notes have to be “revenue notes” payable out of pledged revenue, not out of the full faith and credit of the DDA. O.C.G.A. § 36-42-9(a).

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DDA MISSION:

REDEVELOP AND REVITALIZE Tools

- Revenue Bond: What is it?
Revenue bonds are municipal bonds that are backed by the revenue generated by a specific project being financed by the bond issue. In other words, the money raised by the bond offering directly finances the project, and the project—once complete—generates the revenues to pay back the interest and principal on the bonds to investors, e.g. parking deck, toll road, convention centers, etc.
- Compare General Obligations (“GO”) Bonds are not tied to one project and are backed by the full faith and credit of the issuing authority.

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DDA MISSION:

REDEVELOP AND REVITALIZE Tools

- A municipality is not liable for DDA bonds or notes.
- However, they can be supported by an Intergovernmental Agreement.
- Georgia Constitution authorizes state, local governments, and local authorities to enter into contracts among themselves for up to 50 years.

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Contact Information

Coleman | Talley



ATTORNEYS

Atlanta Jacksonville Valdosta

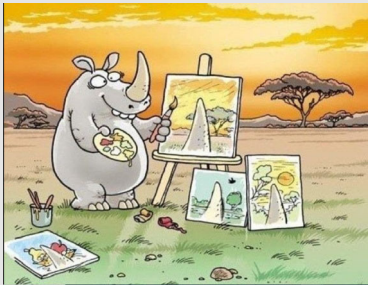
Timothy M. Tanner
Partner
COLEMAN TALLEY LLP

T: (229) 242-7562 E: tim.tanner@colemantalley.com



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Use 6 words to describe what you see.



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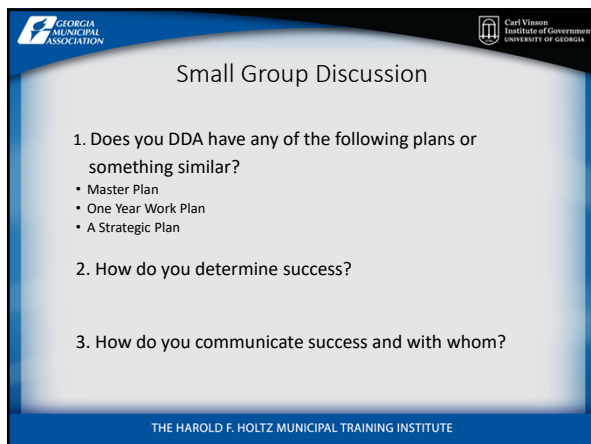


Downtown Planning

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Why Downtown?

- Downtowns are visible indicators of community pride and economic health.
- Downtowns are either an asset or a liability in the effort to retain young people or recruit new residents, new businesses and industries, retirees and tourists.
- Downtowns are the visual representation of your communities' heritage.
- "We take stock of a city like we take stock of a man. The clothes or appearance are the externals by which we judge." -Mark Twain

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Downtowns in Georgia collectively create as many jobs as one Kia Plant does per year.

2017

\$481,064,020 Total Amount of Public/Private Investment

- 718 New Businesses
- 2,823 New Jobs
- 887 New Housing Units
- 921 Building Rehabilitations

GEORGIA

Data provide by the Georgia Department of Community Affairs

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A Vibrant Downtown

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ASSOCIATION



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The Goal is
Heart & Soul



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Fun Facts



- When was the Album Released?
- What number did it get to on Billboard Hot 100?
- How Albums were sold in the U.S?

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- Released: **1983**
- Nominated for best Rock performance Group
- **#8** on Billboard Hot 100
- Sold over **10 million** copies in the U.S. alone

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Two Kinds of Change


1. **Planned Change**
2. **Unplanned Change**

"The best way to predict the future is to create it yourself."
Abraham Lincoln


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Growth and change is About Choice





Should we invest downtown?
Should we design for people?
Should we encourage infill?



Should we invest on the strip?
Should we design for cars?
Should we encourage greenfield development?

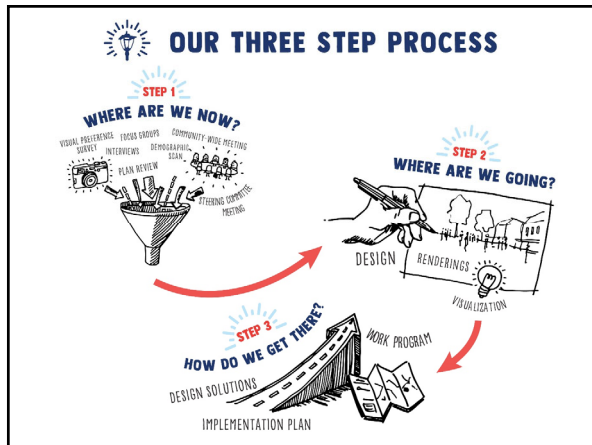
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A **Master Plan** is needed to guide the policies and ordinances, infrastructure and improvements, and financing options crucial to the orderly development and economic viability of a vibrant downtown.

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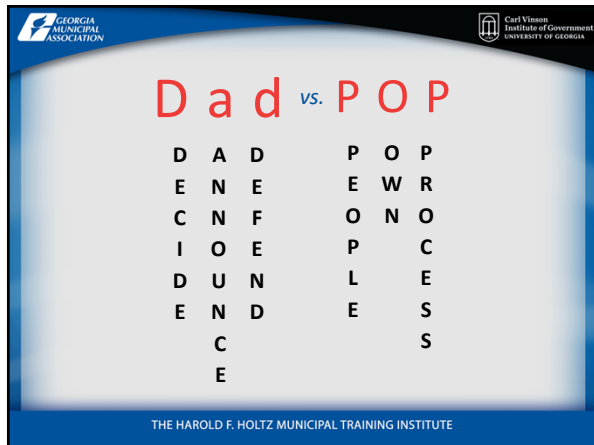


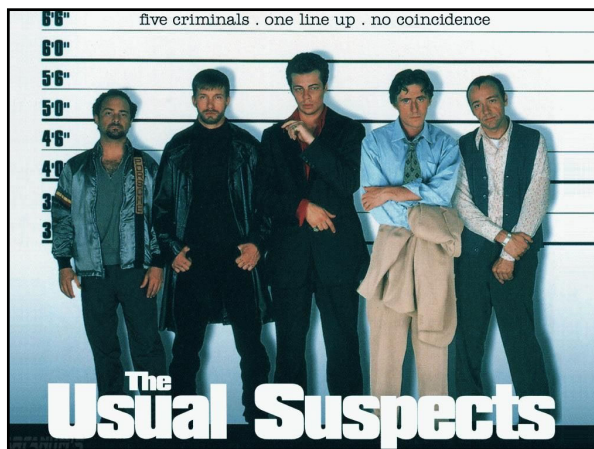

Listen

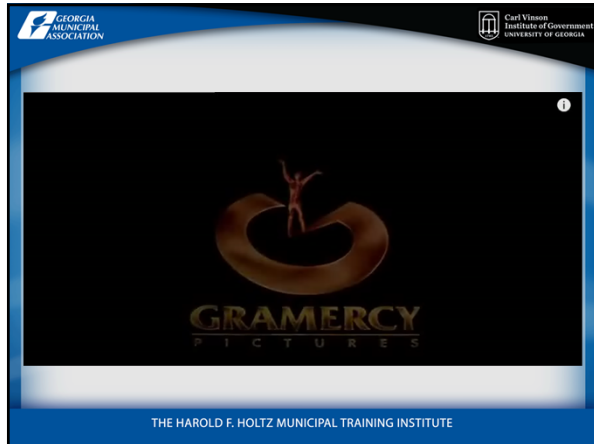
Communities have the solutions to their problems. It is about guiding a process that asks the right questions to get to the solutions.

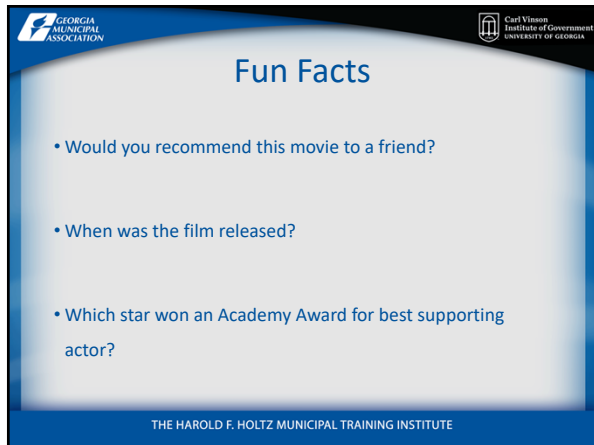
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- Arts Council
- Banks
- City Departments
- County Departments
- Development Authority
- Downtown Merchants
- Downtown Property Owners
- Downtown Residential
- Downtown Faith-based Organizations
- Newspaper
- Chamber of Commerce
- Health Systems
- Real Estate Firms
- Redevelopment Authority
- Schools

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STEP 2


WHERE ARE WE GOING?



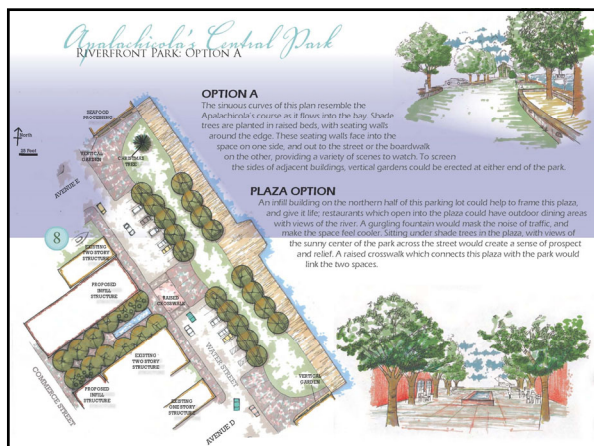
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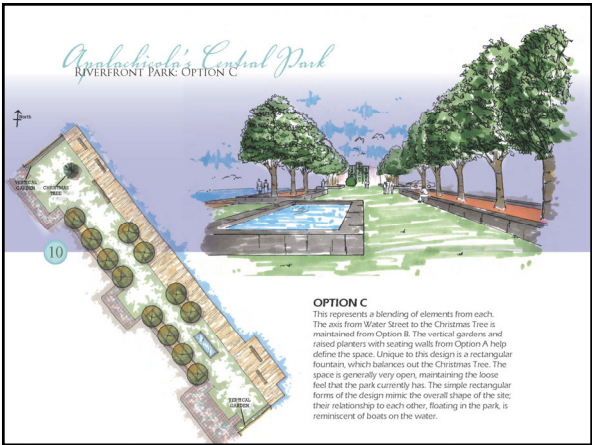
Community Visioning





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Community Feedback Survey

PROCESS

1) Did you meet with the UGA students?
YES
NO (If no, please move to question 8)

2) If so, are you:
Elected Official/City Employee
Business Owner
Resident
Other _____

3) Have you participated in a process like this before?
YES
NO

4) It was important for me to participate in the conversations with students on how my community should grow. (Circle one)
Strongly Disagree Neutral Agree Strongly

5) Processes that solicit community input in planning for the future are important for building agreement on how to grow. (Circle one)
Strongly Disagree Neutral Agree Strongly

6) Based on my experience, I would participate in a process like this again. (Circle one)
Strongly Disagree Neutral Agree Strongly

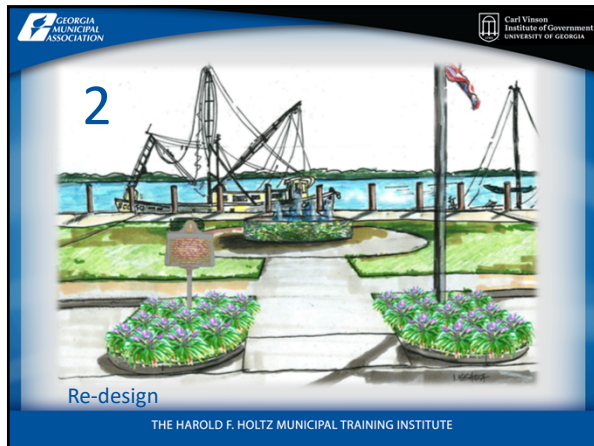
7) What could have been done differently to improve the process?

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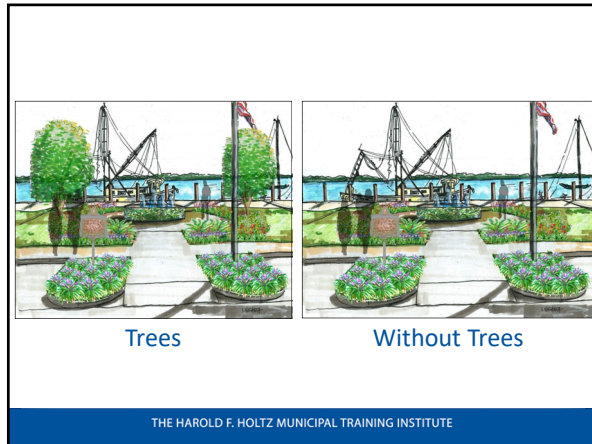






















ORGANIZATION

ACTION ITEM: FIRST FRIDAY

LEAD: Jennifer Hulse

PARTNERS: Gwen Tuck, Amy Orebrough, Regan Hice, Darice Lewis

TIMELINE: A First Friday event will start in the spring of 2014: March, April, and May

FUNDING: To be determined

OBSTACLES: Coordination

STEPS:

1. Call Anne Arnold (find out Rome's First Friday dates).
2. Schedule a meeting with Anne to ask important questions about coordination and funding for First Friday events.
3. Determine schedule.
4. Talk to business owners about time and commitment.
5. Cost? Where do we go? (Create business?)
6. What kind of entertainment?
7. John Willis, Doug Kelly (sound?)

2013 Strategic Vision and Plan

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THANK YOU

Danny Bivins

Carl Vinson Institute of Government

dbivins@uga.edu

706.583.0856

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Financing Downtown Projects

Downtown Development Authority

Basic Training

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Downtown Revolving Loan Fund Programs

- Georgia Cities Foundation Revolving Loan Fund (GCF)
- State Downtown Development Revolving Loan Fund (DD RLF)

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The GCF / DD RLF Partnership at Work

```

graph TD
    A[Corporate and Philanthropic Donors] --> B[Georgia Cities Foundation Revolving Loan Fund]
    C[State Appropriations] --> D[Downtown Development Revolving Loan Fund]
    B --> E[PROJECT]
    D --> E
    E --> F[Loan Repayments]
    F --> B
    F --> D
    G[Bank Financing] --> E
    H[Developer's Equity] --> E
  
```

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GCF and DD RLF Programs

Loan Terms:

Maximum Loan Amount = \$200,000 - 250,000

Interest Rate: Below Market Rate (currently 2% - 3.5%)

Repayment Period: 15-year amortization (10-year term for GCF)

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GCF and DD RLF Programs



Eligible Activities:

- Land and/or building acquisition
- Rehabilitation of existing building
- New construction
- Combinations

Ineligible Activities:

- Operating expenses
- Refinancing existing permanent loans
- Funding Local RLFs
- Streetscape and façade programs

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GCF and DD RLF Programs

50-40-10 Financing Structure

Example:	Project Cost:	\$1,000,000
	Acquisition:	\$350,000
	Rehabilitation:	\$650,000
	Conventional Financing (Bank):	\$500,000
	Low-Interest Loan (GCF/DD RLF):	\$400,000
	Owner/Developer's Equity:	\$100,000


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GCF and DD RLF Programs

- DDA serves as conduit
- GCF/DDRLF provides a non-recourse loan to DDA with a simultaneous loan to developer/business owner
- GCF/DDRLF loans typically have a 2nd lien position behind senior lender (bank) and personal guarantees are typically required
- Eligibility considerations include project's alignment with downtown plan, potential project impacts, realistic budget, and applicant's business plan and credit.

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Redevelopment Fund

- Annual set-aside of CDBG
- \$750,000 Maximum grant (up to 6% for Admin)
- Projects must alleviate a “slum or blighted” condition
- Eligible applicants: Non-entitlement local governments
- Eligible Activities:
 - Public infrastructure, public facilities
 - Loans to acquire and alleviate blighted buildings/facilities
 - Loan/lease payments may be capitalized into a local RLF

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Georgia Opportunity Zones


Areas that are within or adjacent to a census block group with 15% or greater poverty where an enterprise zone or urban redevelopment plan exists.

Incentives

- New or existing businesses which create two or more jobs become eligible for maximum state job tax credit of \$3,500 per job.
- Credits can be taken against the business’s income tax liability and state payroll withholding.

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Rural Zones (RZ)

Targets rural downtown areas that have experienced varying levels of economic distress. Up to 10 Rural Zones will be designated each year to enable businesses and investors to obtain tax credits for qualified activities.

Eligibility

- Cities/counties with populations of 15,000 or less.
- Must demonstrate evidence of economic distress.
- Must have a master plan/strategic plan to guide private & public investment, and a feasibility study/market analysis identifying business activities that can be supported in the RZ.
- The program cannot be used in conjunction with any other state tax credit program.

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Rural Zones (RZ)

Rural Zone Tax Credit Benefits

- \$2,000/year/FTE job created w/in the RZ for 5 years. At least 2 net, FTE jobs must be created and maintained in order to qualify for the job credits or any additional credits listed below.
- Up to \$125,000 credit (claimed over 5 years) for investing in the downtown area. Capped at 25% of the total investment cost, not to exceed \$25,000 in credits claimed over 5 years.
- Up to \$150,000 credit (claimed over 3 years) for rehabilitating structures in the downtown area. Capped at 30% of the total investment cost, not to exceed \$50,000 in credits claimed over the 3 years.

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Rural Zones (RZ)

Designated Communities

- **2018 Communities** – Bainbridge, Commerce, Cornelia, Fitzgerald, Jonesboro, Nashville, Perry, Springfield, Toccoa
- **2019 Communities** – Avondale Estates, Greensboro, Hartwell, Hogansville, Jesup, Locust Grove, Monticello, Sylvester, Waycross
- **2020 Communities** – Adel, Douglas, Eatonton, Forsyth, Rossville, Villa Rica, Washington



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For More Information on
DCA Programs
(DD RLF, Redevelopment Fund & Opportunity Zones):
www.dca.ga.gov
(404) 679-4940

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Project Profiles

Blue Ridge – Oyster Bamboo



Greensboro – Lake Country Brewing

Milledgeville – The Baldwin


Covington – Mystic Grill



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City of Blue Ridge *Oyster Bamboo Project*



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City of Blue Ridge *Oyster Bamboo Project*

- Began as home-based business, then as a retail space in downtown Blue Ridge
- Due to business growth, owners constructed in-fill building on an abandoned lot during 2012



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City of Blue Ridge

Oyster Bamboo Project

- Project Cost: \$597,500
- Bank/Private Loans: \$340,000
- GCF Loan: \$160,000
- Retail, Classroom / Workshop, Lodging (The Cast & Blast Inn)

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City of Greensboro

Oconee Brewing



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City of Greensboro

Oconee Brewing





• SBA Loan:	\$1,466,382
• RDF Fund:	\$ 500,000
• GCF Loan:	\$ 250,000
• Borrower:	\$ 543,841
• City (In-Kind):	\$ 10,917
• City (Cash):	\$ 9,000
Total:	\$ 2,771,757

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City of Greensboro

Oconee Brewing




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City of Milledgeville

The Baldwin Project



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City of Milledgeville

The Baldwin Project

- Constructed in 1903
- Formerly housed a Belk Matthews store
- Mixed-use loft development project completed in 2012
- 15 apartments & 2 commercial spaces



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City of Milledgeville


The Baldwin Project

- Bank Loan: \$1,277,500
- Redevelopment Fund: \$ 500,000
- GCF Loan: \$ 250,000
- DCA Loan: \$ 250,000
- GCF2 Loan: \$ 150,000
- Tax Credits: \$ 759,448
- Developer: \$ 358,965
- Total: \$3,545,953





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City of Covington

The Mystic Grill Project



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City of Covington

The Mystic Grill Project

- Bank Loan: \$ 845,000
- GCF Loan: \$ 250,000
- DDRLF Loan: \$ 250,000
- Developer: \$ 450,000
- Total: \$1,795,000





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City of Covington

The Mystic Grill Project

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Available Resources


The Georgia Small Business Development Center (www.georgiasbdc.org) can help with:

- Developing and updating business plans
- Identifying sources of capital
- Setting up record-keeping systems and analyzing financial records
- Conducting specialized research geared to specific needs of the business-owner
- Creating marketing strategies and advertising campaigns
- Analyzing statistical and demographic data



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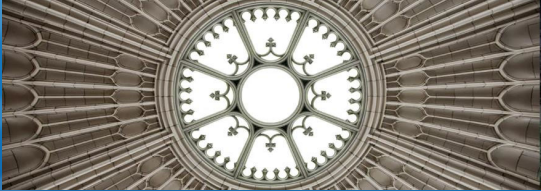
For More Information on
GCF Lending Program Contact:
Chris Higdon; (678) 651-1018
or visit:
www.georgiacitiesfoundation.org



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Georgia State Historic Preservation Office: Our Programs & Support for Your Downtown



Paige Jennings



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Who We Are

- A part of the Georgia Department of Community Affairs, we are the Georgia State Historic Preservation Office
- 25 dedicated staff with academic backgrounds and professional expertise in Archaeology, Architecture, History, Historic Preservation, Planning, Education, Geography and other related academic fields
- Federally funded by the National Park Service, through revenue generated by off-shore oil leases
- Matching budget appropriations from the Georgia State Legislature

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What We Do



- Carry out all federal and state mandated historic preservation activities
- Provide preservation education, training, and local technical assistance, and statewide support

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Mission Statement

Our mission is to promote the preservation and use of historic places for a better Georgia



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HPD Program Focus

Tax Incentives



Certified Local Government





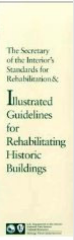
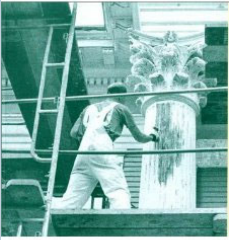
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Tax Incentives

- Federal Rehabilitation Investment Tax Credit
- State Income Tax Credit for Rehabilitated Historic Property
- State Preferential Property Tax Assessment for Rehabilitated Historic Property







Tax Incentive Program Requirements

- Projects must meet some financial requirements to participate, such as meeting the "substantial rehabilitation test"
- Must execute the work in accordance with *Secretary of the Interior Standards for Rehabilitation* and Georgia Historic Preservation Division
- Only "certified historic structures" meaning those listed in the National Register of Historic Places- are eligible





National Register= Potential for Rehabilitation Tax Projects

- The National Register currently includes **more than 2,100** listings in Georgia
- We receive **hundreds of applications** each year
- More than **84,000 historic properties** are **potentially eligible** for the historic rehabilitation tax incentive program





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Federal Rehabilitation Investment Tax Credit

- Only “income producing” or commercial properties may be eligible
- Building must be used for income-producing purpose for at least 5 years after rehabilitation
- Valued at 20% of rehabilitation expenditures
- This is a credit, not a deduction: \$=\$ match in credit

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Georgia Income Tax Credit for Rehabilitated Historic Property

- 1) Primary residence (historic home), capped at \$100,000 per project, credit is allowed for the taxable year in which the certified rehabilitation is completed,
- 2) Income-producing property, capped at \$300,000 per project, credit is allowed for the taxable year in which the certified rehabilitation is completed,
- 3) Income-producing property, capped at \$5 million per project, credit is allocated for a particular year subject to an annual aggregate program cap of \$25 million per calendar year, and
- 4) Income-producing property, capped at \$10 million per project with job creation or annual payroll requirements, credit is allocated for a particular year subject to an annual aggregate program cap of \$25 million per calendar year.

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Georgia Preferential Property Tax Assessment for Rehabilitated Historic Property

- Both income producing and residential properties may be eligible
- Freezes property tax assessments for 8.5 years
- Assessment of rehabilitated property based on rehabilitated structure, the property on which the structure is located, and not more than 2 acres of real property surrounding the structure
- Requires action by both HPD and appropriate local county tax commission

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Case Study

Greystone Apartments

Rome, GA

Project Name:	Greystone Apartments
Location:	Rome, GA
Original Construction Year:	1933-1934 and 1936-1937
Rehabilitation Year(s):	2013-2015
Estimated Rehabilitation Cost:	\$5,300,000
Estimated State Historic Preservation Tax Credit:	\$300,000


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Case Study


Atlantic Greyhound Bus Station

Savannah, GA

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Case Study





Project Name:	Commercial Storefront
Location:	Atlanta, GA
Original Construction Year:	1927
Rehabilitation Year(s):	2014-2016
Estimated Rehabilitation Cost:	\$516,000
Estimated State Historic Preservation Tax Credit:	\$129,000

Commercial Storefront

Atlanta, GA

[illegible]

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<h2>Economic Benefits</h2>					
Table 2-2. Potential Fiscal Impact of Completed Projects on State and Local Governments: FY2011 -FY2016					
Period	New State and Local Tax Revenue	New Local Tax Revenue	New State Tax Revenue	Estimated Potential Tax Credit	
FY2011	\$1,439,075	\$696,085	\$742,990	\$3,725,361	
FY2012	\$2,218,096	\$1,070,341	\$1,147,755	\$3,860,002	
FY2013	\$2,558,317	\$1,237,468	\$1,320,849	\$5,254,397	
FY2014	\$2,525,507	\$1,221,598	\$1,303,909	\$2,926,105	
FY2015	\$2,983,392	\$1,443,079	\$1,540,313	\$5,273,220	
FY2016	\$25,496,005	\$12,332,507	\$13,163,498	\$6,596,762	
TOTAL	\$37,220,392	\$18,001,078	\$19,219,314	\$27,635,847	



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Certified Local Government Program



The Georgia
Certified Local Government Program

application procedures

<http://www.gashpo.org>



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Partnership program between the local government, SHPO, and the National Park Service

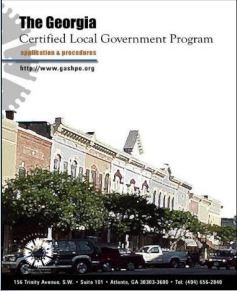
Opportunities for technical assistance in historic preservation are available in the form of training sessions, information material, statewide meetings, workshops and conferences

Certified Local Governments are eligible for **preservation grants from HPD**

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Certified Local Government Program



The Georgia
Certified Local Government Program
registration & procedures
<http://www.gamap.org>



Georgia has **98 CLG Communities**

Adairsville and Trenton-Dade County
most recently certified in March 2019

Georgia ranks **first nationally** in the
highest number of CLG Communities

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Program Requirements:

- Establish Historic Preservation Commission
- Enforce State and Local Legislation for Designation and Protection of Historic Properties
- Maintain a System for Survey and Inventory
- Provide for Public Participation

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Certified Local Government Program Grants





A local government is **eligible to apply for HPF/CLG federal historic preservation grant funds** that are available only to communities certified as CLGs.

In FFY2020, **more than \$96,000 in federal funds** were awarded to CLG's across Georgia


The HPF/CLG grants are **60/40 percent matching grant** and some of the 40 percent can be "in kind" match

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Certified Local Government Program Grants



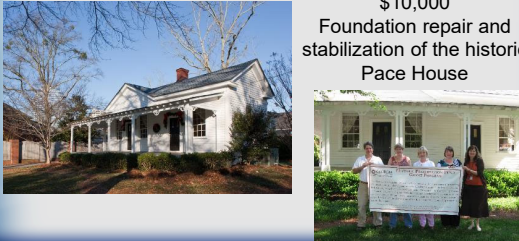
**City of Albany
Dougherty County**
\$38,000

Update a historic resources survey of the Summerville National Register Historic District, Phase 1 and 2

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Certified Local Government Program Grants




Cobb County
\$10,000

Foundation repair and stabilization of the historic Pace House

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Certified Local Government Program Grants



**City of Harlem
Columbia County**
\$1,100

Downtown historic district walking and audio tour with brochure

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Heritage Tourism

History can and should be used as a selling point for a community. The recognition of an area's historic resources can bring about neighborhood revitalization, increased and sustainable tourism, economic development through private investment, and citizenship building.

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Heritage Tourism

- Heritage Tourism is a growing and increasing industry in Georgia
- Georgia's second largest industry statewide is tourism
- HPD partnered with the Georgia Department of Economic Development through a federal Preserve America grant to produce *Heritage Tourism Handbook: A How-To-Guide for Georgia*, available on our website



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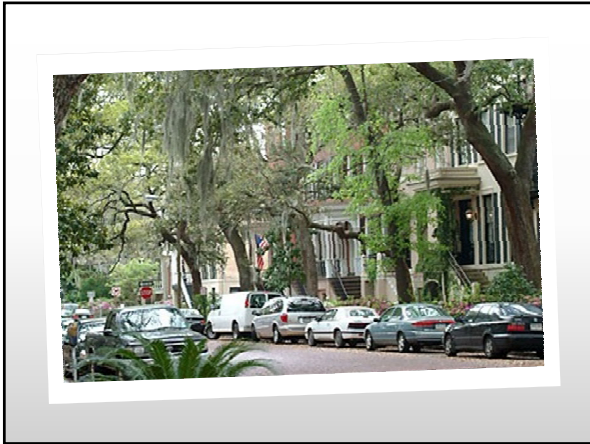


Economic Impact of Preservation

- Nationally for every business that closes, 1.1-1.2 businesses open. National data available from 2004 to 2008 shows that Georgia's historic downtowns generated **2.8 - 4.6 business openings** for every business that closed.



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**Preservation
Posts**

The online journal of the Historic Preservation
of the Georgia Department of Community Affairs



Please Stay In Touch

Paige Jennings
Certified Local Government
Coordinator
GA Department of Community Affairs
(404) 486-6442
Paige.Jennings@dca.ga.gov
