

RESOLUTION OF THE WESTSIDE / HOWELL MILL COMMUNITY IMPROVEMENT DISTRICT REQUESTING MODIFICATIONS TO THE PROPOSED ATLANTA BELTLINE SPECIAL SERVICES DISTRICT TO ASSURE PROPORTIONALITY IN THE CONTRIBUTIONS FROM THE WESTSIDE / HOWELL MILL COMMUNITY IMPROVEMENT DISTRICT RELATIVE TO THE BENEFITS RECEIVED

WHEREAS, The Westside / Howell Mill Community Improvement District (“CID”) was created to provide services and finance projects to benefit the Westside/Howell Mill area and to finance such services and projects through the imposition of taxes on all nonresidential real property within the boundaries of the CID; and

WHEREAS, the City of Atlanta finances construction of the Atlanta BeltLine trail and other BeltLine projects through revenues derived from a tax allocation district (“TAD”) that includes incremental tax revenues from all properties within the BeltLine TAD; and

WHEREAS, a portion of the Atlanta BeltLine TAD known as Subarea 8 lies within the district served by the CID; and

WHEREAS, the assessed value in Subarea 8 has grown fourfold since the TAD was created in 2005, and all of the property tax revenue on that new value goes to the BeltLine TAD as positive ad valorem tax increment; and

WHEREAS, 78 percent of the annual property tax revenues from the portion of the TAD in Subarea 8 go to the BeltLine TAD special fund; and

WHEREAS, in the last 10 years approximately \$70 million in tax allocation increment has been collected within Subarea 8 and paid into the TAD special fund; and

WHEREAS, the two-mile segment of the BeltLine TAD within the CID is responsible for approximately 21 percent of the TAD increment collected in 2020; and

WHEREAS, Subarea 8 has yet to receive any measurable benefit from the BeltLine TAD despite the substantial financial contributions from the area to the TAD; and

WHEREAS, no BeltLine Trail segment or other BeltLine infrastructure has been constructed within Subarea 8 since the TAD was created in 2005; and

WHEREAS, the Atlanta City Council is considering three ordinances to create the Atlanta BeltLine Special Services District (“Atlanta BeltLine SSD”), raise property taxes by two mills on commercial and apartment properties within a half-mile on either side of the BeltLine, and issue SSD debt in order to finance further construction of the BeltLine Trail; and

WHEREAS, commercial property owners within the CID contribute a disproportionate share of the existing TAD increment as compared to the benefits received; and

WHEREAS, published schedules show that even with imposition of the SSD tax, Subarea 8 will be the last segment of BeltLine Trail to be constructed, thereby exacerbating the disproportionate contribution to the BeltLine by the commercial property owners within the CID; and

WHEREAS, without a guaranty of proportionality of the tax levy to the benefits to be received, the proposed additional two mills ad valorem tax for the Atlanta BeltLine SSD would impose an unreasonable burden on the commercial properties served by the CID; and

WHEREAS, the proposed additional two mills ad valorem tax is anticipated to discourage economic growth and development, unduly burden small businesses, and increase the cost of rental housing in the CID.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Westside/Howell Mill Community Improvement District, as follows:

Section 1. The Board hereby supports creation of the Atlanta BeltLine Special Services District and the imposition of a two mill tax on commercial and multifamily rental properties within such Special Services District to construct the BeltLine Trail *if and only if* the legislation is amended to ensure that the portion of the Special Services District tax collected within Subarea 8 is used solely to acquire property for and design and construct the BeltLine Trail within Subarea 8.

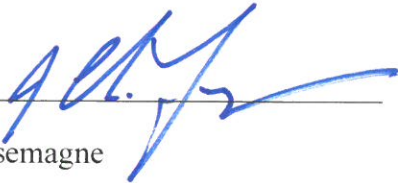
Section 2. The Board also requests and recommends that a stakeholder advisory board consisting of one or more commercial or multifamily stakeholders from each BeltLine Subarea be created to provide oversight for the implementation of the Atlanta BeltLine SSD.

Section 3. The Board further requests and recommends that the legislation creating the Atlanta BeltLine SSD be amended to grant explicit authority to the Atlanta City Auditor to audit the financials of the Atlanta BeltLine SSD no less frequently than every two years.

Section 4. The Board further requests and recommends that the legislation creating the Atlanta BeltLine SSD be amended to provide that Atlanta BeltLine SSD funds, including the proceeds of any bonds secured by Atlanta BeltLine SSD taxes, shall be spent only on BeltLine trail right of way acquisition and trail design, engineering, and construction costs.

Section 5. The Board directs and requests that copies of this resolution be delivered to the City of Atlanta Mayor and City Council members, Atlanta BeltLine, Inc., Atlanta BeltLine Partnership, and Invest Atlanta. The Board further requests that staff also distribute this resolution to other individuals and members of the press as staff may consider appropriate.

RESOLVED and passed unanimously by the Board this February 3, 2021.

By: 

Chris Faussemagne

Chair of the Board