Partnerships in Transit

Huntley Partners, Inc.

Development Feasibility, Financing & Implementation

The Potential Impact of Tax Increment Financing on Public-Private 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: TADs — Development Feasibility & 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
Georgina: 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

- 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
**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
Transit = Multi-jurisdictional

- 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

System Expansion
Premium Transit Concept

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March 25, 2009
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Transit = Multi-jurisdictional

Regional Strategic Transportation System

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

- Counties
- Cities
- Towns
- Regions
- Districts
- States

Multi-jurisdictional TAD/TIF Districts
Commuter Rail
MARTA
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High-speed & Commuter Inter-city Rail
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
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
Commuter Rail

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

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

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”

- 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
Multi-jurisdictional Legislation: Issues & Opportunities

**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

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)