

## Who is behind this effort?

The Mableton CID Partnership is a cooperative agreement between the Mableton Improvement Coalition, Cobb County's Community Development Agency and the District Commissioner. This Partnership is creating a Community Improvement District (CID) in the Mableton area.

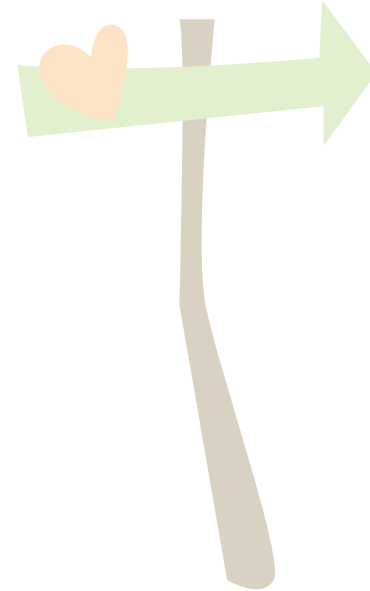
For more information contact Michael Hughes at 770-528-2018.



## Mableton COMMUNITY IMPROVEMENT DISTRICT

**WE ARE INTERESTED IN *Your Business!***

Mableton's Community Improvement District, once fully established, may contain 354 commercial properties and generate \$287K annually for infrastructure, public safety and beautification.



### Projects Expected:

- Decorative street lighting
- Public infrastructure
- Recreational improvements
- Security cameras
- Public safety initiatives
- Gateway/welcome signage
- Wayfinding signage
- Landscaping
- Decorative banners
- Street furniture
- Redevelopment studies
- Engineering studies
- Planning studies
- Retail market analysis



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COMMUNITY IMPROVEMENT DISTRICT

## NEW BEGINNINGS



for the

# Mableton

BUSINESS COMMUNITY

Once Mableton CID is fully established, it may contain *354 commercial properties* and generate *\$287,000 annually* for **INFRASTRUCTURE, PUBLIC SAFETY and BEAUTIFICATION.**





# Your questions answered!

# Mableton COMMUNITY IMPROVEMENT DISTRICT

## What is a CID?

A CID stands for 'Community Improvement District'. State Law authorizes local governments through this public-private partnership mechanism to finance public improvements that directly enhance property values in a specific area.

## What are the benefits of a CID?

There are three primary benefits of a CID:

1. A CID generates additional revenue for investment in infrastructure improvements, beautification and public safety within the CID.
2. CIDs are able to leverage their revenue by receiving additional dollars through grants and matching local, state and federal money. On average, for every dollar a CID generates, it receives four dollars' worth of projects.
3. CIDs have a seat at the table when major projects within CID boundaries are being discussed and have the ability to guide projects and conversations about the area.

## What are the requirements for creating a CID?

A CID is created when 50% +1 of commercial and industrial property owners, owning at least 75% of the value, sign a consent form agreeing to establish a CID.

## How much money would be collected each year?

The total annual amount collected will depend on the size of the district.



## How much money does it cost each property owner?

In Cobb County, the maximum rate for a CID is 5 mills, but the CID Board sets the actual millage rate on an annual basis. Only commercial and industrial property owners contribute to a CID; residential, schools and churches do not contribute financially to a CID.

At 5 mills, a property owner pays \$5 for every \$1,000 in assessed value

$$\frac{\$5 \text{ paid}}{\$1,000 \text{ assessed value}}$$

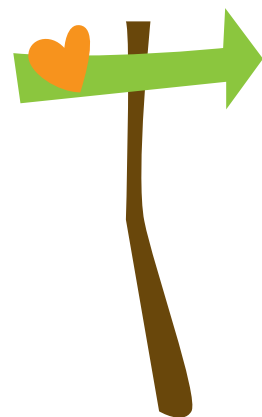
if \$250,000 fair market value = \$100,000 assessed value

$$\text{then } (\$100,000 \times .005) = \$500$$

The CID fee shows up on a property owner's bill as a line item just like any other tax.

## Who decides how the money is spent?

The money is controlled by a seven-member **Board of Directors**. Six are elected from a group of property owners from within the district, and the seventh is appointed by the Board of Commissioners. Most of the time, the Board of Directors elects to hire staff or a consultant to manage the day-to-day operations, but the board **ultimately controls how the money is spent.**



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- Recreational improvements
- Retail market analysis

## Are there other CIDs nearby?

There are 3 in Cobb County – Cumberland, Town Center, and Gateway Marietta – as well as 25 others in the metro Atlanta area.

## Can non-consenting properties be included in a CID?

Yes. For example, a potential CID has 100 commercial property owners and those property owners own a combined 100 million dollars worth of real estate. If 51 of those property owners agree to join the CID and those 51 property owners own at least 75 million in real estate, then all 100 property owners are included in the CID.

## If formed, when will the CID be "open for business"?

Elections for the CID Board would take place after acceptance by the Board of Commissioners, and the first funds should flow to the CID board in 2020.

## What approvals are needed to form the CID?

Once 50% +1 of the property owners owning 75% of the value have consented to the creation of a CID, the Cobb County Tax Commissioner approves the CID and sends a certificate to the Cobb Board of Commissioners who passes a resolution establishing the CID. After approval, the tax commissioner collects the revenue and turns it over to the CID board that controls how the CID spends its money.

## How long will the CID operate?

State law limits a CID to 6 years, unless the Board of Directors votes to extend the life of the CID for an additional 6 years. The CID Board is able to extend the life of a CID by 6 year increments as long as they chose. The first CID in Georgia was the Cumberland CID and was created in 1988.

## What is the effect on homes, schools, and churches?

Residentially used property such as multifamily and single family homes do not contribute financially to a CID. They can be included in the boundaries of a CID and share in the benefits, but they are not financially obligated. The same is true of schools, churches, and any other

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