

***DRAFT – FOR DISCUSSION PURPOSES ONLY***

**DEVELOPMENT AUTHORITY OF DEKALB COUNTY**

**ECONOMIC STIMULUS POLICY**

WHEREAS, the DEVELOPMENT AUTHORITY OF DEKALB COUNTY (the "AUTHORITY") was created to foster and promote trade, industry, commerce and economic development in DeKalb County; and

WHEREAS, the DeKalb County Board of Commissioners, the Tax Assessor and the AUTHORITY have established certain development incentives including three property tax leasehold valuation schedules; and

WHEREAS, in order to compete with neighboring metro-Atlanta jurisdictions, DeKalb County must continue to evaluate and offer economic development incentives to attract industry to the County; and

WHEREAS, certain jurisdictions are now offering up to thirty-year tax incentives through the issuance of PILOT bonds, such as those offered recently to finance various economic development projects by the cities of Kennesaw, Smyrna and College Park; and

WHEREAS, the AUTHORITY currently provides incentives such as the following to attract development projects:

- Issuance of tax-exempt and taxable revenue bonds to finance economic development projects
- Issuance of tax-exempt and taxable revenue bonds for capital improvements necessary to attract or complete economic development projects
- Provision of technical assistance to economic development projects
- Coordination of DeKalb County's permitting process
- Provision of *ad valorem* property tax abatements to qualified projects

WHEREAS, the AUTHORITY desires to expand its incentives programs in order to further its mission and increase its competitiveness in metro Atlanta; and

WHEREAS, as part of this new incentives program, the AUTHORITY desires to offer an expanded tax benefit schedule for large qualified projects; and

WHEREAS, the AUTHORITY will name this new incentive program "The DeKalb County Economic Development Stimulus Package."

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NOW, THEREFORE, the DEVELOPMENT AUTHORITY of DEKALB COUNTY establishes the following policy:

1. A project under the DeKalb County Economic Development Stimulus Package, must have an investment value, including all its components in the aggregate amount of at least One Hundred Million dollars (\$100,000,000) or more.
2. The AUTHORITY will consider each project on a case by case basis to determine whether it qualifies for the stimulus package. In evaluating each project, it must be determined that the County will receive a net economic benefit when all direct and indirect revenues generated by the project are compared to property taxes reduced. The analysis with respect to the net benefit will include, among other things, all sales taxes, all fees to the County, and jobs creation with an economic multiplier, utilizing accepted financial models such as the Georgia Tech cost benefit tools. Documentation supporting the benefit analysis must be provided to the AUTHORITY members prior to acting on any project. The project must further the AUTHORITY'S overall purpose of promoting economic trade, industry and commerce in the County.
3. If a project qualifies under the DeKalb County Economic Development Stimulus Package, the AUTHORITY may reduce or abate all property taxes for a term not to exceed thirty (30) years, subject to further analysis and consideration by the DeKalb County Board of Commissioners, the Tax Assessor and the AUTHORITY.
4. Any *Ad Valorem* property tax incentive must be used in direct support of the Qualifies Project or available to pay debt service on PILOT Bonds issued by the AUTHORITY.
5. The Qualified Project receiving tax reduction must be titled in the name of the AUTHORITY during the period where any incentives apply
6. The legal documents providing the reduction and the issuance of PILOT bonds shall be subject to approval by legal counsel to the AUTHORITY and validated in the Superior Court of DeKalb County
7. The AUTHORITY will charge its standard fees in connection with any PILOT bonds issued.
8. The County shall not be liable or responsible and shall not guarantee any PILOT bonds issued by the AUTHORITY unless the Governing Body of DeKalb County approves specifically such transaction.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2009 Signed: \_\_\_\_\_  
Dr. Eugene Walker, Chairperson

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Secretary to the AUTHORITY  
[SEAL]