

Session

Regional Cooperation for Financing Economic Development

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- I. Local & Regional Opportunities
 - A. TIFs / TADs ; Livable Center/Corridor Initiatives [LCIs] ; Community Improvement Districts [CIDs]; Joint Development Authorities; Regional Transit Committee; Regional SPLOST; Water Planning District; Other Economies of Scale: Jails, Workers Comp, Joint RFPs
- II. State Opportunities
 - A. Department of Community Affairs; OneGeorgia; GEMA; "Earmark" Reform
- III. A Regional Approach to Downtown Revitalization
 - A. Loan Programs
 - B. Where Does the Funding Come From?
 - C. Private/Public Partnerships
- IV. Terms and Structure
- V. Eligible Projects
- VI. Project Types
 - A. Sample Projects
- VII. Data Collection and Accountability
- VIII. Green Communities Fund
- IX. CASE STUDY: FINANCING THE 169 / BREN ROAD INTERCHANGE
 - A. The Plot
 1. Crucial economic development zone
 2. NO MONEY
 - B. The Lead – City of Minnetonka, Minnesota
 1. Demographics, infrastructure, financial culture (no bonding)
 - C. The Players
 1. United Health Group, The State of Minnesota, area businesses, area residents, other jurisdictions
 - D. Transportation improvement districts
 1. Tax Increment Financing and tax abatement
 2. Traffic Trip Financing – Concepts
 - (a) New development "pays its own way."
 - (b) Only commercial property expanding beyond current use is affected.
 - (c) Residential property not impacted unless redeveloped to commercial use.
 - E. Traffic Trip Financing – The Baseline traffic patterns
 - F. The New Interchange – Cost and partnerships
 - G. Traffic Trip Financing – The Formula
 - H. Selling the plan to stakeholders
 - I. Successful measures of project performance
 - I. Requirements for success
 - A. Initial capital – existing assets, public or conduit bonding
 - B. No state or other legal constraints
 - C. Development analysis – traffic, market, planning
 - D. Ordinance