



# FAQ

## FREQUENTLY ASKED QUESTIONS

### **Q: WHAT IS A COMMUNITY IMPROVEMENT DISTRICT?**

A Community Improvement District (CID) is the most powerful public-private partnership today and has been used successfully around the country to revitalize center cities. It is an effective tool for financing improvements that directly enhance property values by allowing property owners to determine how funds are spent in their area. CID funds can augment existing services, and they can also be used to leverage additional public and private funds.

### **Q: HOW IS THE CID CREATED?**

By request, petitions (affidavits) are signed by consenting property owners owning at least 75% of the assessed property value, and more than 51% per capita of all owners of real property within the proposed CID. Consented affidavits are ratified by the local governing authority in which the proposed CID would be located.

### **Q: HOW IS THE CID MANAGED?**

CIDs are quasi-governmental entities administered by a Board of Directors. The make-up of the Board is designated by the state and local legislation allowing for CIDs within a specific jurisdiction. Within each district, there are both elected and appointed board members. The number of each type of board member varies by the size of the CID.

### **Q: HOW DOES THE CID FUNCTION?**

The services provided by CIDs are supplemental to services already provided by the local government that are funded by property tax dollars. Services provided by a CID do not replace these services, only work to enhance and/or support them. The CID leverages its resources by helping to fund studies and preliminary engineering of desired projects as well as attracting both state and federal dollars to the district. The CID does not replace city and county infrastructure improvement programs, but supplements them by providing a means to advance projects within the area.

### **Q: WHAT WILL BE THE FOCUS OF THE CID?**

The specific area and types of projects the CID will focus on is based on the desires of the community and government entities involved. The boundary is generally a contiguous area in a commercial, retail, office and/or industrial area. After the preliminary boundaries are determined, the initial CID boundary is usually a sub-set of the proposed area. However CIDs normally expand so the size and location of the boundary may change over time.

# FREQUENTLY ASKED QUESTIONS (CONT'D)

## Q: WHAT TYPES OF IMPROVEMENTS CAN A CID MAKE?

The Georgia Constitution specifies that funds collected through a CID may be used for seven types of applications:



Water



Storm Water & Sewage



Public Transportation



Public Safety



Street and Road  
Construction & Maintenance



Parks & Recreational Areas  
and Facilities



Parking, Terminal & Dock  
Facilities

## Q: WHY SHOULD A PROPERTY OWNER JOIN THE CID?

- To be an active participant and advocate for their community
- To have input in projects to improve property values and drive economic development
- To network with business/property owners, community leaders & elected officials
- To leverage CID resources for government issues regarding permitting, zoning, etc.
- To access local, state and regional organizations and representatives easily
- To take advantage of coordinated public relations
- To tie into organized branding for the community
- To be listed on directional signage (if applicable)

## Q: WHAT ARE THE BENEFITS FOR TENANTS IN A CID (OUTSIDE OF THE OBVIOUS IMPROVEMENTS)?

Tenants could increase their consumer traffic and brand from associating their business with a reputable CID.

## Q: HOW HAS THE CID IMPACTED VACANCY RATES IN A CID?

CIDs have a major influence on vacancy rates. CIDs can repurpose and upgrade abandoned and blighted properties to attract new tenants. The Evermore Community Improvement District repurposed one big-box shopping center and converted the property into a new 64,000 square foot facility and complementary retail location.