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CID supports another tax allocation district vote

By Camie Young
Senior Writer

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While redevelopment supporters got a big victory in 2007 when nine cities passed tax-allocation district referenda, those votes didn't help Gwinnett's three community improvement districts, which are in unincorporated areas of the county.

(The Evermore district does include some of Snellville, but that city did not hold a referendum.)

One CID, though, has already asked for some help getting the idea back on the county ballot.

Members of the Gwinnett Place CID passed a resolution to send to legislators asking for a second chance, since a referendum failed for the unincorporated areas of the county in 2006.

"Redevelopment opportunities are crucial to Gwinnett Place, and we want our delegation to know that we firmly support their legislative attention to these matters," said Joe Allen, the mall area board's executive director. "We also remain committed to working with county leaders and interested businesses to pursue new alternatives for our area."

State law requires that legislators first pass the idea before it goes on ballots. Then, if a referendum passes, commissioners would be able to create the tax allocation districts.

In a district, developers can fund infrastructure through bonds backed by the expected growth in tax revenues when property value increases after redevelopment.

The method, which supporters point out does not increase taxes or allow for eminent domain, funded improvements to Marietta's downtown and helped create Atlantic Station out of a former steel mill site.

Allen said the district could help in the Gwinnett Place community's resurgence.

While a vote won't be held until summer at the earliest, the CID continues to hold stakeholder meetings to formulate a unique overlay zoning district for greater Gwinnett Place, Allen wrote in an e-mail. The final version of the plan may include recommended standards that encourage certain types of redevelopment.

Political Notebook appears in the Thursday and Sunday editions of the Gwinnett Daily Post.

Camie Young can be reached via e-mail at camie.young@gwinnettdailypost.com. While redevelopment supporters got a big victory in 2007 when nine cities passed tax-allocation district referenda, those votes didn't help Gwinnett's three community improvement districts, which are in unincorporated areas of the county.

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