



examiner.com
the insider source for local



Dave Emanuel

What is a CID and Why Should You Care?

December 13th, 2010 11:57 am ET

Related articles

- Georgia unemployment rate goes up again in November
- Smart Car Politics
- Deal's planned education budget cuts could increase homeschooling in Atlanta
- Georgia senators sign a letter against internet regulation
- Pres. Bush to sign books in Atlanta Thursday
- Tax reform and creating jobs in Georgia

Popular articles

1. Union Political News Report - No. 44
2. ICE will now provide heart surgery, biopsies and psychiatric care to detainees
3. Senate has enough votes to overturn DADT
4. UK right blogosphere losing heavyweights.
5. Breaking News: Julian Assange released on bail
6. Examiner.com's top family & parenting stories of 2010

Popular slideshows

1. Congressman Manny Pacquiao

Most commented articles

Do you like this story?

Like Sign Up to see what your friends like.

1. Sarah to O'Reilly on 'hoity-toity' critics of Gosselin on Palin's Alaska (Video)
2. Has America reached its economic peak?
3. America needs Judge Andrew Napolitano for president
4. Astute political observation from an unlikely source
5. House passes tax cut deal, bill will now go to President Obama for his signature
6. Tax cuts pass --recapping a hectic day on Capitol Hill

A Community Improvement District, commonly called a CID, is an organization that is comprised of commercial property owners within a specific geographic. These property owners voluntarily agree to participate and impose a self-tax to fund CID operations. A CID is most commonly formed as a means of redeveloping and revitalizing the area in which its members own property. Gwinnett County currently has four CIDs; Evermore, Gwinnett Place, Gwinnett Village and Lilburn.

At first glance, it might appear that CIDs are largely self-serving because the improvements they make largely benefit their members in the form of increased business and higher property values. However, an improvement in commercial areas invariably leads to a better image for the entire area, including surrounding residential sections. Improved commercial districts also attract up-scale businesses, which have a beneficial effect on area image and expand the range of locally available products and services.

To put the question "Why should you care?" into perspective, picture the landscape as you drive along the last few miles of highway before turning into your residential area. Would you rather pass a seemingly endless stretch of abandoned businesses, used car dealers, fast food restaurants, title pawn shops and check-cashing businesses, or would you prefer a mix that includes apparel stores, fine food restaurants, upscale retailers and banks?

There's certainly nothing wrong with used car dealers, fast food restaurants and pawn shops, but when they sprout like weeds, they choke out everything else. The end result is an excess amount of asphalt, too many neon signs and not enough trees, shrubs and maintained green areas. While a CID may not be able to mandate the appearance of businesses, or the types that move into its area, it can create an environment that's attractive to the types of businesses that tend to increase, rather than decrease property values. When it does, everyone- including owners of neighboring residential properties—benefits.