DOWNTOWN DEVELOPMENT AUTHORITIES AS DEVELOPERS

Episode 1: Introduction
Municipalities have property development and disposal restrictions per the Georgia Code. This webinar series will be discussing how the DDA can act as the Developer in a Public/Partnership or in the role as a conduit between the City and a Private Developer. Before you embark on any public/private partnership project, please consult with your city and/or DDA attorney regarding restrictions and other legalities.
Downtown development authorities (DDAs) are used in cities throughout the state as a mechanism to revitalize and redevelop municipal central business districts.

**PROTECT**
DDAs are regulated by state statute, so they can provide protection to cities who work through their DDAs.

Example: cities are not liable for their DDA's debts or contracts.

**POWERS**
DDAs have certain powers granted by the state that cities don’t have.

Example: to acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real and personal property.

**PROJECTS**
DDAs are charged with redevelopment of their service area and completing projects.

Example: the acquisition and renovation of downtown properties for target business recruitment and expansion.

**POTENTIAL**
DDAs are concerned only with their mission and projects, not the burdens of a local government, so board members have the potential to solve problems and engage in sustainable redevelopment.
OCGA 36-42-8 lists the general powers of Downtown Development Authorities.

REDEVELOPMENT
downtown projects

Contracts  IGA’s  MOU’s  BONDS

Property Acquisition & Rehabilitation  

Bylaws  incentives  Grants & Loans
DOWNTOWN REDEVELOPMENT GOALS

- Vision and strategic planning sessions
- Comprehensive or Master plans
- Target Business Analysis
- Business Needs Assessment
- Community Input Sessions or Charrettes.
Benefits of the DDA as the Lead Downtown Developer

**CITY AND DDA PARTNERSHIP PROJECTS**
- Downtown Business Mix and Target Business/Industry Recruitment
- Downtown Building Rehabilitation, Infill, and Aesthetics Projects
- Downtown Master Plan, Comprehensive Plan Items, or Livable Centers Initiative Implementation
- Downtown Tourism and Recreation Development and Marketing
PREVIEW OF FUTURE SESSIONS

- DDAs as Visionaries
- DDAs as Recruiters
- DDAs as Land Speculators
- DDAs as Marketers
- DDAs as Rescuers
- DDAs as Ground Breakers
- DDAs as Town Builders
- DDAs as Creative Financiers
- DDAs as Master Developers
Best Practices:

- Joint Strategic Planning
- Intergovernmental Agreements
- Consultants
- DDA attorney
- Site Visits and Mentoring
- Reporting
THANK YOU

Chris Higdon, Community Development Manager, GMA
Stephanie Aylworth, Downtown Development Manager, GMA

(404) 688-0472
chigdon@gmanet.com
saylworth@gmanet.com

www.gmanet.com
www.georgiacitiesfoundation.org