



DOWNTOWN DEVELOPMENT AUTHORITIES AS DEVELOPERS

Episode 1: Introduction





PUBLIC/PRIVATE DEVELOPMENT

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.

DDA PURPOSE

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.



DDA POWERS

OCGA 36-42-8 lists the general powers of Downtown Development Authorities.

REDEVELOPMENT downtown projects

Contracts IGA's MOU's
Property Acquisition & Rehabilitation

BONDS

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

KEYS TO SUCCESS

Best Practices:

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



THANK YOU

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