

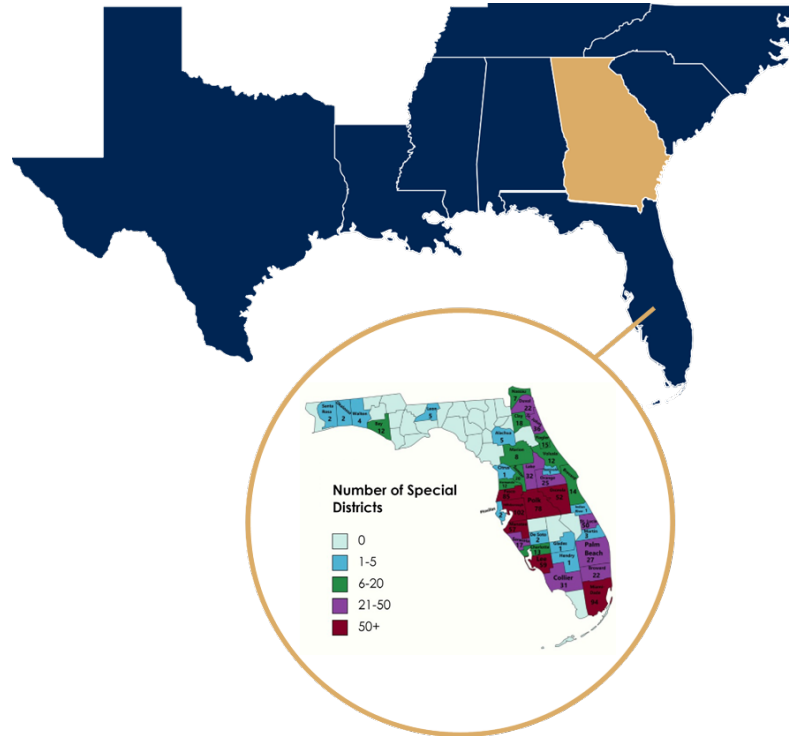
**Proposed
Workforce & Residential Infrastructure Districts
for Georgia**

WRIDs: Working Across the Nation

Florida has led the charge for successful implementation of this tool for its infrastructure development – with over 1,000 WRIDs located across the state.

Neighboring States that have similar WRID statute:

- **Florida**
- **Alabama**
- **Mississippi**
- **Louisiana**
- **Texas**
- **South Carolina**
- **North Carolina**
- **Tennessee**



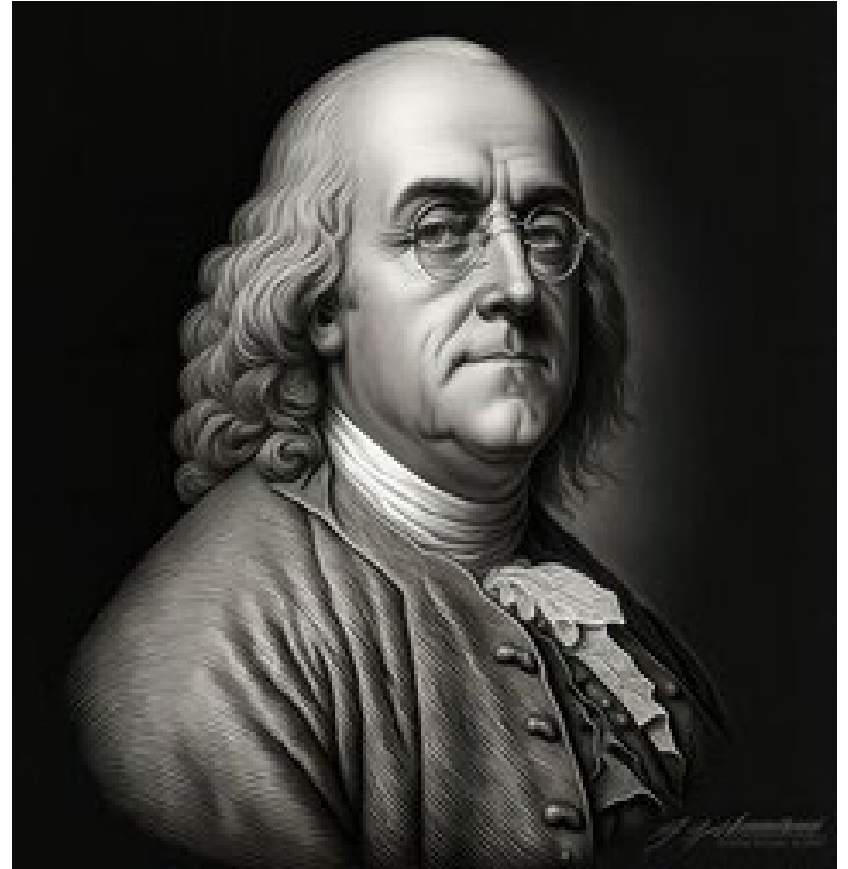
Purpose of Workforce & Residential Infrastructure Districts (WRIDs)

(1) Finance Public Infrastructure

(2) Maintain Public Infrastructure

History of Special Taxing Districts in United States

Benjamin Franklin established the first Special District on December 7, 1736, when he created the union fire company of Philadelphia, A volunteer fire company. Residents in certain city neighborhoods paid a fee to receive fire protection, with those not paying the fee not receiving the service.



What is a WRID?

- Special purpose unit of local government
- Intended to encourage planned community development and meet infrastructure needs
- Sole purpose: finance, construct and maintain public infrastructure
- Created by approval of the local government in which it is located
- Governed by a five-member elected board

What CAN a WRID do?

- Roadways, sidewalks, lighting, and landscaping
- Entry features, landscape, hardscape
- Stormwater management facilities
- Water, wastewater, and reclaimed facilities (for ownership or dedication to the City/County/Governmental Utility)
- Parks, recreational facilities, and civic sites
- Conservation and preserves
- Off-site improvements required by a development order or other governmental agreement
- Designing, engineering, and permitting costs

What CAN a WRID?

- Authorized to dedicate to the City/County or local public utility facilities as mutually agreed or required
- May maintain any improvements not conveyed to City/County of local public utility

What CAN a WRID do ?

- Levy non-ad valorem special assessments upon “benefitted” properties within its boundaries to repay bonds and for annual operation and maintenance costs
- Assessments are co-equal with City/County taxes and other special assessments and may be collected by County Tax Collector

What can a WRID NOT do?

- Take action inconsistent with City/County comprehensive plans, ordinances, and regulations
- Adopt its own comprehensive plan, building code, or land development code
- Must comply with all applicable City/County rules, regulations, and policies
- District must comply with all requirements of local utility providers; cannot usurp utility providers

What can a WRID NOT do?

- Cannot provide any services or facilities that will be incompatible with the capacity and uses of existing services and facilities
- No debt issued can constitute a burden on the City/County
- Special assessments and debt may not in any way be tied to, impacted by, or reliant upon the local tax digest or the full faith and credit of the City/County

Benefits of WRIDs

Developer

- Lower infrastructure financing costs
- Upfront financing that banks typically will not provide
- Non-recourse financing
- Lower lot/home price
- Long 30 year amortization period
- Ability to finance large capital items upfront
- Sales tax savings on materials purchased by District

City/County

- Development pays for itself (growth pays for growth)
- City/County can accept conveyed assets debt free
- WRID can maintain assets not conveyed to City/County
- WRID provides stable and perpetual maintenance
- Property values typically maintained at higher level
- WRID debt in no way tied to or reliant upon local tax digest or City/County revenues
- No financial burden on residents outside WRID

Residents

- Typically get higher quality communities and amenities
- Property values typically maintained at higher levels
- Residents obtain control over time
- Infrastructure costs spread over 30 years
- Enhanced levels of service
- Better maintenance and collection mechanism than HOA
- Transparent operation

How do WRIDs Operate?

- Subject to operating requirements similar to City/County:
 - *Open, noticed meetings*
 - *Open, public records*
 - *Public bidding and contract award processes*
 - *Board members subject to election by property owners*
- Must fulfill governmental record keeping and reporting requirements:
 - *Prepare and distribute agendas and minutes*
 - *Maintain official records*
 - *Report and file financial information*
 - *Establish and administer internal accounting controls*

Protections for the City/County

- District debt entirely separate from City/County
- No administrative costs to the City/County
- City/County retains all zoning, permitting, and development approval authority
- No property outside the boundaries of the District will ever be assessed by the District
- All assessments disclosed to prospective buyers
- District construction funds held in trust account

Disclosure to Prospective End Users

- Disclosures required in bold in retail sales contracts
- District provides brochure explaining District functions and assessments
- Notices and disclosures recorded in property records:
 - Notice of establishment
 - Notice of assessment lien
 - Disclosure of public financing
- Websites with contact information and copies of important documents
- All District meetings open and noticed