

***On Tuesday, November 8, 2011  
Dunwoody voters will consider several  
important referendum questions.***

**LAND ACQUISITION FOR  
PARKS & GREEN SPACE**

***What is at issue?***

Authority for the City to borrow up to \$33,000,000 to purchase land for additional parks and open space.

***What does it mean?***

If approved, the City is authorized to issue up to \$33,000,000 in bonds to acquire land for the development of new parks and open space. All purchases are subject to public input and would be guided by both the Parks and Open Space Master Plan and Parks Bond Purchasing Policy, as adopted by City Council.

***How will it work?***

The City will evaluate and purchase land in accordance with the adopted Parks and Open Space Master Plan. The City will seek public input before finalizing land purchases.

***How much will this cost me?***

Bonds issued will likely be funded by a millage increase (.75 mills). For the average home in Dunwoody (\$350,000), this equates to about \$9 per month or \$108 annually.

***“Shall land be acquired and remediated for parks and green space by the City of Dunwoody through the issuance of general obligation bonds in the amount of \$33,000,000?”***

*Citizens can vote YES or NO to the above referendum for Land Acquisition for Parks and Green Space.*

**IMPROVEMENTS FOR THE CITY'S  
PARK SYSTEM**

***What is at issue?***

Authority for the City to borrow up to \$33,000,000 to pay for improvements and enhancements to the City's park system.

***What does it mean?***

If approved, the City is authorized to issue up to \$33,000,000 in bonds to pay for improvements within the park system. Improvements are guided by the Parks and Open Space Master Plan.

***How will it work?***

The City will fund projects to implement the Parks and Open Space Master Plan, as adopted by City Council. Funds will be expended to improve general conditions as well as add amenities and new facilities to the parks.

***How is this different from the land acquisition referendum?***

Land acquisition bonds are used solely to purchase property. Improvement bonds are used to implement general improvements, and the addition of amenities and new facilities to the parks.

***How much will this cost me?***

Bonds issued will likely be funded by a millage increase (.75 mills). For the average home in Dunwoody (\$350,000), this equates to about \$9 per month or \$108 annually.

***“Shall the park system of the City of Dunwoody be improved by the issuance of general obligation bonds in the amount of \$33,000,000?”***

*Citizens can vote YES or NO to the above referendum for Improvements for the City's Park System.*

## REDEVELOPMENT POWERS LAW

### ***What is at issue?***

The Redevelopment Powers Law authorizes local governments to utilize existing Georgia law to embark on projects that may foster public/private partnerships and spur economic growth. The law would grant the City authority to raise revenue for infrastructure and other redevelopment costs within a specifically defined area that is deemed by the City to be in need of redevelopment. Tax Allocation District (TAD) financing is generally used to accomplish this purpose.

### ***What is a Tax Allocation District (TAD)?***

A TAD is created in a specific area that could benefit from improvement but is currently economically or socially distressed. The TAD financing then provides for facility and infrastructure improvements in that district. As public improvements and private development take place in the area, the taxable value of property in the area increases and the City collects new tax revenue.

The new tax revenues are put into a special fund to pay eligible redevelopment costs, while the base amount goes back into the City's general fund. In return, the citizens benefit from infrastructure improvements and private development that might not otherwise have been constructed. The TAD is dissolved when all redevelopment costs and any associated financing costs have been repaid.

### ***Can revenue bonds be used to finance redevelopment costs in a TAD?***

Yes, but unlike general obligation bonds, which depend on the full faith and credit of the local government issuing agency, these bonds are solely secured by the tax allocation increment, which is the increase in property tax revenues resulting from the redevelopment activities taking place within the TAD. These revenue bonds are not debt to the citizens and any shortfalls are the sole responsibility of the bond holders and not the City.

### ***Is this a tax increase to pay for redevelopment?***

No, property owners in the TAD will continue to pay the same taxes as all other property owners in the City. The TAD simply redirects the incremental increase in property taxes collected due to redevelopment (at the same rate as all other properties) to a special fund to pay for eligible redevelopment costs.

### ***Do other cities and counties provide this type of financing?***

Yes, tax increment financing has been utilized in the United States since 1958. Currently, 49 states have enabling legislation for tax increment financing. There are more than 30 TADs in Georgia. Some notable examples include the area surrounding Centennial Olympic Park, Atlantic Station, and downtown Marietta. No TAD bonds in Georgia have ever defaulted.

*"Shall the Act be approved which authorizes the City of Dunwoody to exercise redevelopment powers under the 'Redevelopment Powers Law' as it may be amended from time to time?"*

*Citizens can vote YES or NO to the above referendum for Redevelopment Powers Law.*

## SUNDAY ALCOHOL SALES

### ***What is at issue?***

Allowing for alcohol sales by permitted license retailers on Sundays from 12:30 p.m. to 11:30 p.m.

### ***What does it mean?***

Presently alcohol cannot be sold on Sundays outside of restaurants. If approved, the City would be permitted to license retailers to sell malt beverages, wine, and distilled spirits on Sundays.

*"Shall the governing authority of the City of Dunwoody, Georgia, be authorized to permit and regulate package sales by retailers of malt beverages, wine, and distilled spirits on Sundays between the hours of 12:30 P.M. and 11:30 P.M.?"*

*Citizens can vote YES or NO to the above referendum for Sunday Alcohol Sales.*



*Use your smartphone or tag reader to access more information or contact City Hall at 678-382-6700.*

**Dunwoody**   
\*Smart people – Smart city