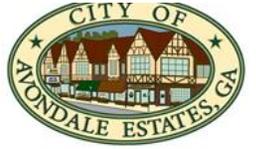
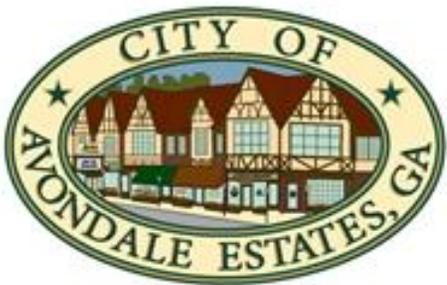


Special Service District



City of Avondale Estates



Avondale

Additional Levy in Designated District



Special Tax Districts Common Tool for Cities

DeKalb Cities with Special Tax Districts

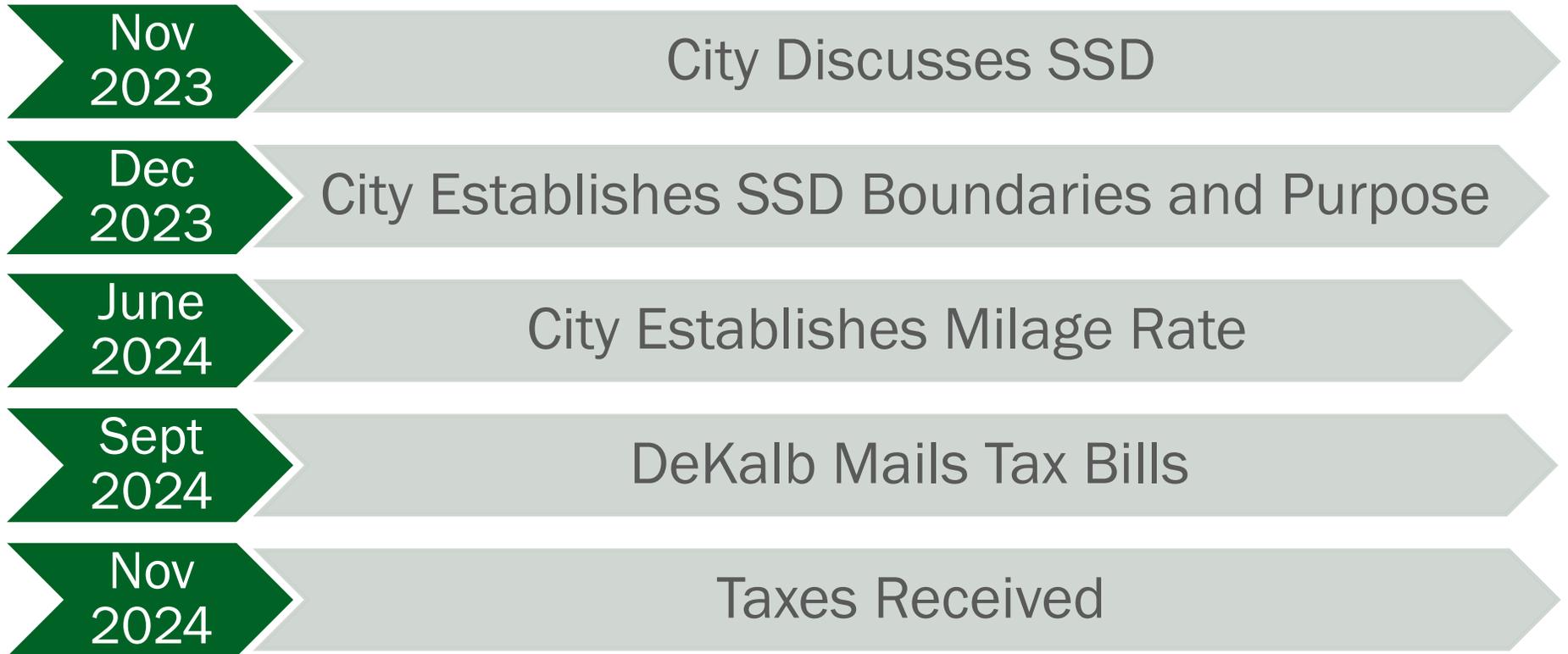
3 Special Service Districts

7 Community Improvement Districts

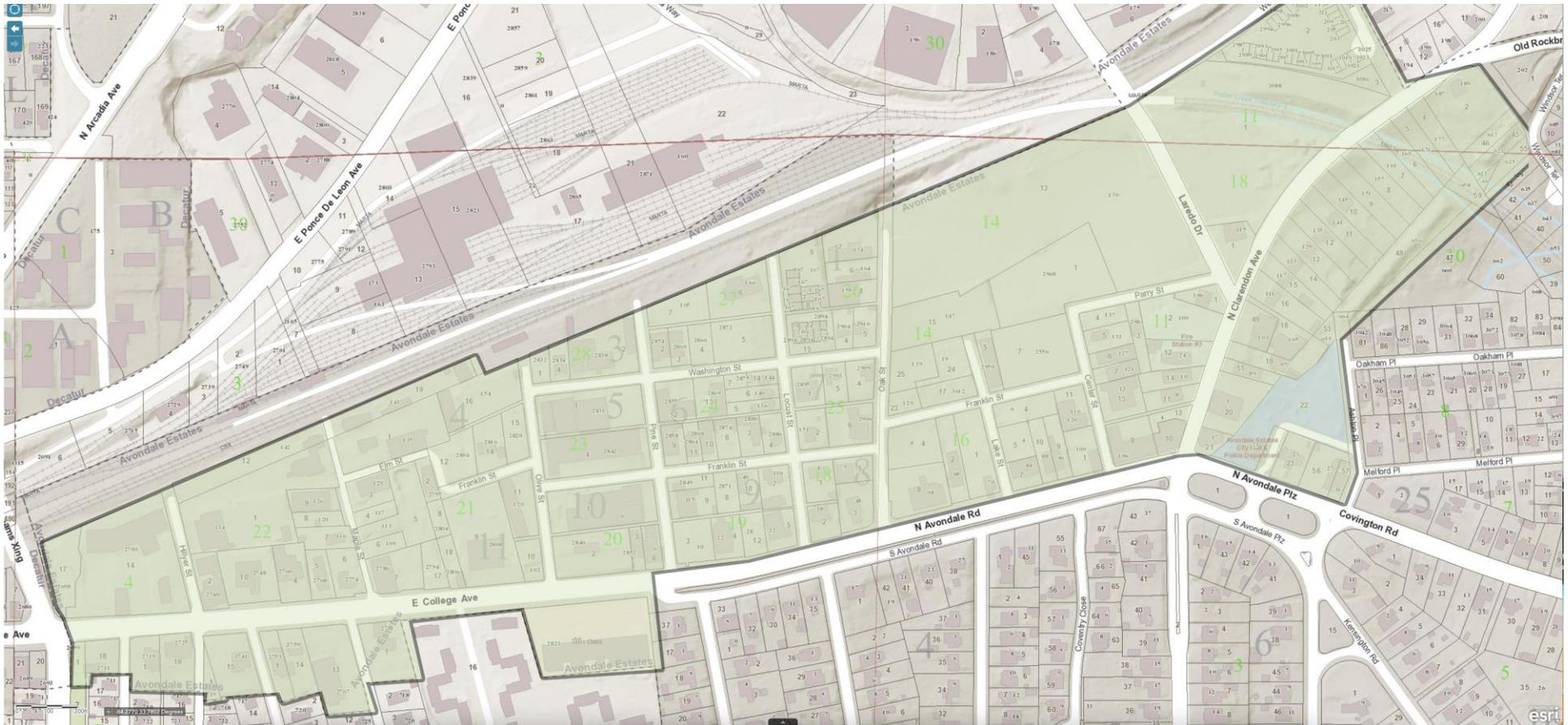
Money Must be Spent in District Where Funds Are Collected

Areas of Focus **MUST** be Designated in Advance.

SSD Timeline



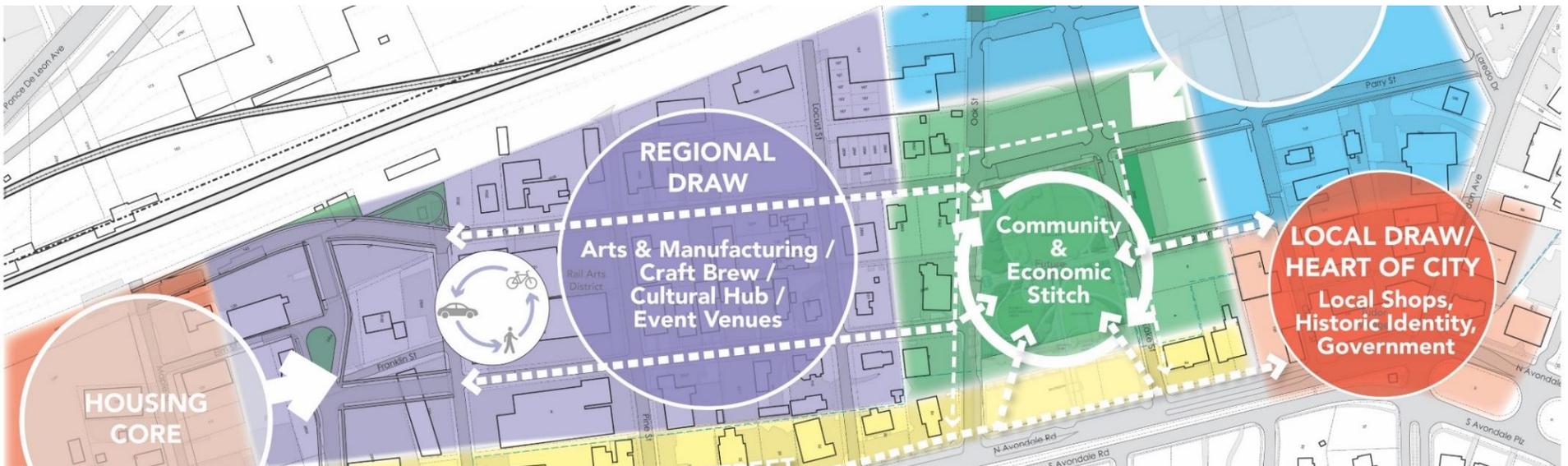
Proposed Avondale Special Service District



Identified Areas of Focus

Avondale proposed district to cover:

- Transportation
- Stormwater



Projected Annual Avondale Estates SSD Tax Collection @ 3 Mils = \$275K

Transportation Investments



North Avondale Complete St
\$6.8M Construction Cost



Laredo Drive Cycle Track
\$250K Construction Cost



Pine Street Paving and Upgrades
\$215K Construction Costs

Parking Lot Infrastructure
\$63K Construction Project

Transportation Investments



Franklin Street Shared Street

\$440K Construction Project

Transportation Investments



New Downtown Roads

\$2M Construction (partial cost)

INTENT

In order to assist the City and DDA in understanding the development potential afforded by the new street grid and zoning rewrite, several "development test fits" were conducted for the blocks highlighted in green below. Utilizing the Phase II: Development Framework as a guide, these studies look at the varying ways in which different types of development may fit on these newly formed blocks and include a general order of magnitude of their sizes. These "test fits" are strictly for study purposes and only to help visualize density. They are not a reflection of a desired development by any party and would require further study.

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Stormwater Investments



Washington/Pine Stormwater

\$730K Construction Cost



Case Studies - Total SSD Annual Tax \$275K



38 N. Avondale (Banjo)

SSD Annual Tax:

\$313

Appraised Value: \$261,000

Assessed Value: \$104,400

2866 Washington Street (Lost Druid)

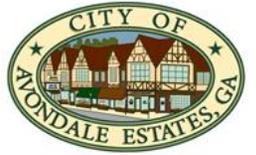
SSD Annual Tax:

\$1,716

Appraised Value: \$1,430,500

Assessed Value: \$572,200

Case Studies - Total SSD Annual Tax \$275K



4 Olive Street (Olive and Pine)

SSD Annual Tax:

\$2,971

Appraised Value: \$2,475,000

Assessed Value: \$940,000

Avila – Annual SSD Taxes

SSD Annual Tax:

\$6,054

Appraised Value: \$5,454,232

Assessed Value: \$2,018,092

Special Services District



City of Avondale Estates

