

MARCH 10, 2026

TAX ALLOCATION DISTRICT ANNUAL UPDATE 2024-2025

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CITY OF COLLEGE PARK TAD #1: DOWNTOWN AIRPORT GATEWAY/SIX WEST

Created in 2015 to promote growth and redevelopment in support of an airport city concept.



FCS approval

- Conditional in 2015
- Project approval 2022
- Annual 50% pilot does not apply

\$27 million proceeds

- Fund Public infrastructure
 - Rhodes Street/Lottie Miller
 - Gateway Pedestrian Bridge
 - Columbia Avenue

Projected growth

- \$69 million in assessed value
- \$1.1 million annual property tax impact
- 2047 expiration

FCS Operational Impact

- 188 Students

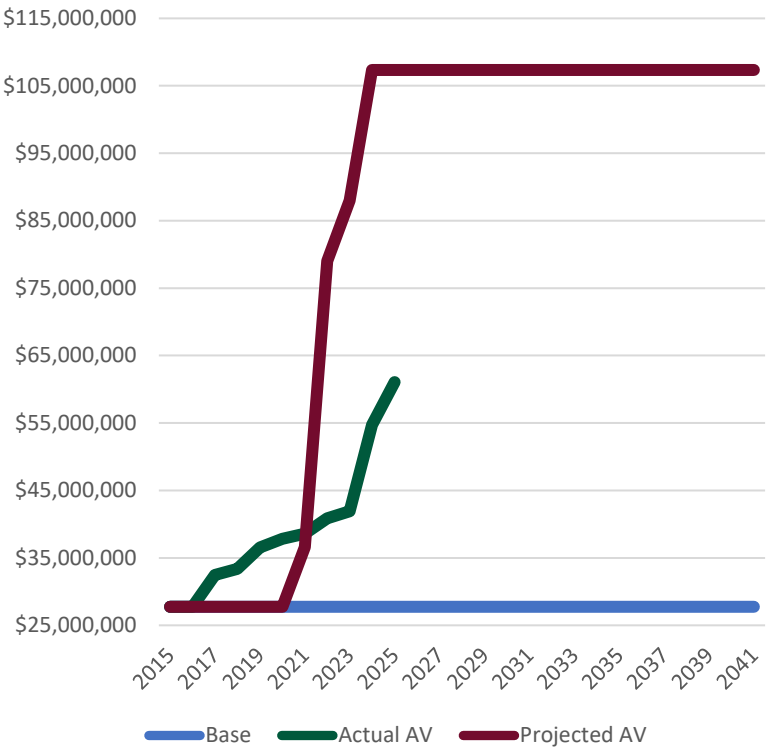
Payment in lieu of Tax

- \$651,000 withheld in error/ Repay by 2026

CITY OF COLLEGE PARK TAD #1: DOWNTOWN AIRPORT GATEWAY/SIX WEST PERFORMANCE & COMPLIANCE



Assessed Value



Reporting

The City is now two years past due on the required reporting obligation. The assessed value is significantly behind projections, and we are unable to determine project status. We have requested a meeting with the City Manager and the Finance Director. Our request is still pending.

Payments

Prior years billed and paid	\$527,397.12
Current year billed and paid	\$123,697.79
Total still due	Paid in Full

CITY OF EAST POINT TAD #2: COMMERCIAL CORRIDOR



*Created in 2006 to promote growth and redevelopment
Downtown and along commercial corridors*

FCS approval

- Project approval 2022

\$21 million proceeds

- Fund Public infrastructure
- Parking
- Other costs

Projected growth

- 2008 Recession
- \$120 million in assessed value
- \$2 million annual property tax impact
- 2047 expiration

FCS Operational Impact

- 60 Students

Payment in lieu of Tax

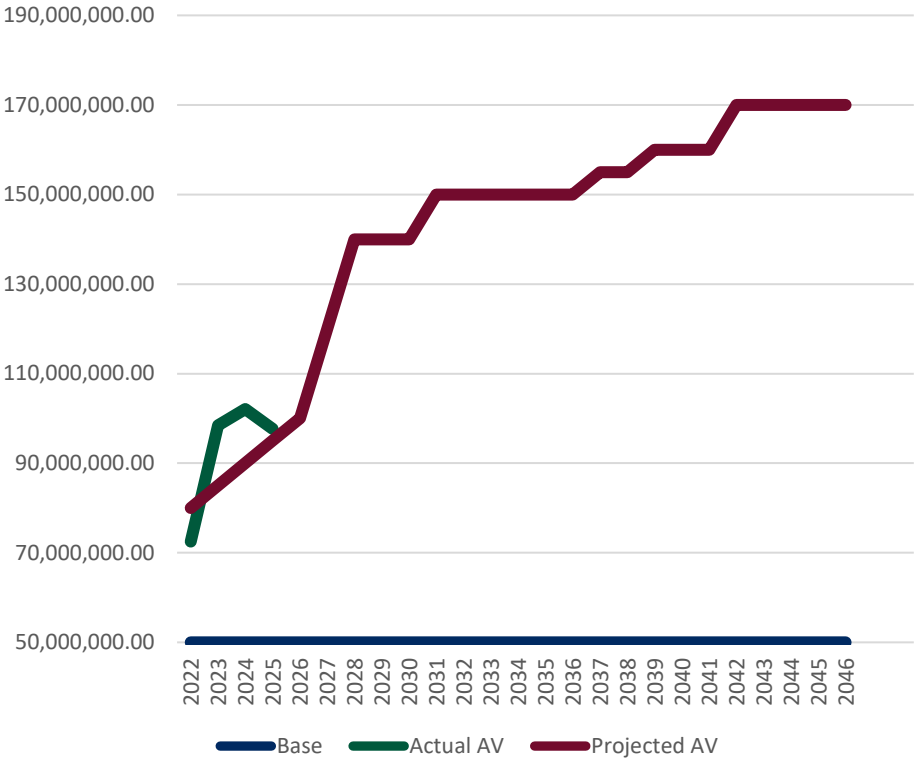
- 50% annually
- Projected total \$21 million



CITY OF EAST POINT TAD #2: PERFORMANCE & COMPLIANCE



Assessed Value



Reporting

The City is two years past due on the required reporting obligations. The City attorney has informed us that the Downtown Commons Project has been canceled. The TAD has collected \$2.4 million in FCS increment to date. We are working with Parker Poe to determine next steps.

Payments

2023 billed and paid	\$365,373.24
2024 billed and not paid	\$430,431.85
2025 billed and not paid	\$417,434.98
Total collected to date	\$365,373.24

QUESTIONS & ANSWERS



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