

Jurisdiction	TAD Funding Approval Year	Project	Capital Investment (Cost)	Approved TAD Funding	TAD Funding by Percentage	TAD Funding Time Period	ROC: Return on Developer Projected Cash	Rate of Return	Notes
City of Cincinnati, CA	2021	The National: 112-room hotel, underground parking garage and 144-unit apartment building	75,000,000	10,917,000	15%	15 years			Largest approved TAD project since TAD inception in 2006
City of Gainesville, CA	2017	The Enclave: 45 fourhouse-style rental apartments	6,000,000	749,058	13%	15 years		6% (news article)	Demolished 13-run-down/blighted structures (8 acres), grading, asbestos remediation
Gwinnett County	Project 2019 Bonds 2020	Exchange at Gwinnett: grocery store, Andretti Indoor Karting and Games, Top Golf, CMX	350,000,000	38,485,000	11%	Bond's weighted average maturity = 17.66% years + 19 years (plus 6 additional years if there is a shortfall due to inadequate TAD funds = 25 years max)	Could not find proforma		103 acres. Bond: \$38,485,000 with 6.5% interest
City of Columbus, GA	2022	Elliot's Walk: South Columbus River District TAD, Columbus, GA. 229 housing units, 43 single-family homes, 130 affordable apartments for residents 50 years+, and 64 multi-family houses	53,951,128	10,170,366	19%		Proforma not included in agenda packet		https://www.gbt.org/news/2022/04/29/south-columbus-walk-get-new-affordable-housing-development-things-to-know-1 https://www.columbiaga.net/news/development/2022/04/29/elliots-walk-1764754261-15-764761-751-pk-8.pdf
Invest Atlanta Builtline - Choatewood Park	2022	Engwood Multifamily 1: Multifamily housing with Clubhouse, fitness center, job training center and 20,000 of commercial retail space	94,211,450	2,000,000	2%	up front TAD increment grant	Proforma not included in agenda packet		PAY-GO. For "extensive infrastructure required for streets, drainage, sewer" up front TAD increment grant. 183 units affordable housing ranging from 50% AMI to 80% AMI. 44 market rate apartments. 20,000+ commercial retail space. 20 year affordability period.
Invest Atlanta Westside TAD Acquisition Grant Fund	2021	The Praction: 132 multifamily apartment units, including 32 affordable units (14 at 50% AMI and 18 at 80% AMI - 20 years affordability), and 6 flexwork for sale units for entrepreneurs that include 10,000+ retail space	44,547,495	3,200,000	7%	Up front TAD increment grant	Proforma not included in agenda packet		
Invest Atlanta Westside TAD	2021	229 multifamily units (94 at 60% AMI and 46 at 80% AMI), 25,752+ commercial/retail for minority entrepreneurship	44,297,686	4,000,000	9%	Up front TAD increment grant	Proforma not included in agenda packet		
City of Rome, GA	2022	NOVA Project - In Rome's River District. Approx. \$70,000,000 investment	70,000,000	2,200,000	3%	13 years	No specific details in agenda packet		6.4 acres. 242 multi-family housing units, commercial space, a two-acre community park and a proposed 6-in to 18-in trail system. TAD Bond issued: 138 acres Other Benefits: Creating up a major brownfield site: Mass Transit Station Building a new neighborhood link, the 17th Street Bridge: Creating approximately 20,000 new jobs. Creating new tax revenues both within the District and in adjacent areas. Transforming 14th Street, Northside Drive and Howell 18th Drive into pedestrian friendly, well-functioning, aesthetically pleasing corridors. Undergrounding unsightly utilities, new parks. Streetscaping
Invest Atlanta Atlantic Station	2022	The Atlantic Steel Property (a.k.a Atlantic Station): a mixed-use development featuring 2,000 to 3,000 residential units, 4 to 6 million square feet of commercial office space, 1,000 to 1,200 hotel rooms, and 1 to 2 million square feet of retail	3,000,000,000	250,000,000	8%	25 years	No specific details in redevelopment plan		https://www.rome.ga.us/AgendaCenter/ViewFile/Agenda/127162022504
J&A of Camden County	2022	Cumberland Blvd. mixed-use development to include properties developed for 400 multi-family units, vacation rentals, commercial, hotels, restaurants, marina and conservation uses, and, if it activation has occurred, an airport on other commercial or industrial project located on the Developer Project Site Part 2	460,427,000	22,848,500	5%	Trying to find	No specific details in development agreement		J&A issued revenue bonds and will be repaid by tax increment. No TAD bonds were issued. 1,290 acres. Brownfield remediation required. TAD paid for land acquisition, pre-development costs and infrastructure for entire project.
Invest Atlanta Westside TAD	2018	The Gulch transforms nearly 40 acres of underdeveloped land into 35 usable acres of development. There will be approximately 12-15 new city blocks of new infrastructure: roads, sidewalks, open space and parks. The area would include up to 3 million square feet of office development up to 1.0 million square feet of retail uses, up to 940,000 square feet of residential development and up to 750,000 square feet of hotel uses. The development is proposed to be constructed in phases. There will be three acres of green and plus space.	3,500,000,000	350,000,000	10%	30 years	No specific details on website		J&A issued revenue bonds and will be repaid by tax increment. No TAD bonds were issued. 1,290 acres. Brownfield remediation required. TAD paid for land acquisition, pre-development costs and infrastructure for entire project. Cost: 10% of project costs over 20 years, capped at \$500M. Enterprise Bonds were also issued which are backed by the State's future's sales tax. The estimated amount of Enterprise Bonds to be issued is \$550 million, with a net to exceed amount of \$1.25 billion. Affordable Housing benefits: A minimum of 200 residential units or 20% of the total residential units constructed at the Gulch (whichever is greater) will be designated as affordable housing for a term of not less than 99 years). Atlanta Housing will work with the Developer to provide vouchers for 10% residential rental units, taking the total amount of affordable housing to 35%.

<https://www.atlantaga.gov/home/Components/News/News/11653/>