

Ready for the Smart(er) City:

*How Community Improvement Districts (CIDs)
are Building the Future*



LEXICON
STRATEGIES

What is it About CIDs?

1. How have CIDs been used?

2. How flexible and adaptable are they?

3. As technology transforms businesses and urbanizing environments, can CIDs help lead the way?

Research Considered:

- Evolution & Formation
- Stakeholders & Motivations
- Economic Value & Financial Impacts
- Smart Cities & Innovation

What is a CID?

CIDs are a mechanism for commercial property owners to fund governmental facilities and services.

- Created voluntarily and adds an extra property tax
- Allows private sector to plan, design and construct projects important to them
- Attracts public dollars to help, allowing for public-private partnerships

Article IX, Section VII, Georgia Constitution

1. Streets and roads
2. Parks & recreational areas
3. Storm water & sewage
4. Water treatment & storage
5. Public transportation
6. Parking, terminal & docks
7. Other services and facilities as may be provided for by general law

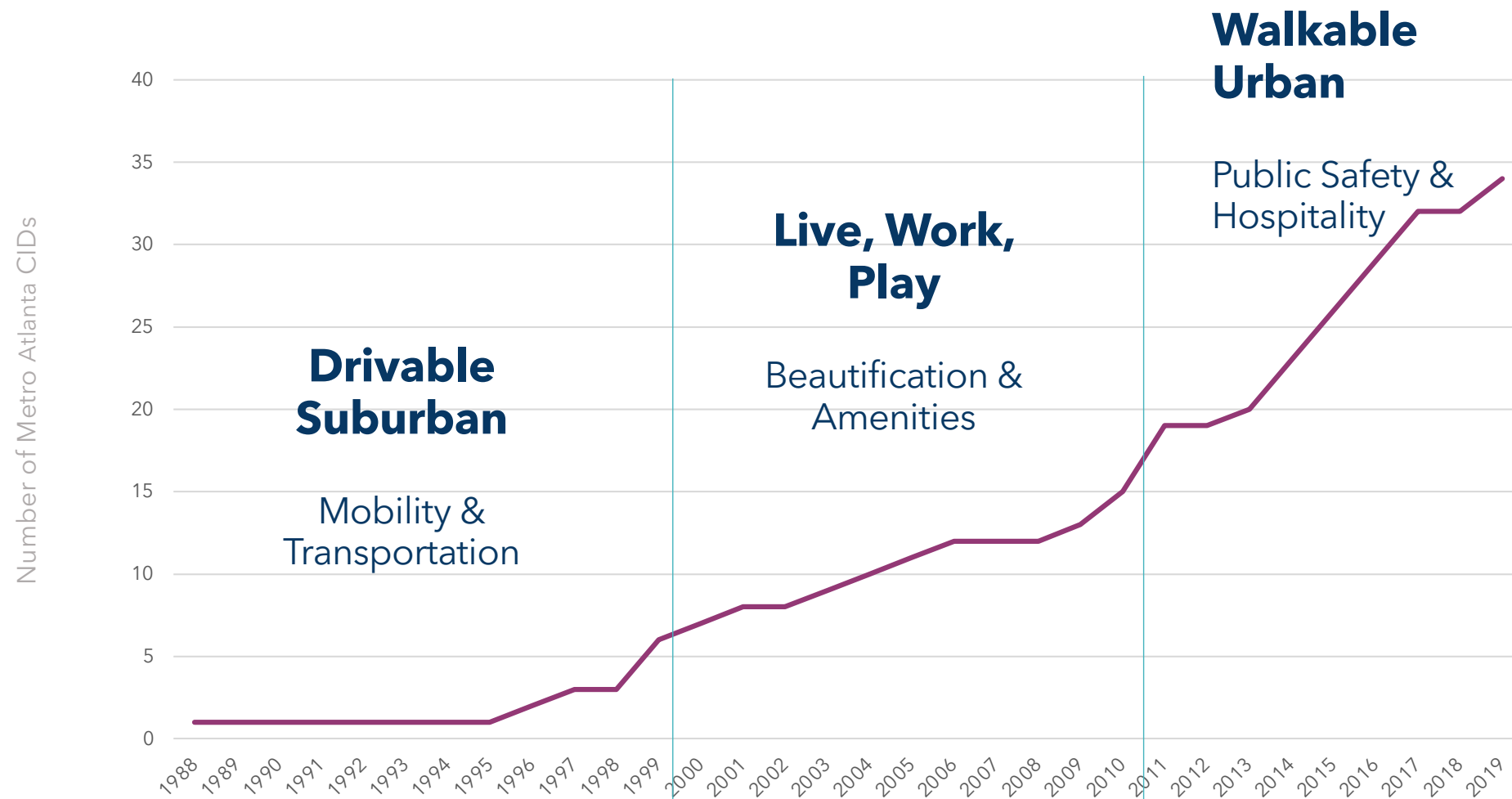
What Have They Done?

Transportation & Mobility

Beautification & Amenities

Public Safety & Hospitality

From Competitive Advantage to Competitive Necessity



CID Submarket Locations

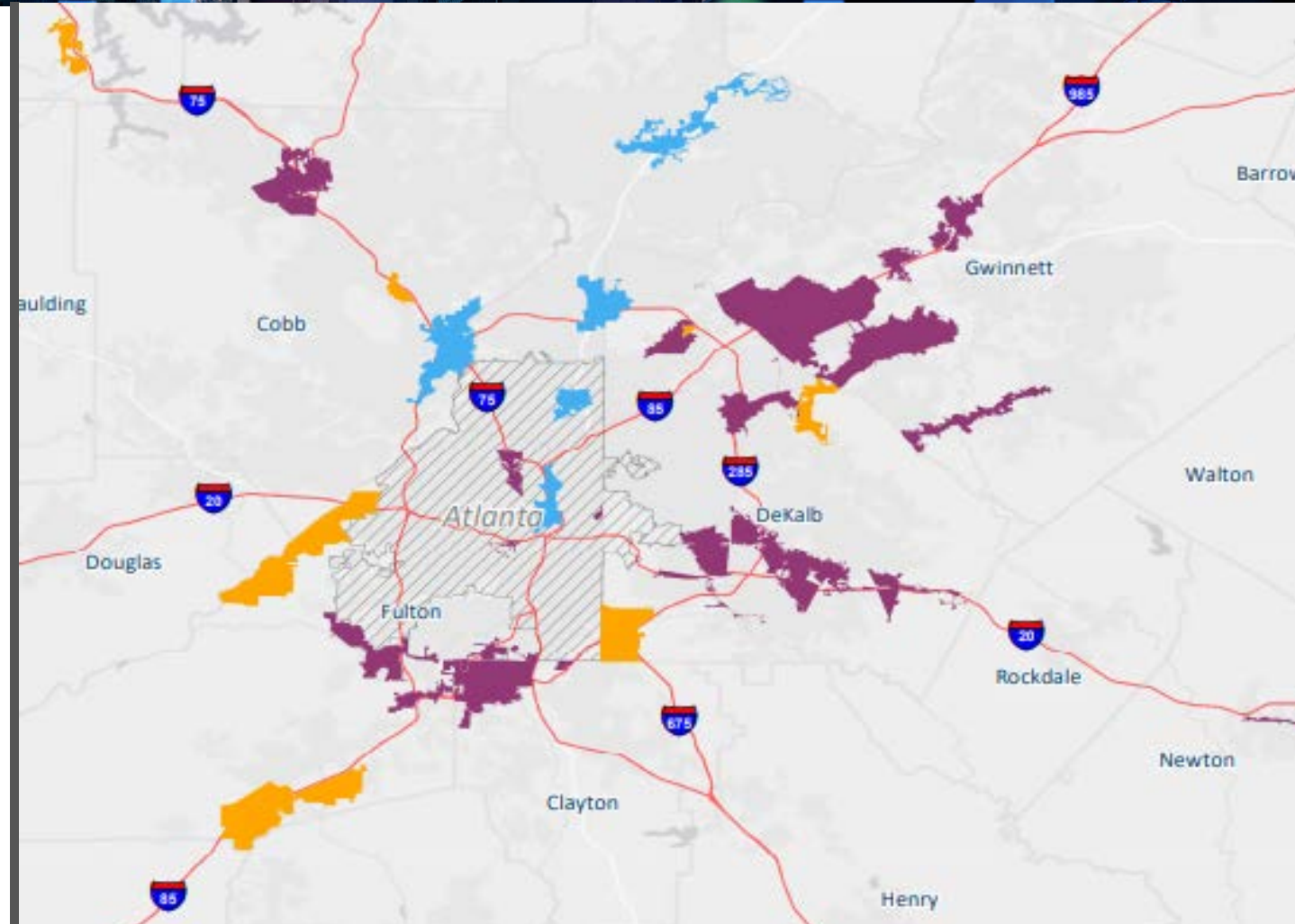
**34 CIDs used to improve 30
submarkets around metro Atlanta**

Peer Groups:

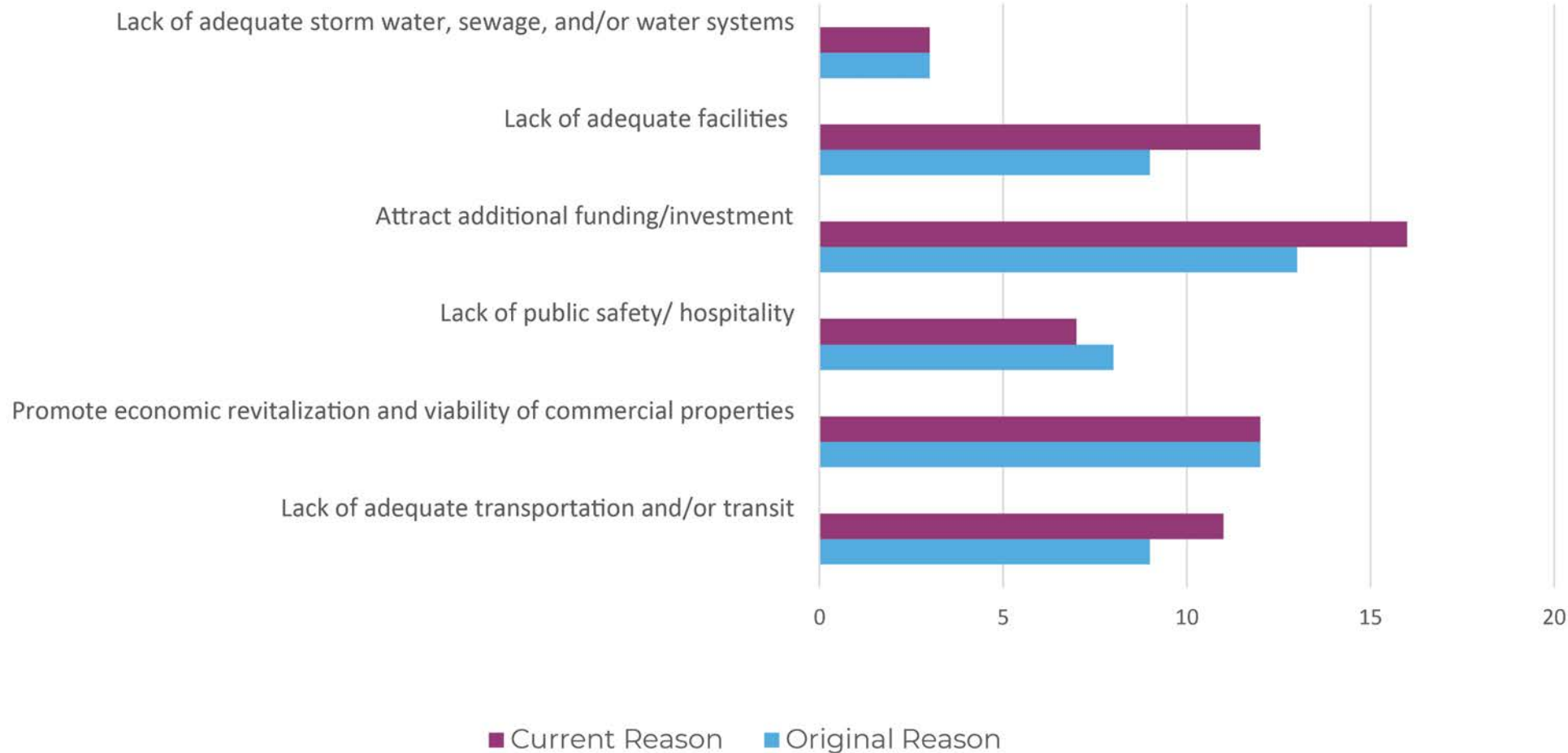
Established Markets

Industrial Markets

Pioneer Markets

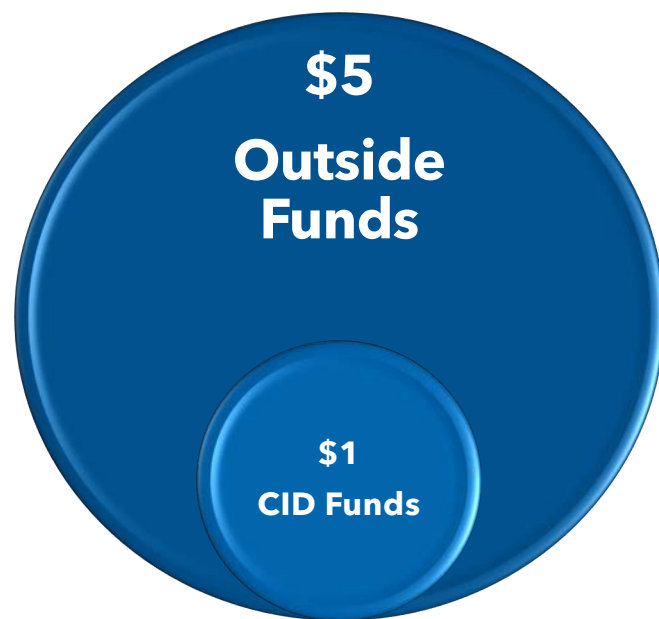


Formed to Attract Area Investment



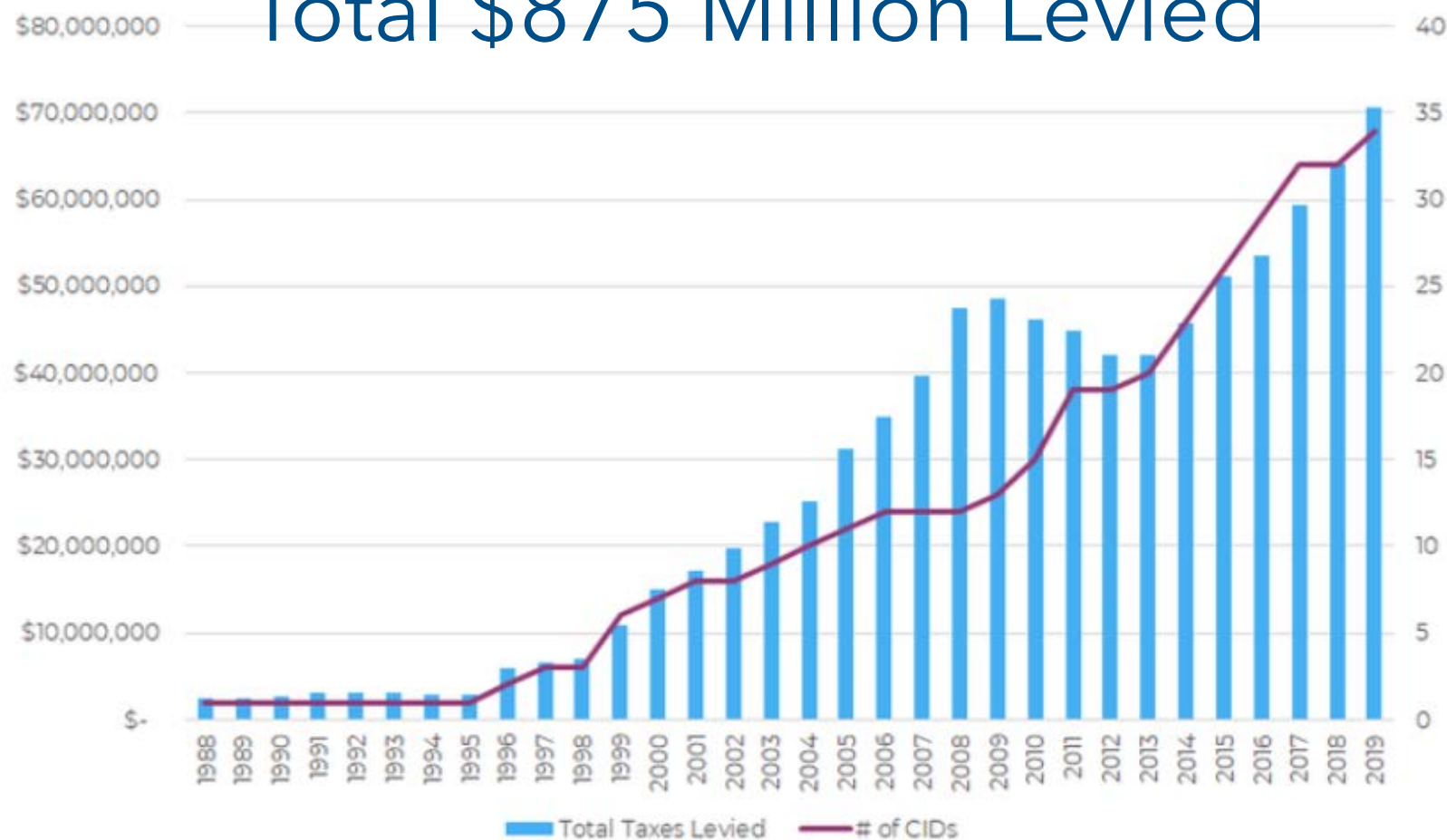
Attract funding and investment for commercial areas
(65%)

Big Dollars Leveraged & Contributed



\$760M leveraged into \$6B
(based on half of CIDs reporting).

Total \$875 Million Levied



Gov't Sees the Benefits

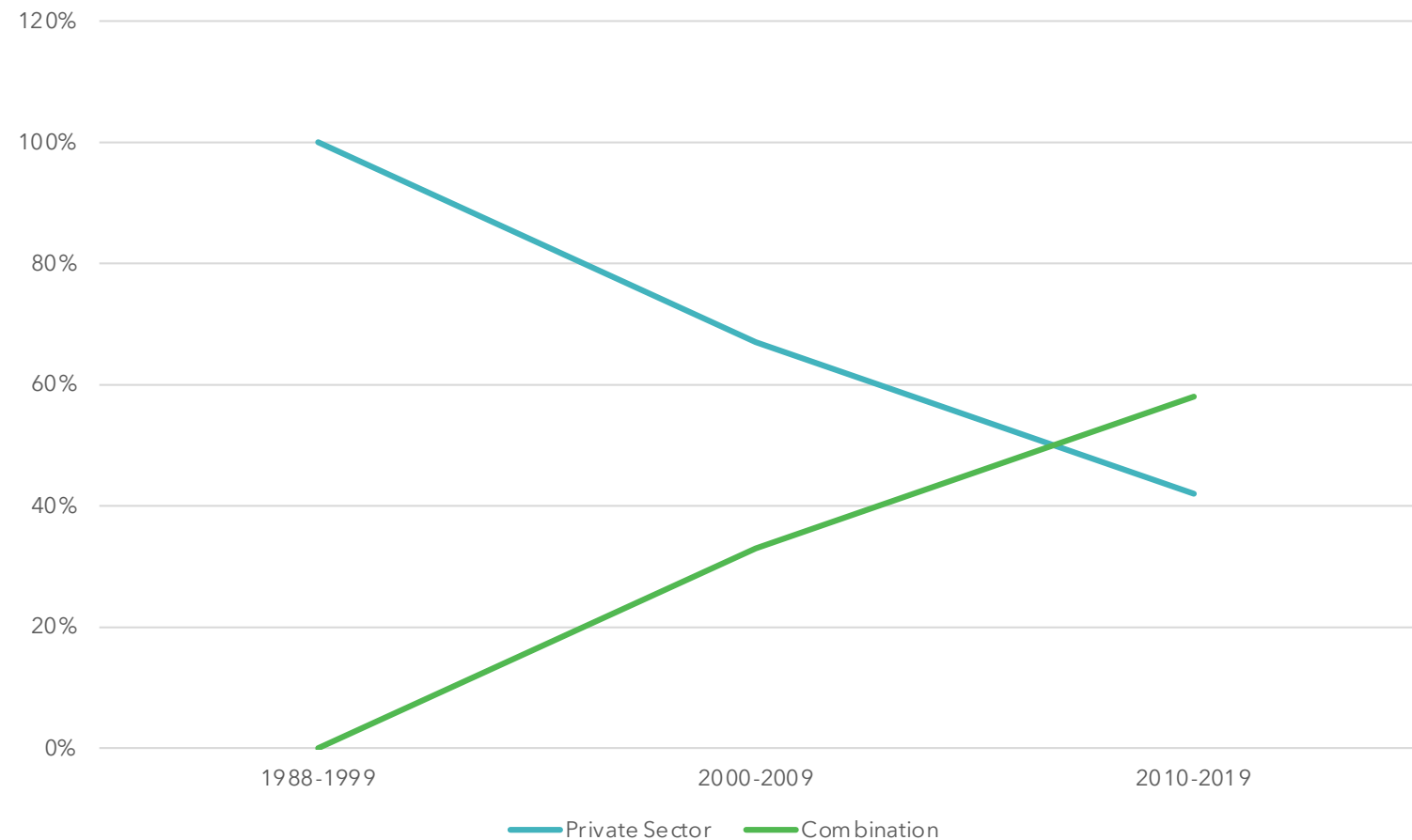
60% of CID formations in last decade influenced by local gov't

v.

0% in the first decade

Motivators shift to revitalizing communities.

More Gov't Involvement in Formations



Technology is Changing Commercial Areas

70%

Consider technology and innovation important to their future

85%

Have or will complete a “smart city” type project in the next 5 years



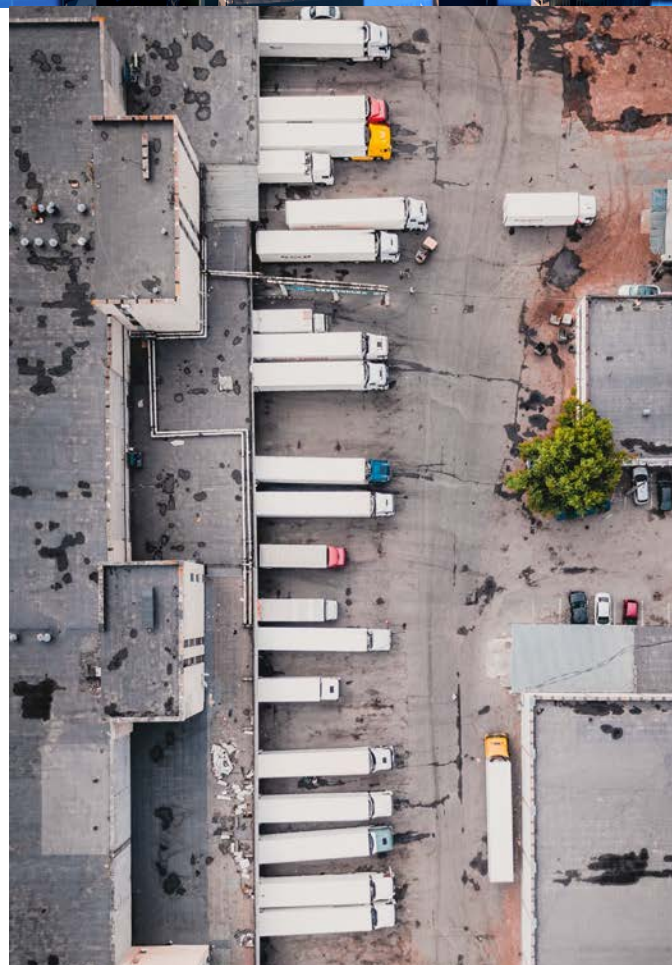
CIDs Are Ideal Testbeds of Innovation

CIDs' organizational flexibilities, funding, & programming make them ideal testbeds of smart projects where local gov't efforts may be prohibitive.

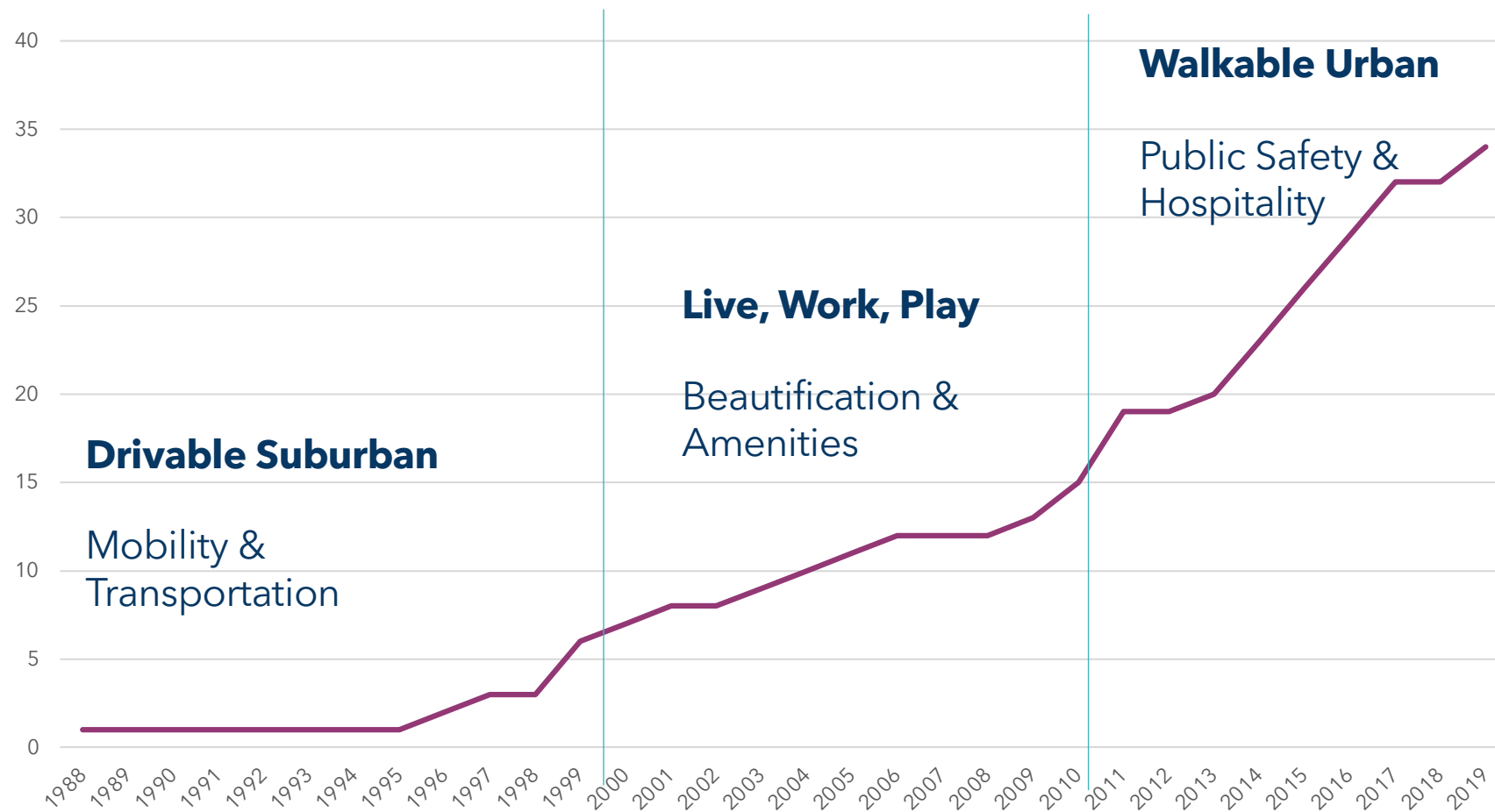


What Are the Future Considerations?

Our cities,
job centers,
and commercial
real estate needs
are changing.



Potential Uses of CIDs Going Forward



2020 - 2030+

Digital Connectivity?

- Fiber & Broadband?
- Power?
- Water?



Learn More

www.CIDreport.com

Georgia Tech:

Debra Lam, Managing Director
Smart Cities and Inclusive Innovation

Lexicon Strategies:

Malaika Rivers, Partner