

# Berkeley Park Bulletin

July 2009

In this Issue:

[Home](#)

[Talk Back](#)

[Hammersmith](#)

[President's Report](#)

[Announcements](#)

[Tawn Chi / TC Properties](#)

[Lawnmower Rental](#)

[Chili Cookoff Photos](#)

[Jeff DePaola ReMax](#)

[Secretary's Report](#)

[About Us](#)

[Florist Atlanta](#)

[Seniors Report](#)

[Join BPNA Today!!](#)

[Andrew T. Crawford  
Ironworks](#)

[Trees Atlanta News](#)

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## President's Report

by Michael Wagoner  
[mwagoner@clcnetworks.com](mailto:mwagoner@clcnetworks.com)  
404-351-4417

I wanted to once again thank everyone who attended this year's Annual Chili Cook-Off. This was our 3rd year, and although we didn't raise as much money as I would have liked, we had a great time. We had some great music, games, and best of all, some great chili and Chef Ron's BBQ. I met a number of Berkeley Park Residents who I had previously not known, and I hope you all were able to do the same. We added 7 new members to the association, and raised funds which will allow Berkeley Park to purchase a number of Crime Prevention Signs and accomplish other measures.

Another amazing accomplishment has been the reopening of Station 23. It's been a 7 month battle, and it's great to have the crews back and hear the sirens throughout the neighborhood. I know we are all extremely proud and excited to have our station back, however we need to question the cost of our victory. Mayor Franklin marketed the new city budget and 3 mill tax increase as necessary to eliminate police and fire furloughs. The fact is that the tax increase represents roughly \$56 million in revenue, however Atlanta Fire Rescue will only receive \$4 million and Atlanta Police will receive slightly more. If all we are getting is what we had in December, we as tax paying citizens need to question where the rest of the money is going. I hope I can count on your support as I continue to push for answers for all of us.

Finally, I would like to work as a neighborhood over the next few months to define and implement our crime watch program. We have received replies from a handful of Berkeley Park residents interested in volunteering, but many more are needed. At a minimum, it would be nice to have 2 representatives from each street to act as block co-captains. It fairly simple- you would be responsible to introduce

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yourself to your neighbors, get their contact information, and notify them when there is an incident within the neighborhood when necessary. This is called a communication tree and forms the basic building block of a Crime Watch Program, but it can only be successful when residents step up to help. Please consider assisting.....

Thanks for you time, and let's keep pushing ahead.

Michael Wagoner  
President- Berkeley Park Neighborhood Association  
404-391-3573  
<http://www.berkeleypark.org/>

## **New Berkeley Park Lawnmower Rental Program**

by Jeffrey Rogerson  
Jeffrey.Rogerson@nice.com  
404-307-5587

If you are in need of a lawnmower to mow your lawn the BPNA can help. The BPNA has purchased a lawnmower for those living in Berkeley Park. Here is how the rental process works:

- Contact Jeffrey Rogerson at Jeffrey.Rogerson@nice.com or 404 307 5587. A time will be determined for retrieval/drop-off of the lawnmower that is agreeable (delivery of lawnmower not provided as a general rule)
- You must be living in Berkeley Park and if you are not a member of the BPNA we will provide a membership application form or you can join at <http://berkeleypark.org/>
- Help us keep Berkeley Park beautiful by maintaining manicured lawns. A clean neighborhood has many advantages including discouraging crime.

If you are a senior and need help from the BPNA to mow your lawn let us know and we will be happy to help.

### **Here are a few lawn care tips:**

**Question:** Do I have to rake up grass clippings, or can I leave them on the lawn?

**Answer:** Leaving grass clippings on the lawn becomes a problem only if they are too thick. If you mow the lawn before it gets overly tall, the mass of the grass clippings will not be sufficient to warrant raking. A good way to obviate having to rake grass clippings is to mow with mulching lawnmowers (BPNA mower mulches and even bags if you desire).

But making the case for using a mulching mower and leaving grass clippings on lawns goes beyond stating that no harm will be done. Leaving the grass clippings where they fall can actually be good for

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your lawn, your health and your pocketbook! The nutrients provided by the grass clippings allow you to lower your dependence on chemical lawn fertilizers.

**Question:** How high should grass get before cutting? How low should grass be cut?

**Answer:** How high you should allow the grass on lawns to reach before cutting it is perhaps the most widely encountered FAQ in any Lawns FAQ. And "How much of the grass blade should be removed when you're cutting grass?" is a natural sequel to that question.

An optimal height for cutting a cool season grass in summer is about 2 1/2 inches. And at each mowing, you should only be removing about the top 1/3 of the grass blade. Consequently, a good time to mow lawns is when your grass is about 3 2/3 inches high. However, warm season grasses may generally be cut shorter.

**Question:** When Is the Best Time to Fertilize Warm-Season Grasses?

**Answer:** Among the common warm-season grasses are Bermudagrass, buffalograss, zoysiagrass, Bahiagrass, centipedegrass and St. Augustinegrass. The best time to fertilize these warm-season grasses coincides with the time when they grow most vigorously. The time when you should fertilize warm-season grasses is late spring, because that's the time when they begin to grow most actively. Fertilizing again in summer and early autumn will keep them vigorous. Some also recommend fertilizing earlier in spring to give the warm-season grasses a boost. However, avoid fertilizing warm-season grasses late in autumn. That's when warm-season grasses are winding down their growing season, and fostering new growth would only make them more susceptible to winter injury.

**Question:** When Should I Fertilize Cool-Season Grasses?

**Answer:** Common cool-season grasses include bentgrasses, bluegrasses, fescues and ryegrasses. The best time to fertilize these cool-season grasses coincides with the time when they grow most vigorously. Fertilize cool-season grasses in spring and autumn -- the seasons when cool-season grasses grow most actively. But avoid fertilizing too heavily late in the spring, since heavy fertilization at that time can lead to disease problems.

## **Secretary's Report**

by Michael Hagearty  
[mhagearty@mindspring.com](mailto:mhagearty@mindspring.com)

### **Berkeley Park Neighborhood Association Meeting Minutes June 15 2009**

Guests in attendance—

1. Jason Slaughter—Fulton Co. Animal Services

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## 2. Adam Brackman—City Council Post 1 At Large

### Chili Cook-Off—

Thank you to those who contributed, supported, attended. The event was a huge social success; not as financially successful, but very fun. Collected \$180 membership fees and an estimated \$1,500 overall.

### Safety—

806 Bellemeade pit bull house—Fined court date for code and zoning offenses/Rumored that pit bulls were simply moved to a sister's house in Cobb Co. and concern that they will be back

### Squatters at 796 Bellemeade vacated

Please report code issues—broken windows/cars in yards, etc. reporting noise violations from ICON Studios/Asa shared experiences with ICON. M. Wagoner will get someone from Code/Zoning Zone 2 to attend next meeting Private security patrol would cost \$3700 monthly for 100 hours according to Ken Allen who runs security for Atlantic Station

### Zoning—

A Special Public Interest District (SPI-14), which specifies that no more than three unrelated persons can maintain residence in a single home in Berkeley Park, has passed. This will help reduce renter problems. There was a Dan Wang discussion on how to approach him to solve a problem with any of his renters. See M. Wagoner with questions.

### Traffic—

Antone Street residents have not changed minds about speed humps, according to those in attendance. It is an open item at City Dept of Public Works, and we need to follow up with remaining neighbors. It was suggested that Jennifer Gibson be contacted to follow up on the issue and speak to remaining neighbors who have not signed the petition. The city painted “Stop bars” around the neighborhood and made other touch-ups. There are new “No Parking” signs around. Please let M. Wagoner know if anything else has been done that he has not yet noticed.

### Fire Station—

Our fire station may reopen at end of the year depending on budget issues. Please do not mow the FS to help force the issue and commitment from the city to keep it up with a visitor once a week to mow/clean up.

### Jason Slaughter—

Mr. Slaughter attended the meeting representing the Fulton Co Animal Services. He informed us of the many services FCAS offers., including: free spay/neutering, \$15 micro-chipping, \$10 rabies. This is the organization that will enforce confinements, but resident has to document, testify, help prove neglect or improper care. It can be difficult. Mr. Slaughter advised that if you see an animal suffering, make first

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call to animal control. As of Sept 4 a law will come into effect that makes it illegal to tether dogs in Fulton County. With regard to our local case, Mr. Slaughter expressed concern that the judges are too lenient in these cases and we needed to make our voices heard. Court date for Herman Swan is set for July 30th.

Adam Brackman—

Candidate for Atl CC Post 1 At Large He used to live in the BP/Underwood Hills area and is familiar with our concerns. Mr. Brackman's Campaign Issue Topics include prioritizing and improving: Safety/Finances/Efficiency of City Government/. He is currently Delivery Proj. Executive for IBM. Please visit his website for more information about his ideas and goals.

## **Seniors Report**

by Tawn Chi  
[tc@tcproperties.net](mailto:tc@tcproperties.net)

This month we begin Dahn Yoga/Tai Chi classes for Seniors of Berkeley Park. For more information on Dahn/Yoga go to [www.Dahnyoga.com](http://www.Dahnyoga.com). I am hoping to enhance the quality of the lives of our Seniors.

Dahn Yoga helps you to sleep better, think clearer, enhance your memory, eat healthier, lose weight, and have more energy!

Classes will begin Thursday, July 9, 2009 from 11:am to 12:pm at the Senior Citizen Center on Commerce Drive. Classes are FREE. We have a professional Dahn Yoga Instructor, Jo Yoshimura, who is donating her time to teach every Thursday thru the end of September.

I will provide Yoga mats and water, you need to bring your towel. I would be happy to pick you up if you need transportation.

If you would like to join us, please rsvp to me direct. Tawn Chi, [tc@tcproperties.net](mailto:tc@tcproperties.net) or call me on my cell phone, 404-326-6969.

## **Volunteer Help Wanted!**

Senior Citizen Services of Metropolitan Atlanta (where BPN Association holds its monthly meetings) is seeking volunteers to help with either their home repair program on Saturdays or Meals On Wheels delivery (weekdays and Saturdays). Both programs are for low income seniors in Fulton County.

Please call Mary Hart, Volunteer Coordinator, at 404-351-6194, to offer your help.

## **For Immediate Release**

### **Georgia's Trees Need Extra Attention in Order to Thrive Post-Drought Proper Irrigation, Mulching, Pruning, Soil Nutrient and Pest Management are Keys to Success**

**Atlanta, Georgia – June 19, 2009** – The Georgia Environmental Protection Division recently declared an end to the drought affecting forty percent of our region since 2007. Rainfall levels this spring are at the highest in 115 years. While Georgia's lakes, rivers and streams are recharged and returning to normal levels, trees and shrubs may take months or years to recover from the drought.

Trees and most plants require water for many primary functions of their existence – photosynthesis, cell expansion, nutrient uptake, chemical reactions, etc – and suffer when water is limited. Even when water becomes available to trees, it is possible that significant signs of the previous years' stress will continue to appear. Trees have been forced to use precious carbohydrate reserves to stay alive during the dry summers when sugars couldn't be produced through photosynthesis. Doing so year after year places trees in a weakened, compromised state. Trees have less ability to defend themselves against insects and diseases when they are fragile. They may also become structurally unstable and hazardous as heavy rains and accompanying winds pass through our region.

“With the drought officially over, people may be inclined to lower the priority they place on the care of their trees and shrubs. However, many plants will continue to feel the effects of the drought and homeowner need to maintain their awareness to the same level as before, keeping a lookout for signs of disease, infestation or other decline,” said Stephen Johnston, Vice President and Division Manager of Bartlett Tree Experts. “Regular preventative care by a certified arborist will keep trees healthy and better prepared to survive the next drought.”

Trees that have been weakened or invaded by pests may not immediately show symptoms of stress because of the vast amount of energy that is stored within the tree. Trees are extremely large organisms that are remarkably resilient, but multiple years of drought stress will manifest for many years to come.

“It is important that home and business owners care for trees of all ages in a consistent manner to ensure their longevity,” said Trees Atlanta Executive Director, Marcia Bansley. She recommends having your trees evaluated regularly by a certified arborist. “Trees increase our property value by \$2,000 on average, so including them in your home improvement budget makes good economic sense,” she concluded.

It is also important to monitor the health of your trees and provide them with the best possible growing conditions to recover post-drought. The best way to do this is through proper irrigation, mulching, soil nutrient management, pruning, and pest management. Trees require, on average, ten gallons of water per caliper inch (trunk diameter) per week to establish and approximately one inch of water per week during growing seasons thereafter. Mulch consists of natural materials like hardwood chips, pinestraw or other organic matter. It should be applied 2-3 inches thick around the roots of the tree out to the tips of the branches. Mulch should not be applied within three inches of the tree trunk. Soil nutrient management is not a one size fits all process. Your local County Extension Service can analyze your soil and identify which nutrients are missing. Once identified, appropriate slow-release fertilizer may be applied around your tree when rainfall is adequate. Commercially available soil amendments that introduce beneficial fungi and help retain moisture are also available. Pruning is the removal of dead or

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dying limbs that may harbor insects or disease. Proper technique is key, so that trimming your tree does not do more harm than good. Finally, watching your tree for any insect or disease infestation and addressing this attack is essential for optimum tree health.

Trees in the urban forest help us manage rainfall no matter what the conditions. They maximize use of rainfall during drought and reduce water flow into our waterways and municipal storm water systems during downpours. Come drought or high water, Georgia's trees are worth protecting. Contact the Georgia Urban Forest Council, Georgia Arborist Association and Trees Atlanta to learn more about how you can help protect and improve Georgia's treasure—its trees.

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The Georgia Urban Forest Council works to sustain Georgia's green legacy by helping communities grow healthy trees. For more information about GUFC, visit [www.gufc.org](http://www.gufc.org).

Trees Atlanta is a nationally recognized citizens group that protects and improves Atlanta's urban forest by planting, conserving and educating. For more information about the Trees Atlanta, visit [www.treesatlanta.org](http://www.treesatlanta.org).

The Georgia Arborist Association brings together tree care professionals and enthusiasts for the betterment and protection of Georgia's trees. For more information about GAA, visit [www.georgiaarborist.net](http://www.georgiaarborist.net).

## **NPU-D Report**

by Jim Martin  
[james.martin@me.gatech.edu](mailto:james.martin@me.gatech.edu)

The June 23 rd NPU-D meeting was pretty uneventful. We were able to wrap things up by about 9:30, which is late by the standard written in our bylaws, but early compared to our recently established precedents.

Although it was a presentation rather than a business item on our agenda, we spent a fairly long time discussing a proposed renaming of Coronet Way Park in honor of Sara Gonzalez. This park is in NPU-C adjacent to NPU-D at the corner of Bolton Rd and Coronet Way. The city had put forward an ordinance for the renaming about two months ago without any accompanying explanation. When it came to the NPUs in April, no one had any idea who Sara Gonzalez was or why the park should be renamed for her, and we voted against it. Having failed to foresee this, the city is now hoping to quickly and quietly popularize the concept in time to meet some sort of artificial deadline. The city's mishandling of all this has been comical, given the relatively inconsequential nature of the proposal. One can only imagine how the Hartsfield family must have felt.

We deferred two of our four zoning cases because we were waiting to get more information about them. One of these was a front-yard setback variance for the construction of a new single-family home

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in Underwood Hills. The issue there is that the applicant is also seeking a stream-buffer variance at the back of the property. The general sentiment has been that the stream-buffer variance is the more controversial of the two, and we should wait to see how that turns out before deciding the zoning issue. This was the second time that we deferred that case. The other deferral was for a rezoning from industrial to multi-family residential in NPU-G on Perry Blvd along the border with NPU-D. In that case there were several concerns voiced by NPU-G that the developer had not yet addressed, and we thought that it would be inappropriate for our NPU to judge the project before those were settled. The developer had already requested a two-month deferral from NPU-G and did not seem bothered by this. Apparently, the collapsing real-estate market had dampened his enthusiasm to break ground on the project quickly.

We approved a parking variance for the conversion of an industrial building on Woodmont Lane (a side street off of Chattahoochee near Marietta) into studio and office space. The new tenant there does video post production, which is apparently a fairly remote activity in the age of computers and the internet that does not require much parking.

We unanimously rejected a rezoning application for a single-family residential parcel on Dunseath Ave in Bolton. There, the applicant was asking to change the zoning from R-4 (the same as its surroundings and many neighborhoods in the city) to R4-B (the densest possible zoning for detached single-family residences) so that he could subdivide his one lot into two new ones. The rationale that he offered for this was that several of the nearby homes did not conform to the current zoning, and that the homes that he was proposing to build would not constitute a substantial increase in density compared to those. The counter arguments were that the zoning would create a bad precedent for the area, that it would be "spot zoning" (i.e. unique from its surroundings in all directions), that it would permit a significant increase in density over its surroundings regardless of what the owner stated were his intentions, and that there were many lots in the area with a comparable size and R-4 zoning.

We had one liquor license application. This was for a restaurant called Urban PL8, which is to go into the old Pangaea location on Huff Rd. We approved this unanimously as we are generally in favor of more access to alcohol. Hopefully, by the time this restaurant opens, the construction in the area will have quieted down a bit and some of the new apartment buildings will have tenants who can patronize it. It is amazing how many apartment units are currently being constructed in that area where there are currently no apartment dwellers and a substantial surplus of town homes. Either these developers must know something that isn't readily apparent to the rest of us or they are all following each other like lemmings.

**Next NPU-D meeting:**

**Tuesday, July 28, 2009**

**7:30 pm**

**Agape Center, 2351 Bolton Road, NW**

**ALL NPU RESIDENTS ARE WELCOME**



## **NPU-D Report**

by Jim Martin

[james.martin@me.gatech.edu](mailto:james.martin@me.gatech.edu)

### **A NOT-SO-BRIEF EXPLANATION OF THE COSTS AND BENEFITS OF TADS**

I started writing this as a letter to the editor of the Buckhead reporter in response to the letter by Tom DiGiovanni of the Atlanta Development Authority (ADA), ([http://buckhead.lps2.com/Articles-c-2009-06-11-165576.113118\\_Tax\\_districts\\_benefit\\_full\\_city.html](http://buckhead.lps2.com/Articles-c-2009-06-11-165576.113118_Tax_districts_benefit_full_city.html)), which misrepresented the costs of Atlanta's tax allocation districts (TADs). His letter once again falsely characterized this funding mechanism as being something that should be considered free to Atlanta's taxpayers because there is "no lost property tax revenue" associated with them. This is particularly galling in light of the recent city tax increase, which was required in part to pay the costs to the city associated with the ADA's activities in this regard. My explanation sort of outgrew the intended genre, so I decided to put it in our newsletter instead.

TADs collect and expend tax revenue. Any expenditure of tax revenue is justified if the aggregate benefits realized by the taxpaying public exceed the costs to them. It is not informative or constructive to pretend that a TAD collects tax revenue free of cost to the taxpaying public, nor is it reasonable to assert that the use of these funds by a TAD's governing authority will not generate any public benefits. The costs and benefits of TADs come in many forms, both direct and indirect. It is important for the public to understand all of these because the success of a TAD is not an automatic consequence of its creation, although many people have implied otherwise. There is a risk associated with any TAD that its costs will significantly exceed its benefits and it will therefore be a failure.

A TAD makes sense if there is a reasonable expectation that its governing authority (the ADA or its subsidiary Atlanta Beltline Incorporated, ABI) will make better use of funds than the normal taxing authorities (the city, county, and school board) would make of the same funds. Recently, none of these organizations have distinguished themselves as being fiscally responsible. However the profligacy of the city, county, and school board is not demonstrative of prudence on the part of the ADA/ABI whose activities normally receive much less public attention. If a similar level of competence and integrity is assumed for all of these identities, then ADA/ABI expenditures are apt to be less cost-effective than Atlanta's because (1) they do not benefit from the city's economies of scale, (2) their borrowing costs are higher than the city's, (3) their expenditures are less subject to public scrutiny, and (4) the nature of their expenditures are limited by the scope of their mandate. The first three of these points are well illustrated by ABI's purchase of the Mason property adjacent to Piedmont Park. There, planning was undertaken outside of and redundant to the city's planning bureau, usurious interest rates (approaching 12%) were agreed to, and both public opinion and the opinion of the Beltline's citizen advisory committee opposing the purchase were ignored. An example of the fourth point is the new fire station constructed in Atlantic Station. By far the most pressing need for the city's fire and rescue department is for staffing and/or renovating the city's existing fire stations. Funding these needs is not a permissible use of TAD funds, which were instead used to construct and equip the unoccupied fire station. In contrast to TAD funds, the city's general funds can be used to pay for staffing, renovation, or new construction as priorities dictate.

In comparing the costs and benefits of a TAD, it is important to consider that almost all of the costs are incurred only during the life of the TAD and vanish thereafter. Similarly, it is important to consider that much of the expenditure within a TAD is of borrowed money (TAD bonds). Thus, the success or failure of a TAD can only be accurately judged after all the bills have been paid (i.e. at the end of the life of the TAD). Before then, success or failure is only an expectation rather than a certainty. Atlantic Station is frequently held up as an example of a successful TAD because of its obvious tangible manifestations. Although its success may be likely, it is by no means certain. Both this TAD and the dominant private partner in the development (AIG) are currently burdened by debt associated with the project. The tangible assets inside the TAD will have aged by 15 years before they are returned to the tax digest of the normal taxing authorities and yield an increase in general fund revenues. If the debts are retired without undue hardship to the taxpayers and the tangible assets are deemed equally desirable 15 years from now, then the TAD may be judged a success.

## **COSTS**

**Background Growth:** One of the direct costs of TADs is in the form of revenue that is lost due to background growth. This is the result of increasing assessments caused either by increasing values or by the correction of underassessment existing when a TAD is created. Background growth also includes new development that would have occurred regardless of the inclusion of a site within a TAD. The recent Atlanta Public Schools (APS) debate over revenue from the Beltline and Perry Bolton TADs sheds light on the magnitude of this effect. The \$18 million at issue there constituted two years of background growth of the school taxes from these two TADs. Thus the annual direct cost to APS from these TADs is currently in the range of \$9 million per year. By comparison, Atlanta's general fund currently loses about \$3 million per year of revenue from background growth in these two TADs. If long-term trends citywide are assumed to include new development and inflation of property values, this annual cost will increase in future years over the lives of these TADs. The background growth cost in the city's older TADs is more difficult to estimate, because they contain TAD-incentivized growth also. If the two newest TADs are assumed to be representative, about 2/3rds of the revenue realized by Atlanta's TADs in 2008 was due to background growth. This directly costs the city about \$9 million in lost revenue, the county about \$14 million, and the public school system about \$27 million.

**Changing Mill Rates:** Because the tax revenue from properties within a TAD that is directed to the normal taxing authorities is frozen when the TAD is created, a change in the mill rate levied by that authority can either increase or decrease the TAD's revenue and its direct cost to the taxpayer. This is because all of the revenue generated within the TAD by an increased tax rate constitutes an increment for use by the TAD's authority (ADA/ABI) rather than the city. When Atlanta increased its mill rate by 45%, \$6 million of new 2009 revenue was directed to the city's TADs. Since the increase in the mill rate was motivated by a need to balance the general-fund budget, the tax increase was \$6 million larger than would have been necessary in the absence of TADs.

**Redistribution of Development:** Some of the development that is attracted to TADs would otherwise have occurred elsewhere in the city. In this regard TADs compete with the rest of the city and with other TADs for new development. To the extent that development occurs inside rather than outside of a TAD, there are indirect costs to the taxpayers. The revenue that would have otherwise been generated by the development for the normal taxing authorities is instead generated for the TAD's authority and some or all of the increase in property value surrounding the new development (or the decrease in value at alternative sites that were not selected) will also result in the redirection of potential tax revenue to the TADs' authority from the other taxing authorities.

In addition to a geographic redistribution of development, there may also be a temporal redistribution. Incentives may cause a project to be developed years earlier than it would otherwise have been deemed viable. This creates both costs and benefits for the taxpayers. The costs come in the form of higher vacancy rates, which can depress property values citywide, and in exaggerating boom-and-bust cycles in development.

**Provision of Services:** Public services are provided for the new residents or commercial tenants of TADs to the same extent that they are elsewhere in the city. The increased costs of these new services, such as police and fire protection, infrastructure maintenance, education, etc., are borne by the normal taxing authorities without a corresponding increase in the revenue that is available to pay for them. Thus, taxpayers as a whole must make up the difference either by accepting a lower level of service citywide or by paying higher taxes in order to maintain or improve service levels.

## **BENEFITS**

**Infrastructure:** Some TAD funds are spent for the construction of infrastructure that would otherwise be a legitimate expenditure for the normal taxing authorities. This infrastructure provides utility to the entire taxpaying public. One example of this would be the street grid within Atlantic Station which has reconnected the east and west sides of midtown. Another (potential) example, would be the parks and transit proposed for the Beltline.

**New private investment:** Some of the new private development occurring inside TADs would not have occurred within the city without TAD-funded incentives. These developments benefit taxpayers in two ways: they provide new amenities when they are completed and they ultimately contribute to the tax base at the end of the life of the TAD when their value is returned to the tax digest of the normal taxing authorities.

**Accelerated private investment:** As previously mentioned, TAD-funded incentives can accelerate development that would otherwise occur later, and both costs and benefits result from this. The utility value of the new development is realized sooner and this is a benefit. Similarly, the economic activity and employment associated with the construction is a benefit and there is a time value associated with realizing this sooner.

**Peripheral development:** New development within a TAD can act to catalyze development at its periphery, which contributes directly to the tax revenues of the normal taxing authorities rather than to the TAD. A good example of this is the new residential development that is planned or under construction around the waterworks to the west of Atlantic Station. Unfortunately, most of the incremental tax revenue from that new development was captured as background growth by the Beltline TAD.

**Sales and service taxes and fees:** Some sources of public revenue such as sales taxes and fees are not redirected to the TAD's authority, but returned to the city. In principle, fees are intended to pay only the costs of the relevant services and thus cannot compensate for revenue that is lost from other sources. There are, however, economies of scale associated with the provision of these services. Thus, fees paid from inside TADs may generate savings for fee payers outside of TADs. In contrast, sales and service taxes may compensate for revenue that is lost in other taxes, however only a portion of the total of these taxes raised within a TAD constitutes new revenue. This is because some of the commerce that

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they are tied to is redistributed from elsewhere in the city rather than created in the TAD. Atlanta's sales and service tax revenues, for example, have been flat over the last 8 years in the city as a whole despite the development inside the city's TADs that has taken place over this period.

## **Announcements**

### **Local Bicycle Shop opens in August**

We are going to have our opening on Aug. 8th. ( Sat. ) 2009. We wanted to invite all Berkeley Park residents to stop by so we can introduce ourselves and we also plan on cooking turkey dogs and veggie burgers and serving cold drinks. Our shop will be specializing in commuter bikes as well as doing repairs on all bikes. We are certified bike mechanics and will meet or beat other bike shop prices. We will also be selling used bikes as well as daily commuter bikes.

Thanks,

Christine and Joe Sainato  
JCS Cycles  
[www.jcscycles.com](http://www.jcscycles.com)

### **Bylaws change deadline**

The Berkeley Park Neighborhood Association bylaws are reviewed each year to see if they are working for us. The deadline for anyone to submit changes to the board is September 1, and the board may review the change and submit it for a vote in November. Details are here:  
<http://berkeleypark.org/structure.asp#amendments> .

### **Go Green!!**

In an attempt to cut back on expenses, we would like to trim our printing of the paper newsletter. If you would like to read the newsletter online and save some paper for the BPNA, please email [info@berkeleypark.org](mailto:info@berkeleypark.org) and tell us your name and address and that you would like to be removed from the paper newsletter list.

### **Check us out on Facebook!!**

Follow Berkeley Park on Facebook by joining our group. [Click here!](#)

### **Watering Restrictions lifted**

In light of the ending of the drought, Atlanta and the state of Georgia have lifted the restrictions on watering. Residents are asked to still adhere to a non-drought watering schedule, however. Odd-numbered addresses can water on Tuesdays, Thursdays and Sundays. Even-numbered addresses can water on Mondays, Wednesdays and Saturdays. Watering can occur anytime, but residents are asked to avoid watering landscape during the hours of 10 am to 4 pm because of its limited effectiveness (water evaporates too quickly in the heat of the day, and thus doesn't benefit the plants).

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## **About Us**

The Berkeley Park Bulletin is published monthly in print and at [www.berkeleypark.org](http://www.berkeleypark.org) by the Berkeley Park Neighborhood Association, a non-profit organization. It is distributed to all Berkeley Park residents 3 times a year. To subscribe to the monthly edition, submit an article or Talk Back letter, or inquire about advertising, contact the editor, Maureen Hetrick, at 404-609-9873 or [maureenfh@mindspring.com](mailto:maureenfh@mindspring.com). We accept appropriate articles from all Berkeley Park residents or other interested community members at the discretion of the editor and as space permits.

Effective January 1, 2009, membership in the BPNA is \$20 per person (up to 3 adults per address are eligible to become members), and \$10 for seniors. To join the association, attend a monthly meeting and pay dues to the treasurer, [Nina-Daniela McCormack](#), or the president, [Michael Wagoner](#). If you cannot attend a meeting but wish to join, or for more information, email us at [info@berkeleypark.org](mailto:info@berkeleypark.org).

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