



HOW

THE CITY “BREATHES LIFE” INTO AN AUTHORITY

- The General Assembly has already created a citywide development authority (DA) and a downtown development authority (DDA) for each city
- Neither a DA or a DDA can transact business or exercise any powers until the city’s governing body “activates” it
- Activation = adopt a resolution declaring that there is a need for the DA or DDA to function
 - DA- initial directors are usually named in the activating resolution
 - DDA- initial directors must be named in the activating resolution or at least before the activating resolution is effective
 - designation of central business district also required



WHAT

IS THE ROLE OF THE STATE

- DA and DDA: copy of activating resolution is filed with Secretary of State
- DDA: copy of activating resolution is also filed with DCA
- Aside from these filings, no action by or involving the State is necessary in order to activate
- Periodic filings after activation are required by other statutes; e.g., annual authority registration with DCA



WHAT ARE THE RULES

BOARD

- Statutory DA: 7-9 members; set by local government (can include 1 local government member); term (after first appointments) 4 years; majority of whole board to pass resolution
- Statutory DDA: 7 members (can include 1 local government member); term (after first appointments) 4 years

BYLAWS

- Adopted by board
- Best practice: include only matters not dictated by governing law, such as officer terms, calling special meetings, meeting schedule
- Directors must comply with procedures in bylaws such as notice required before amending bylaws

OFFICERs

- Statutory DA and DDA: Chair and Vice Chair (both members), Secretary and Treasurer or Secretary-Treasurer (membership optional)



WHO

IS QUALIFIED TO BE A DIRECTOR
OF A CITYWIDE DEVELOPMENT AUTHORITY

CITYWIDE DEVELOPMENT AUTHORITY (DA):

- A DIRECTOR MUST BE A TAXPAYER RESIDING IN THE CITY
 - CAN'T BE REMOVED BY THE CITY ONCE APPOINTED
- THE GOVERNING BODY OF THE CITY MAY APPOINT NO MORE THAN ONE OF ITS MEMBERS AS A DIRECTOR
 - IF APPOINTED, THAT PERSON THEN HAS A NORMAL TERM AS A DIRECTOR
 - TERM AS DIRECTOR NOT DEPENDENT ON TERM AS ELECTED PERSON



WHO

IS QUALIFIED TO BE A DIRECTOR OF A DOWNTOWN DEVELOPMENT AUTHORITY

A DIRECTOR OF A STATUTORY DDA HAS TO HAVE (AND MAINTAIN AT ALL TIMES) ONE OF THESE QUALIFICATIONS-

1. City resident
2. Resident of City's County and own or operate a business in the downtown development area
3. Qualified under both 1 and 2
4. Member of City's governing body (DDA term ends when term as elected person ends)
 - at least 4 of the Directors in the above categories have to have or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area
5. Resident of Georgia and own a business in the downtown development area (only one director)