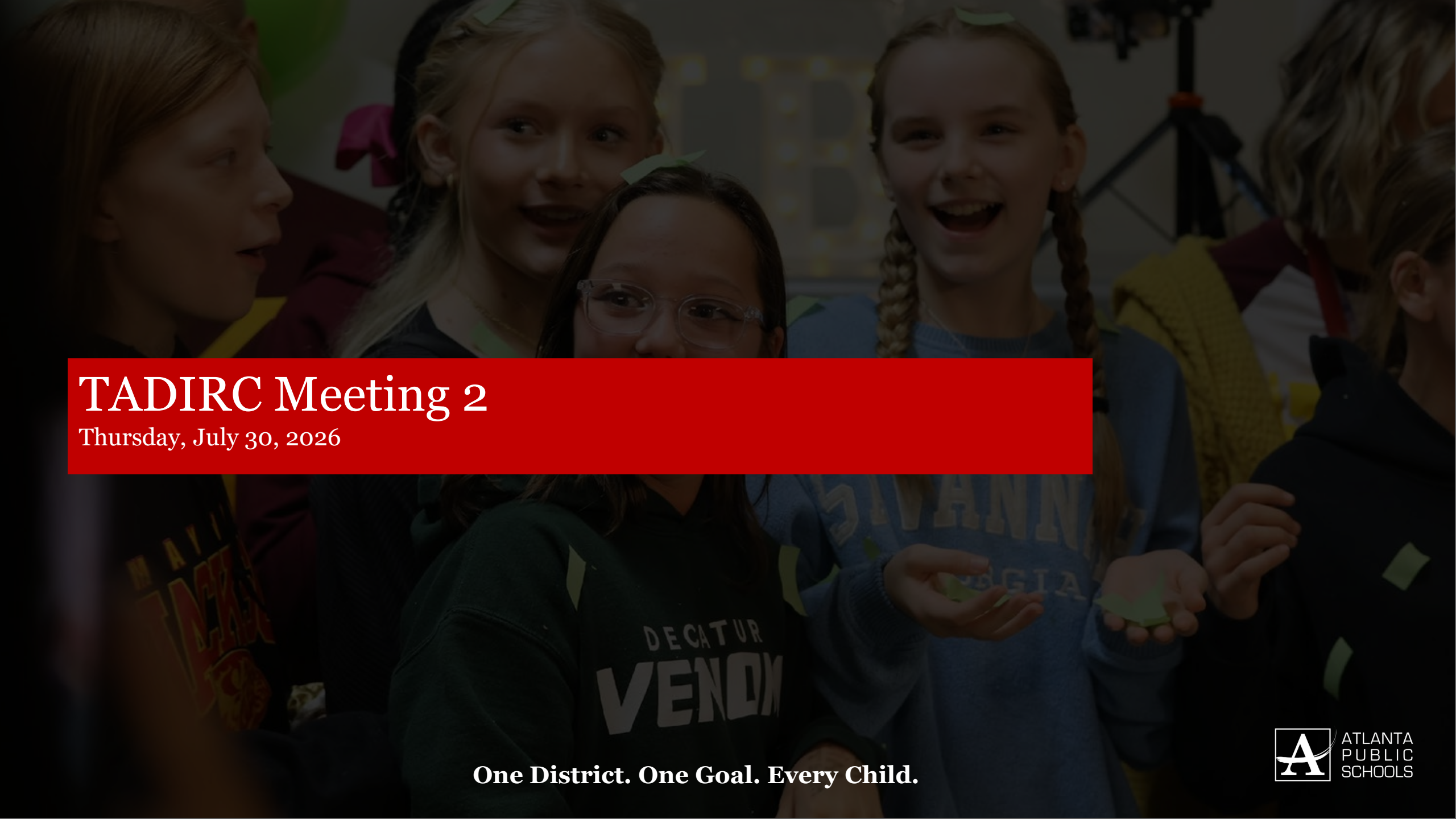




TADIRC Meeting 2

Thursday, July 30, 2026

One District. One Goal. Every Child.

Agenda

1. Norms and Expectations | Reflections
2. The Math Problem
3. Case Studies
4. Discussion: Considerations
5. Next Steps



Norms and Expectations



Attend meetings



Think long-term



Complete assigned tasks



Make recommendations, not decisions



Be receptive to others' ideas and perspectives



Contribute to report

Any Reflections?

- Community feedback
- Redevelopment plans
- Additional data
- Considerations we covered last meeting (we will circle back to these later too)



A group of diverse middle school students are shown in a classroom setting. They are all smiling and looking towards the camera. Several students are holding small green sticky notes. The student in the center foreground is wearing glasses and a dark hoodie with 'DECATUR VENDOR' printed on it. The student to her right is wearing a blue sweatshirt with 'SIVANNA' and 'REGIA' visible. The background is slightly blurred, showing classroom elements like a tripod and posters.

The Math Problem

One District. One Goal. Every Child.

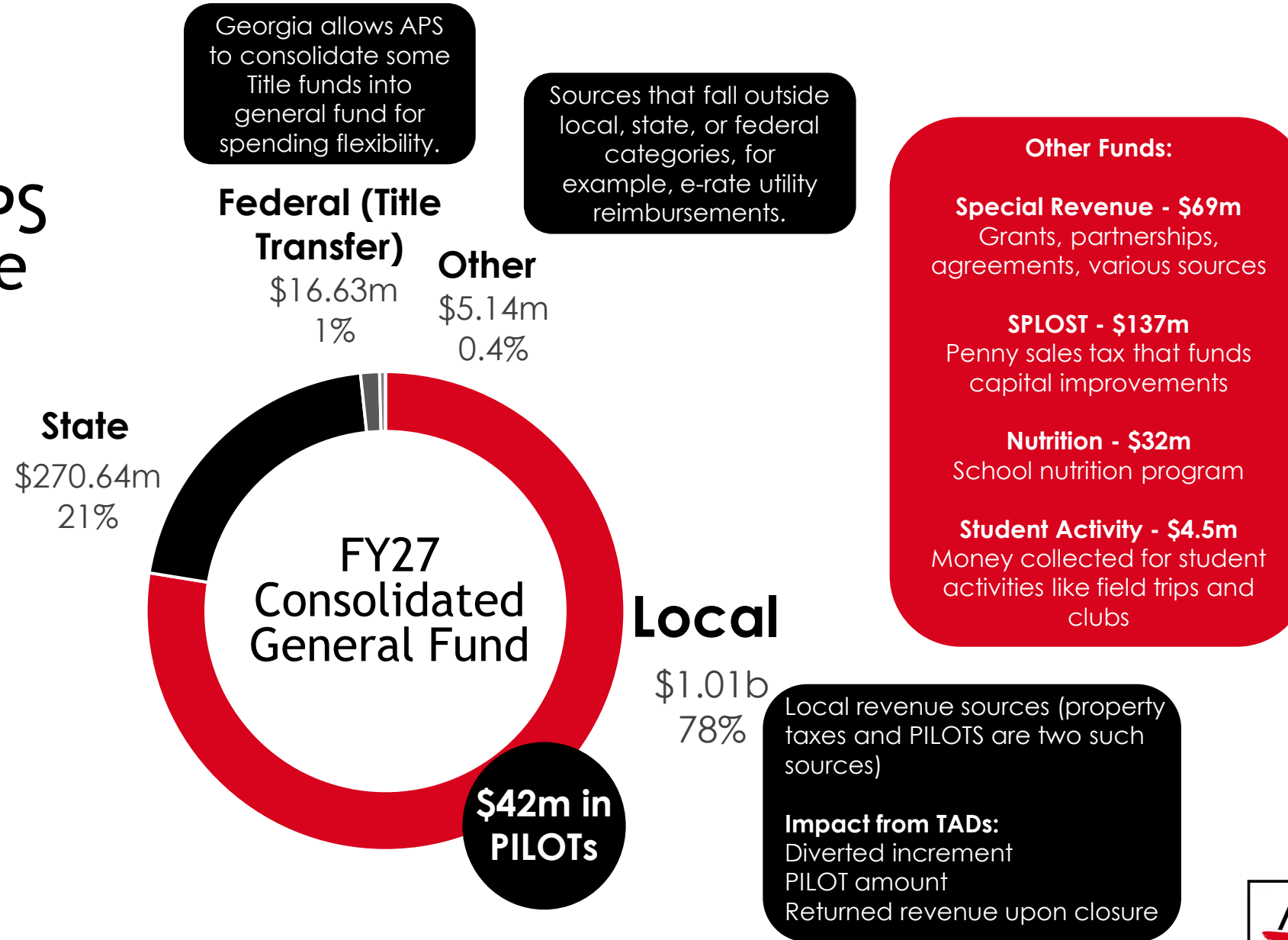
THE MATH PROBLEM

$$\text{CONSTRAINED REVENUE} + \text{HIGHER COSTS} =$$

DIFFICULT DECISIONS

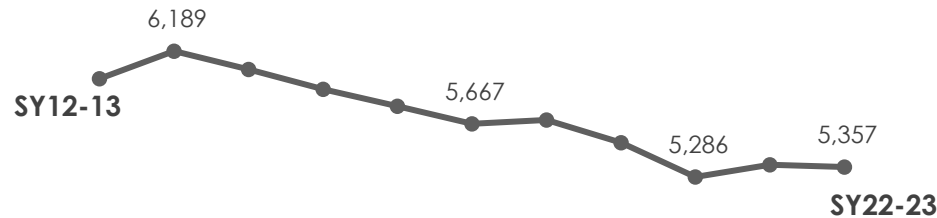


Where Does APS Revenue Come From?

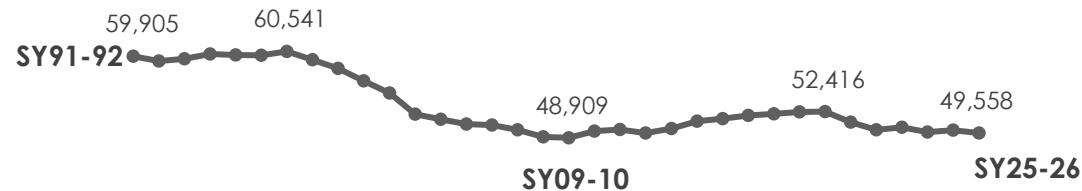


Enrollment is Declining

Births in Atlanta are declining



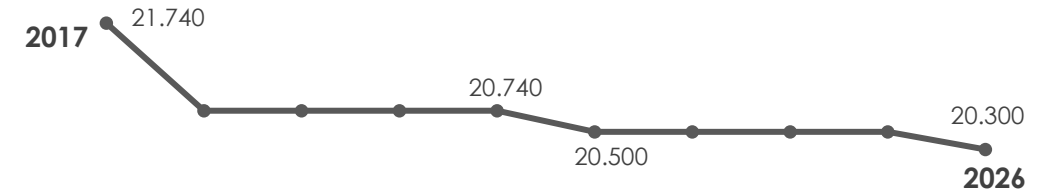
Enrollment in APS is declining



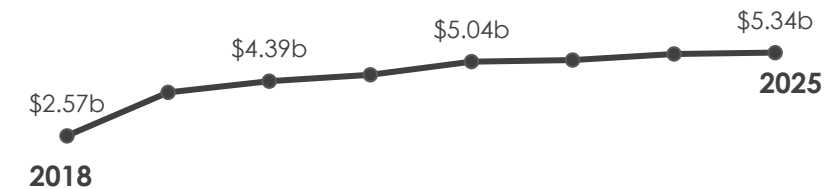
Declining enrollment affects state formula funding and internal school formula funding

Local Revenue is Constrained

The millage rate is decreasing



Exemptions are increasing



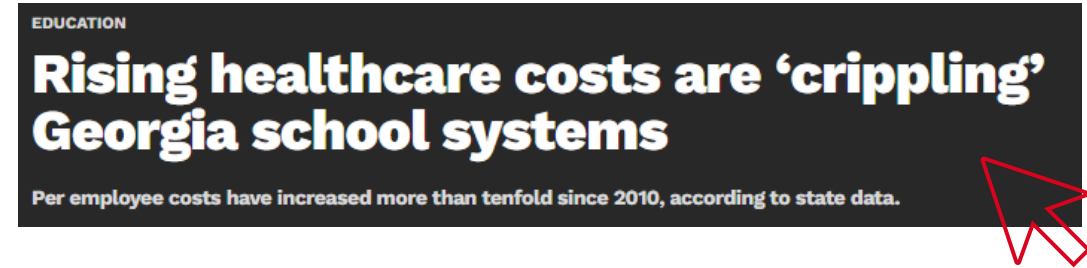
State legislation has made a floating homestead exemption mandatory (and other more extreme property tax legislation was proposed)

Commercial properties are underassessed

Everyday Operational Costs are Increasing

Benefit Rates are Increasing

	Teachers' Retirement System (TRS) Rates	State Healthcare Benefit Plan Rates Per Member/Per Year
FY2021	19.06%	\$11,340
FY2022	19.81%	\$11,340
FY2023	19.98%	\$11,340
FY2024	19.98%	Certified - \$18,960 Classified - \$11,340 / \$14,340
FY2025	20.78%	Certified - \$21,120 Classified - \$18,960
FY2026	21.91%	\$22,620
FY2027	22.32%	\$23,220



- State lawmakers cut state funding for non-certified school employees in 2010, shifting these costs to school systems' other funding sources
- Salaries (41%) and benefits (23%) make up a combined 64% of FY27 general fund expenses
- [Report: Passing the Buck: Property Taxes Fund Georgia's Schools and Local Services \(Georgia Budget and Policy Institute\)](#)

Strategic Priorities



Back to the Basics 2030
Strategic Plan

Estimated Annual Cost

\$2m Early Learning

\$12-19m Teacher Pay

\$2m Success Plans

\$7m Community Hubs

\$5-9m Accelerated Literacy

\$28-39m
annually

Other related initiatives: CTAE expansion,
Advanced Placement, college credit expansion,
School of the Arts, Medical Academy, aviation
career pipelines, exploring magnet school model

Difficult Decisions

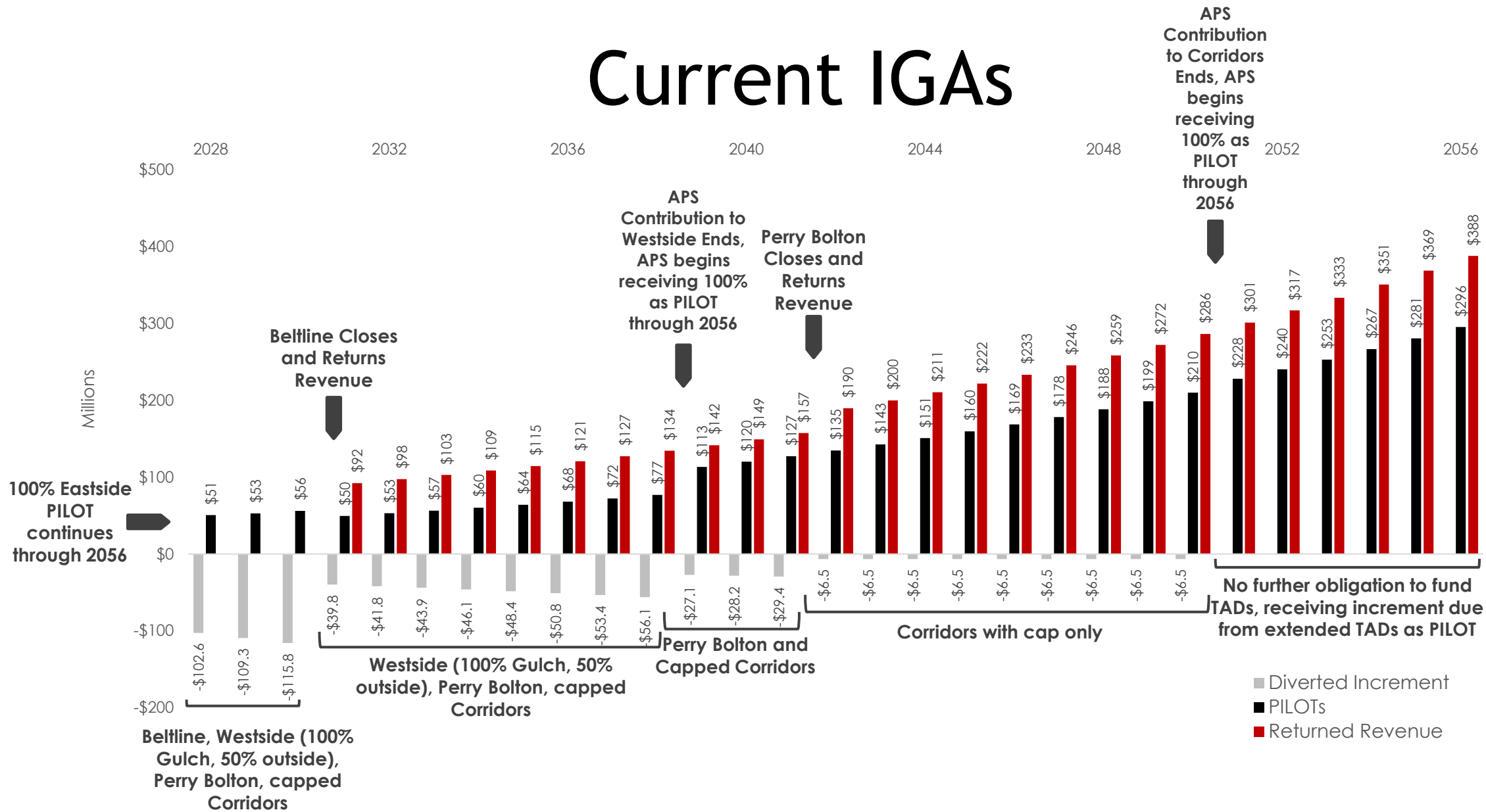
- **Constrained revenue** and **higher costs** create a **structural deficit (gap)** in future years
- To address the **structural deficit**, APS has:
 - **Reduced annual payments** towards **unfunded pension obligation**, extending length of obligation
 - **Reduced central office staff** (net 146 positions reduced by September 2025)
 - **Passed a balanced budget** (no use of fund balance) for FY27
 - Obtained Board approval to **close 16 schools**

"We Have a Math Problem"
September 2025 Budget
Commission Presentation

FY27 Budget June 2026
Board Presentation

APS Forward 2040 School
Closures December 2025
Board Presentation

Current IGAs



Assumes 5% annual growth and 20.3 APS millage rate



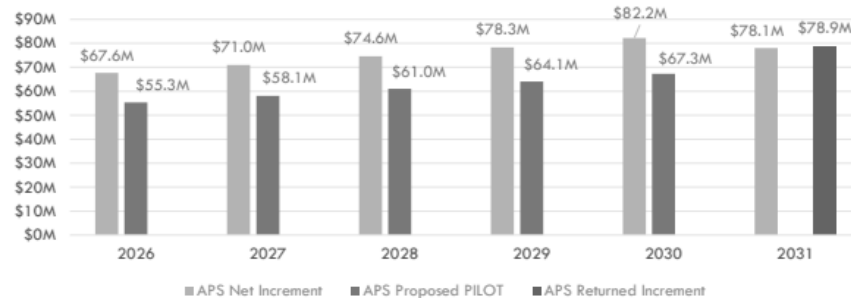
City Proposal (April 2026)

Possible APS TAD Scenario: Revenue Projections

APS Current TAD Participation (2026-2031)*



APS Proposed TAD Participation (2026 - 2031)*



*assumes conservative 5% growth

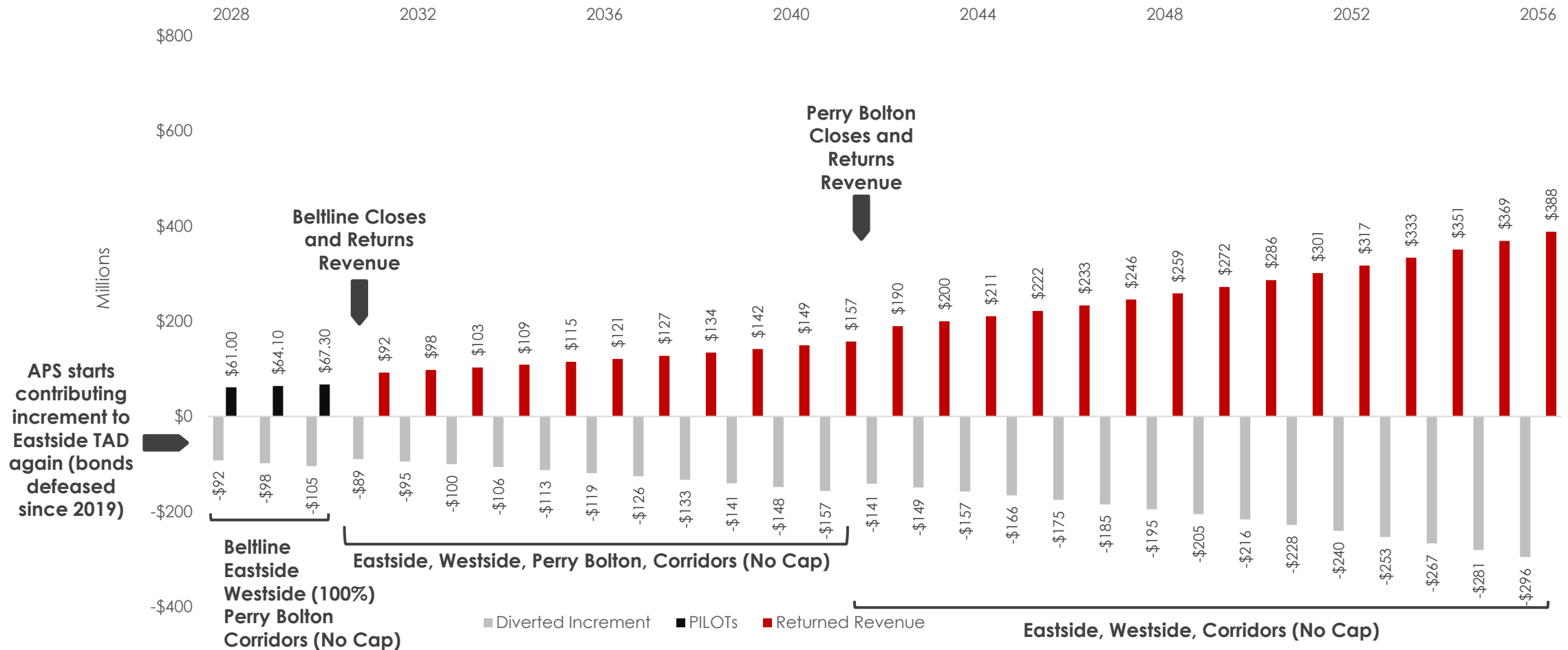
Proposed Structure:

- **Status Quo:** APS receives ~34% of increment back (Est. \$250M total for through 2030)
- **Proposed Structure:** APS receives 45% of increment back (Est. \$305M total through 2030)
- **This translates to an additional \$54M/5 years that APS would receive**
- Starting in 2031, APS would receive ~\$79M in returned Beltline increment annually
 - This would mean APS will see a significant revenue increase in perpetuity, while continuing to partner in investing in healthy neighborhoods for students in areas that need it most

Proposed Structure:

- 45% of increment returned as annual PILOT for next five years (~\$53M), coming from four TADs:
 - 60% from Beltline TAD
 - 20% from Eastside TAD
 - 10% from Westside TAD
 - 10% from Perry Bolton TAD
- Remove all other existing PILOTs and caps on corridor TADs

City Proposal



Assumes 5% annual growth, 20.3 APS millage rate, Beltline closure. Perry Bolton closure also added (was not extended with City legislation). PILOT amounts per City proposal on previous slide.

A group of diverse middle school students are shown from the chest up, smiling and looking towards the camera. They are holding small green sticky notes. The student in the center foreground is a girl with glasses and a dark hoodie that says "DECATUR VENDOR". To her right is a girl with braids wearing a blue sweatshirt that says "SIVANNA". The background is slightly blurred, showing what appears to be a classroom or activity room with a tripod and other equipment.

Case Studies

One District. One Goal. Every Child.

California

- In California, the first state to adopt tax increment financing, public resistance to funding urban renewal with school taxes led the state government to pass a new law in the 1970s guaranteeing reimbursement of lost school revenue.
- By 2012, this reimbursement had created budget shortfalls to the point that legislation was passed ending the redevelopment program entirely.
- New laws were enacted to enable tax increment financing with a prohibition against any use of school taxes.

TIF Case Studies
TIF and CPS
Illinois State Law

Chicago

- Chicago began using tax increment financing in the 1980s for downtown redevelopment. By 2011, the city had created 163 districts for increment-financed redevelopment.
- Chicago Public Schools receives state aid in any year where their funding does not meet a target minimum, buffering the impact of diverted revenue.
- Programs and intergovernmental agreements between City of Chicago and Chicago Board of Education had resulted in almost \$1 billion in TIF funding for CPS capital improvements and school grants by 2011.
- Illinois law restricts these districts to a 23-year initial term with one option for a 12 year renewal period.
- Illinois state law also requires that “surplus” tax allocation funds (anything not specifically required or designated for redevelopment costs) be refunded to taxing jurisdictions.

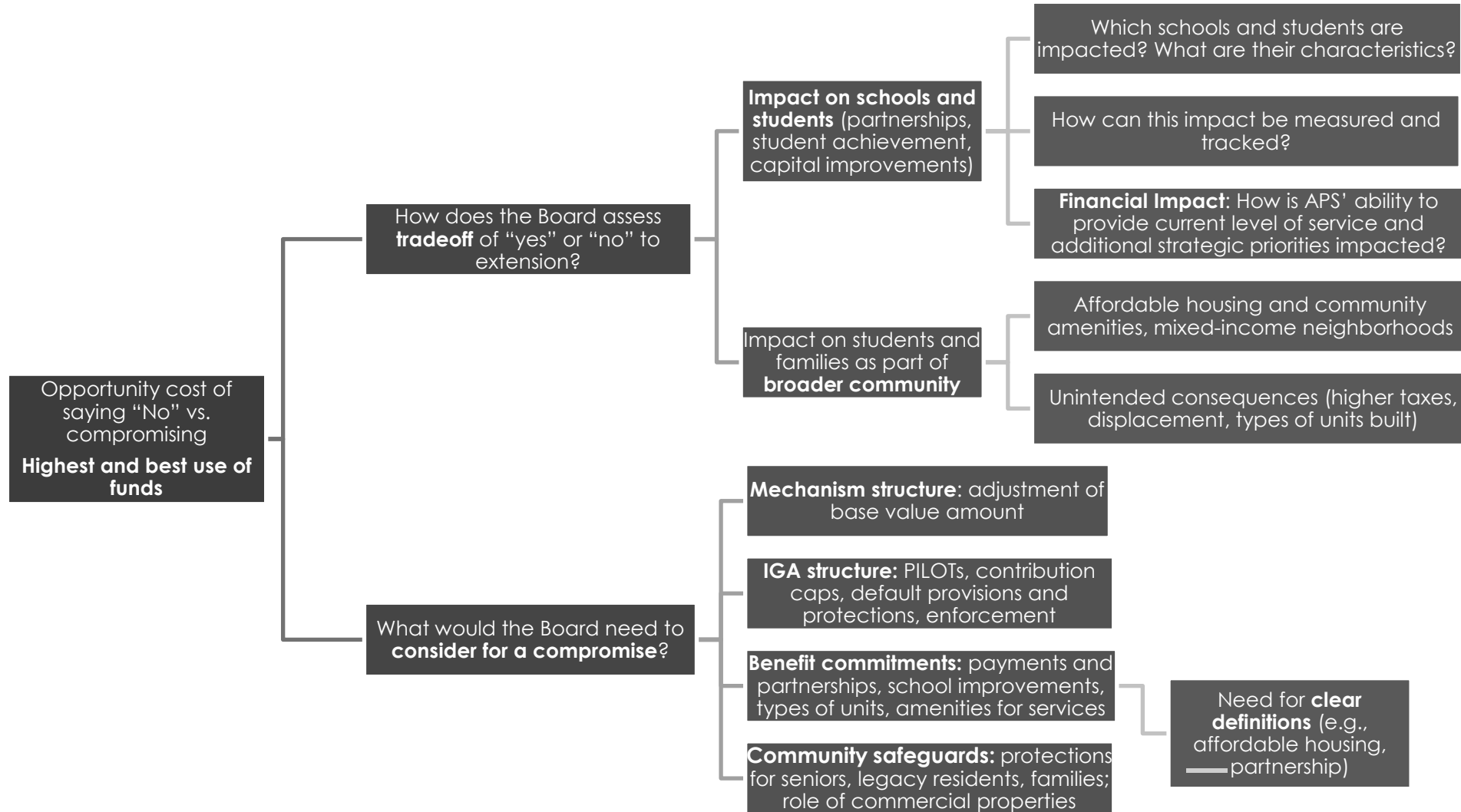


A group of diverse young students are shown from the chest up, smiling and looking towards the camera. They are holding small green sticky notes. The student in the center foreground is a girl with glasses and a dark hoodie that says "DECATUR VENOM". To her right is a girl with braids wearing a blue sweatshirt that says "SIVANNAH". The background is slightly blurred, showing what appears to be a classroom or activity area.

Circle Back: Considerations

One District. One Goal. Every Child.

Considerations



Discussion: What can be added, specified, or restructured here? How do indicators for past and current performance factor in?



A group of diverse middle school students are shown from the chest up, smiling and looking towards the camera. They are holding small green paper scraps in their hands. The background is slightly blurred, showing what appears to be a classroom or activity room with a tripod and other equipment. A red banner is overlaid across the middle of the image.

Next Steps

One District. One Goal. Every Child.

Timeline and Deliverables



Housekeeping



Meeting Dates

**Chair and
Vice Chair**



Thank You!



ATLANTA
PUBLIC
SCHOOLS



APPENDIX

One District. One Goal. Every Child.

Schools in TADs

TADs	Schools
Beltline	Carver Early College HS Carver HS Dunbar ES Finch ES KIPP WAYS Charter Maynard Jackson HS Midtown HS Barack and Michelle Obama Academy Russell West End Academy MS Slater ES Sylvan MS Virginia-Highland ES Washington HS
Campbellton	Continental Colony ES Kimberly ES Therrell HS
Eastside	Hope-Hill ES Howard MS Wesley International Academy Charter

TADs	Schools
Hollowell / MLK	BEST Academy CSKYWLA Douglass HS (10-12) Harper-Archer ES KIPP Soul Charter
Metropolitan	Cleveland Avenue ES Hank Aaron New Beginnings Academy Hutchinson ES Perkerson ES Price MS
Perry/Bolton	Boyd ES Scott ES Westside Atlanta Charter Woodson Park Academy
Stadium	King MS
Westside	Centennial Academy Hollis Innovation Academy



- In a TAD
- Board approved closure

Enrollment Projections

	Elementary School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
● ●	Finch ES	775	287	37.0%	360	46.5%	285	75	295	38.1%	223	28.8%	82.16
	Gideons ES	575	325	56.5%	414	72.0%	321	93	322	56.0%	235	40.9%	97.83
● ●	Perkerson ES	575	324	56.3%	452	78.6%	352	100	462	80.3%	333	57.9%	80.26
●	Slater ES	675	520	77.0%	744	110.2%	569	175	456	67.6%	349	51.7%	74.75
	ES Total	2600	1456	56.0%	1970	75.8%	1527	443	1535	59.0%	1140	43.8%	-
	Middle School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
●	Price MS	775	234	30.2%	338	43.6%	234	104	246	31.7%	170	21.9%	83.03
● ●	Sylvan Hills MS	850	447	52.6%	597	70.2%	463	134	545	64.1%	404	47.5%	97.53
	MS Total	1625	681	41.9%	935	57.5%	697	238	791	48.7%	574	35.3%	-
	High School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
●	Carver Early College HS	1675	504	63.9%	1187	70.9%	1040	147	976	58.3%	802	47.9%	85.90
●	Carver HS		566										



- In a TAD
- Board approved closure

Enrollment Projections

Elementary School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
● Boyd ES	525	447	85.1%	620	118.1%	468	152	620	118.1%	425	81.0%	96.52
● F. L. Stanton ES	400	190	47.5%	322	80.5%	232	90	343	85.8%	239	59.8%	99.60
● Harper-Archer ES	675	523	77.5%	693	102.7%	539	154	474	70.2%	348	51.6%	93.10
● Scott ES	575	303	52.7%	395	68.7%	314	81	336	58.4%	283	49.2%	89.85
● Usher-Collier ES	725	344	47.4%	448	61.8%	338	110	428	59.0%	304	41.9%	85.65
● Woodson Park Academy (K-8)	750	655	87.3%	770	102.7%	628	142	1002	133.6%	845	112.7%	100.00
ES Total	3650	2462	67.5%	3248	89.1%	2519	729	3203	87.8%	2444	67.0%	-

Middle School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
John Lewis Invictus Academy MS	1375	691	50.3%	1221	88.8%	880	341	1107	80.5%	780	56.7%	88.00

High School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
● Douglass HS (9th)	625	404	64.6%	574	91.8%	501	73	538	86.1%	403	64.5%	82.33
● Douglass HS (10-12)	2050	871	42.5%	1199	58.5%	1033	166	1199	58.5%	930	45.4%	81.30
Douglass High Total	2675	1275	47.7%	1773	66.3%	1534	239	1737	64.9%	1333	49.8%	-



- In a TAD
- Board approved closure

Enrollment Projections

Elementary School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
Barack & Michelle Obama ES	550	313	56.9%	300	54.5%	238	62	268	48.7%	206	37.5%	97.88
Benteen ES	550	347	63.1%	272	49.5%	225	47	242	44.0%	200	36.4%	95.15
Burgess-Peterson ES	725	590	81.4%	618	85.2%	574	44	709	97.8%	673	92.8%	89.63
Dunbar ES	450	308	68.4%	438	97.3%	315	123	352	78.2%	261	58.0%	82.87
Parkside ES	625	664	106.2%	1134	181.4%	706	428	1051	168.2%	691	110.6%	74.48
Toomer Annex (PK)	425	58	13.6%	92	21.6%	37	55	95	22.4%	38	8.9%	77.96
Toomer ES	525	458	87.2%	1189	226.5%	486	703	1160	221.0%	491	93.5%	99.91
ES Total	3850	2738	71.1%	4043	105.0%	2581	1462	3877	100.7%	2560	66.5%	-

Middle School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
King MS	800	876	109.5%	1589	198.6%	895	694	1690	211.3%	1000	125.0%	82.15

High School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
Maynard H Jackson HS	1475	1622	110.0%	2034	137.9%	1665	369	2315	156.9%	2018	136.8%	91.25



- In a TAD
- Board approved closure

Enrollment Projections

Elementary School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
● Centennial Academy (K-8)	800	778	97.3%	630	78.8%	539	91	637	79.6%	551	68.9%	87.63
● Hope-Hill ES	500	420	84.0%	643	128.6%	439	204	580	116.0%	360	72.0%	80.48
Lin ES	625	533	85.3%	484	77.4%	482	2	433	69.3%	407	65.1%	96.11
Morningside ES	775	675	87.1%	686	88.5%	669	17	595	76.8%	584	75.4%	97.43
Springdale Park ES	625	421	67.4%	370	59.2%	365	5	303	48.5%	299	47.8%	94.51
● Virginia Highlands ES	825	663	80.4%	698	84.6%	683	15	684	82.9%	673	81.6%	91.05
ES Total	4150	3490	84.1%	3511	84.6%	3177	334	3232	77.9%	2874	69.3%	
Middle School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
● Howard MS	1350	1170	86.7%	1237	91.6%	1144	93	1254	92.9%	1159	85.9%	99.39
High School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
● Midtown HS	1675	1747	104.3%	1836	109.6%	1798	38	1756	104.8%	1712	102.2%	94.95



- In a TAD
- Board approved closure

Enrollment Projections

Elementary School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
● ● Cleveland ES	575	210	36.5%	243	42.3%	202	41	230	40.0%	182	31.7%	88.25
Dobbs ES	725	309	42.6%	482	66.5%	340	142	439	60.6%	305	42.1%	77.38
Heritage Academy ES	675	351	52.0%	497	73.6%	380	117	484	71.7%	384	56.9%	75.23
Humphries ES	450	276	61.3%	342	76.0%	270	72	274	60.9%	216	48.0%	98.03
● Hutchinson ES	575	254	44.2%	309	53.7%	253	56	292	50.8%	261	45.4%	98.88
ES Total	3000	1400	46.7%	1873	62.4%	1445	428	1719	57.3%	1348	44.9%	-

Middle School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
Long MS	1000	601	60.1%	924	92.4%	641	283	883	88.3%	584	58.4%	92.45

High School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
South Atlanta HS	1625	926	57.0%	1156	71.1%	1017	139	1117	68.7%	857	52.7%	95.51



- In a TAD
- Board approved closure

Enrollment Projections



Elementary School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
Continental Colony ES	500	351	70.2%	469	93.8%	395	74	461	92.2%	372	74.4%	83.36
Deerwood Academy ES	725	508	70.1%	562	77.5%	492	70	517	71.3%	423	58.3%	79.92
Fickett ES	650	371	57.1%	460	70.8%	382	78	411	63.2%	325	50.0%	82.57
Kimberly ES	500	296	59.2%	405	81.0%	322	83	384	76.8%	309	61.8%	98.72
ES Total	2375	1526	64.3%	1896	79.8%	1591	305	1773	74.7%	1429	60.2%	-

Middle School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
Bunche MS	875	630	72.0%	871	99.5%	684	187	813	92.9%	638	72.9%	99.78



High School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
Therrell HS	1475	997	67.6%	1183	80.2%	1044	139	974	66.0%	793	53.8%	89.87



- In a TAD
- Board approved closure

Enrollment Projections

Elementary School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
M. A. Jones ES	725	433	59.7%	583	80.4%	437	146	661	91.2%	499	68.8%	92.51
Hollis Innovation Academy (K-8)	1150	633	55.0%	858	74.6%	651	207	760	66.1%	501	43.6%	86.87
Tuskegee Airman Academy ES	750	429	57.2%	554	73.9%	409	145	497	66.3%	367	48.9%	99.97
ES Total	2625	1495	57.0%	1995	76.0%	1497	498	1918	73.1%	1367	52.1%	-

Middle School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
Russell West End MS	1050	324	30.9%	528	50.3%	370	158	502	47.8%	340	32.4%	98.96

High School	Building Capacity	2025-26 Enrollment	2025-26 Utilization	2025 Live-In	2025 Live-In Utilization	2025 Non-Charter Live-In	2025 Charter Live-In	2029-30 Projected Live-In	2029-30 Projected Live-In Utilization	2029-30 Projected Non-Charter Live-In	2029-30 Projected Non-Charter Live-In Utilization	FCA (Condition)
Washington HS	1675	782	46.7%	989	59.0%	808	181	913	54.5%	706	42.1%	77.53



Students Living in TADs

TAD	Number of Students by School Year										% Change
	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	
Atlantic Station (Closed 2025)	132	117	117	120	110	88	75	53	61	76	-42%
Beltline	2,031	2,077	2,013	1,965	1,914	1,934	2,074	2,250	2,427	2,473	22%
Campbellton	1,258	1,237	1,278	1,399	1,356	1,297	1,333	1,269	1,310	1,268	1%
Eastside	778	754	711	745	698	721	725	747	761	866	11%
Hollowell / Martin Luther King	310	274	273	270	273	296	277	302	394	400	29%
Metropolitan Pkwy	187	187	207	212	219	199	226	244	242	227	21%
Perry/Bolton	1,512	1,585	1,599	1,747	1,620	1,607	1,599	1,737	1,764	1,743	15%
Stadium	119	120	138	145	152	156	131	165	195	205	72%
Westside	1,150	1,124	1,096	1,195	1,230	1,240	1,204	1,228	1,181	1,190	3%
Total in TAD	7,477	7,475	7,432	7,798	7,572	7,538	7,644	7,995	8,335	8,448	13%
Not in a TAD	44,775	44,645	43,569	44,617	43,405	41,218	41,367	41,680	41,610	41,112	-8%
Grand Total	52,252	52,120	51,001	52,415	50,977	48,756	49,011	49,675	49,945	49,560	-5%



Students Living in TADs - Race

2016-2017

TAD	Black	White	Multiracial	American Indian	Asian	Pacific Islander
Atlantic Station	77%	12%	5%	2%	5%	0%
Beltline	86%	7%	3%	2%	2%	<1%
Campbellton	99%	<1%	<1%	<1%	<1%	<1%
Eastside	87%	7%	3%	2%	<1%	<1%
Hollowell/MLK	75%	<1%	<1%	20%	<1%	4%
Metropolitan	74%	2%	1%	11%	<1%	11%
Perry/Bolton	76%	9%	1%	13%	<1%	<1%
Stadium	97%	2%	<1%	0%	<1%	0%
Westside	94%	2%	2%	2%	<1%	<1%
All Above TADs	87%	5%	2%	5%	<1%	<1%



2025-2026

Black	White	Multiracial	American Indian	Asian	Pacific Islander
62%	12%	12%	3%	12%	0%
85%	9%	4%	1%	1%	<1%
96%	<1%	2%	<1%	<1%	<1%
82%	11%	6%	<1%	<1%	<1%
89%	5%	3%	3%	0%	<1%
74%	6%	<1%	13%	0%	6%
79%	14%	4%	2%	<1%	<1%
88%	6%	3%	1%	1%	<1%
96%	1%	2%	<1%	<1%	<1%
87%	7%	4%	2%	<1%	<1%

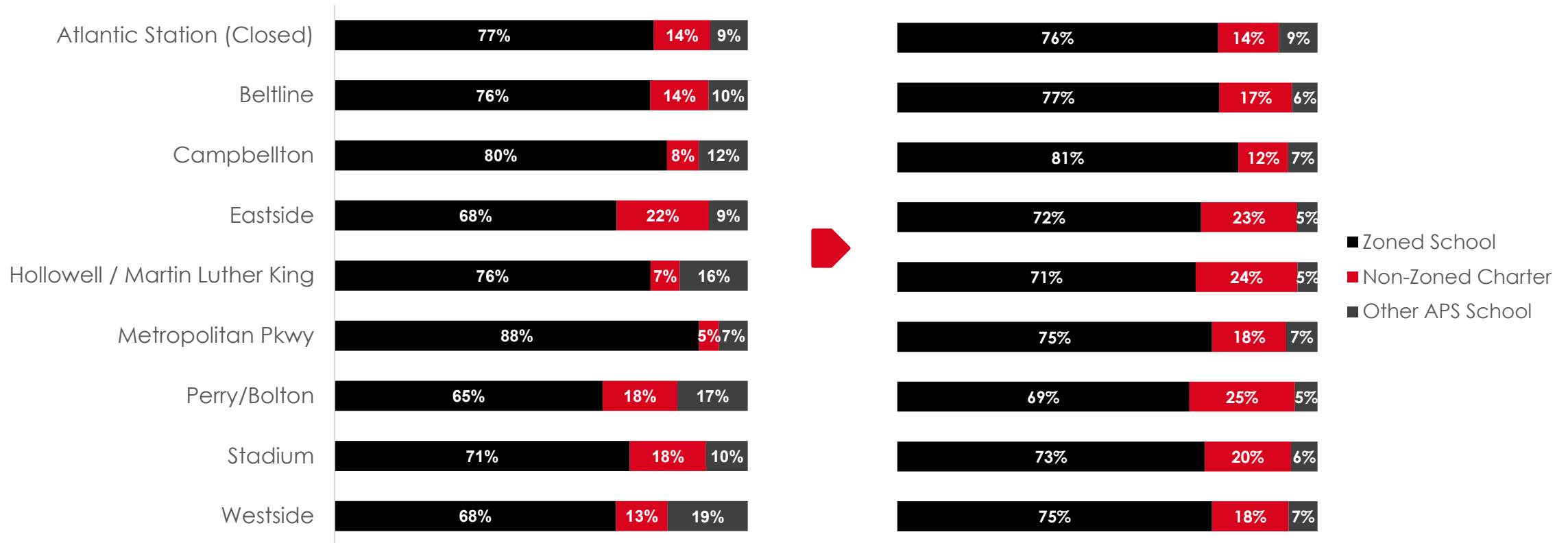
Students who identify as being of Hispanic ethnicity are listed within the race they identify with above



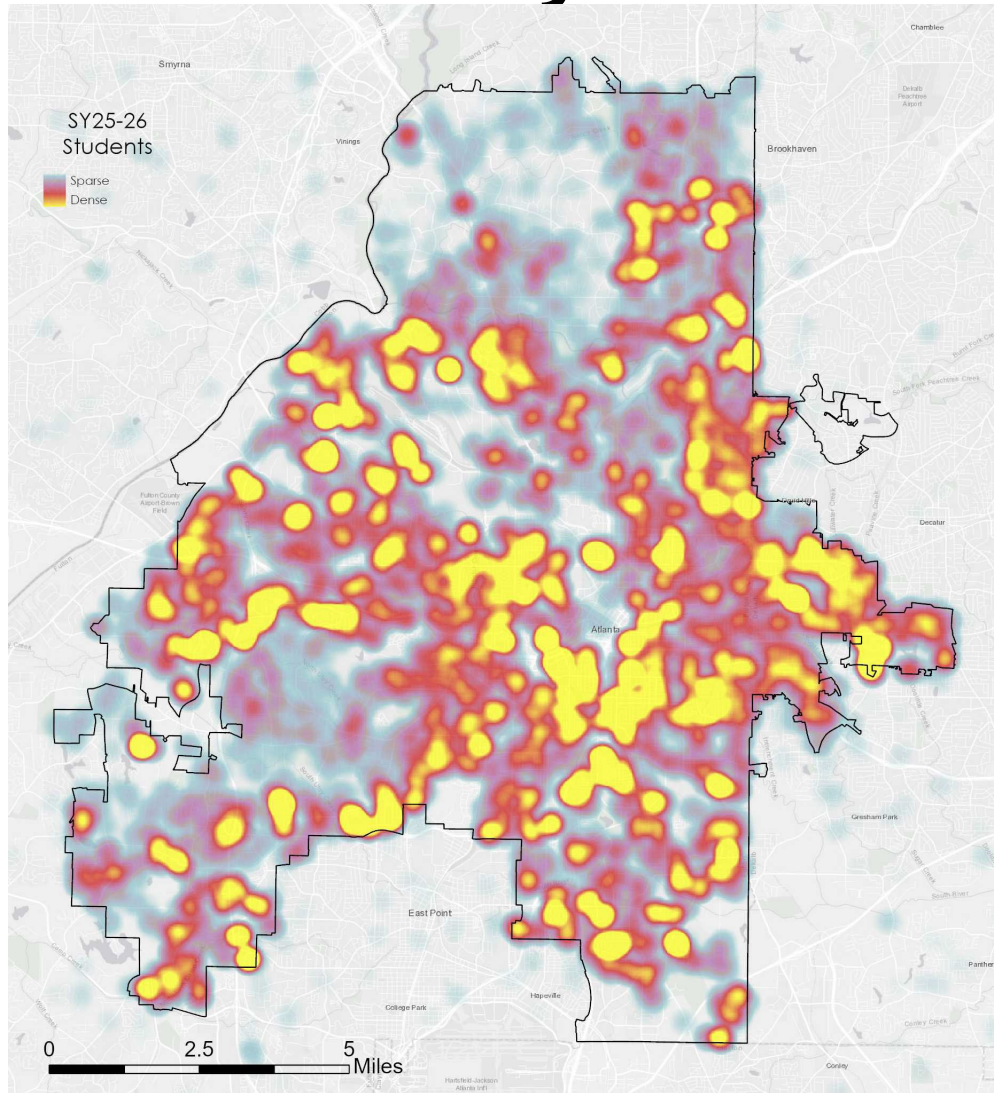
Students Living in TADs - Enrollment

2016-2017

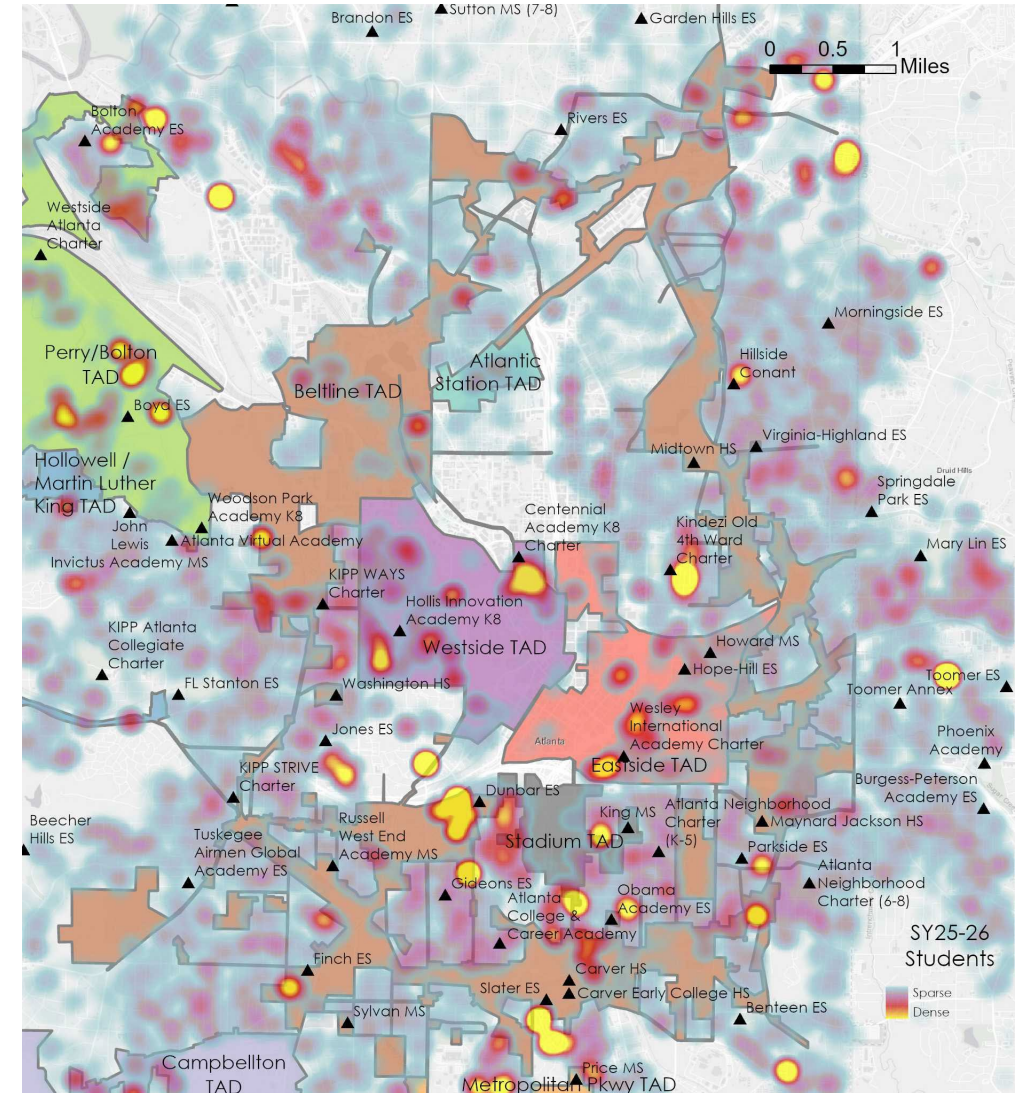
2025-2026



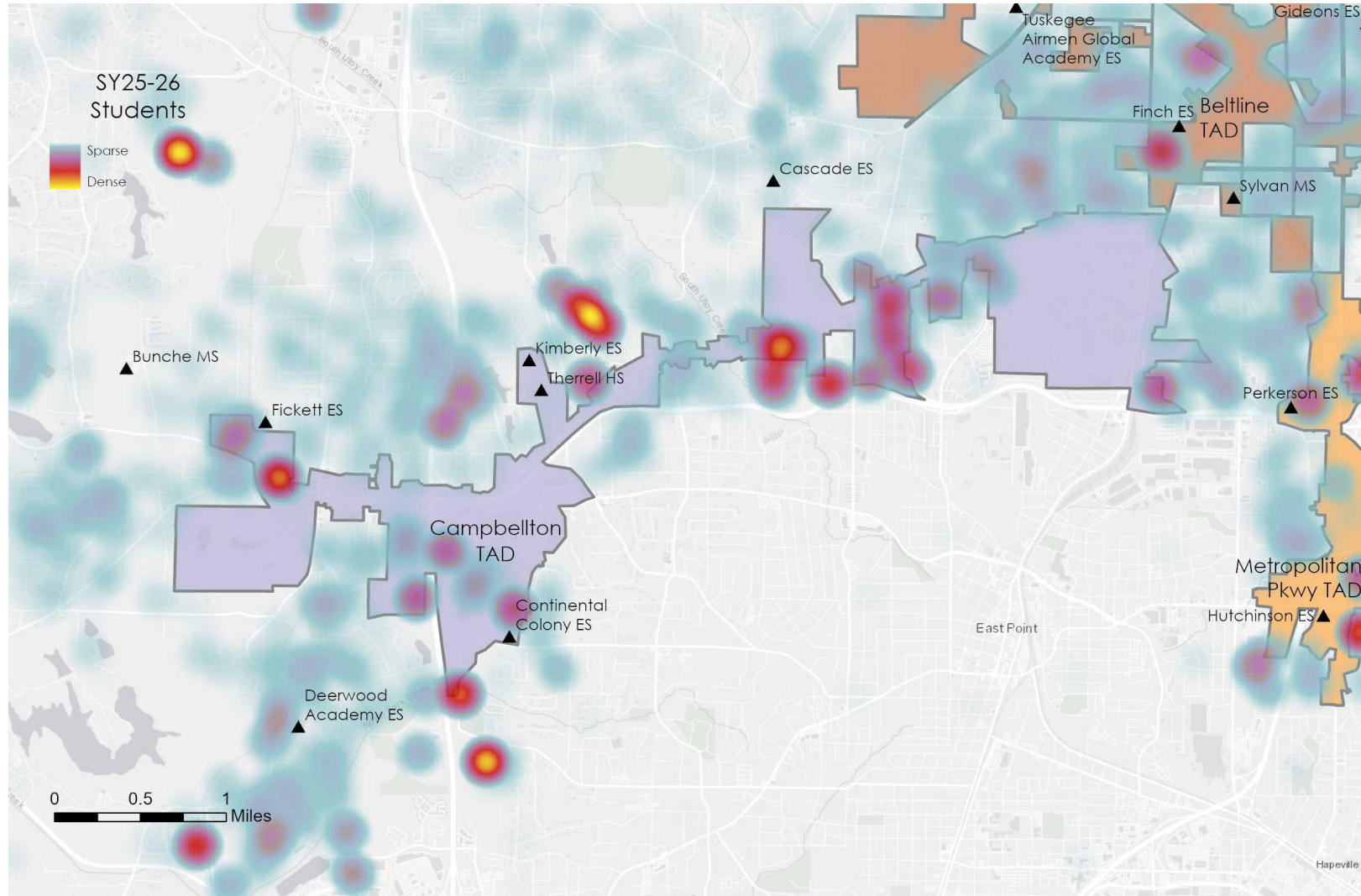
City



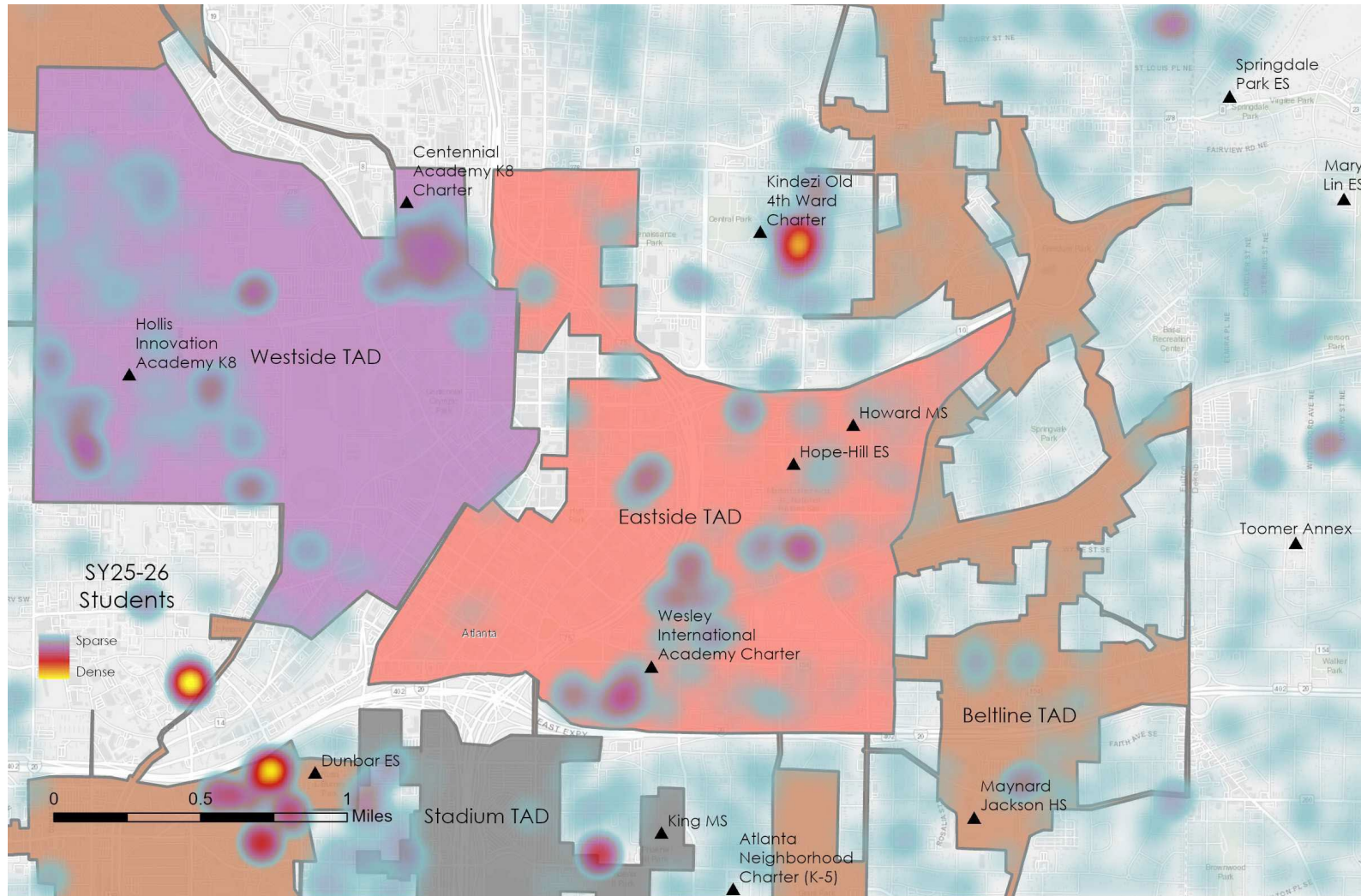
Beltline



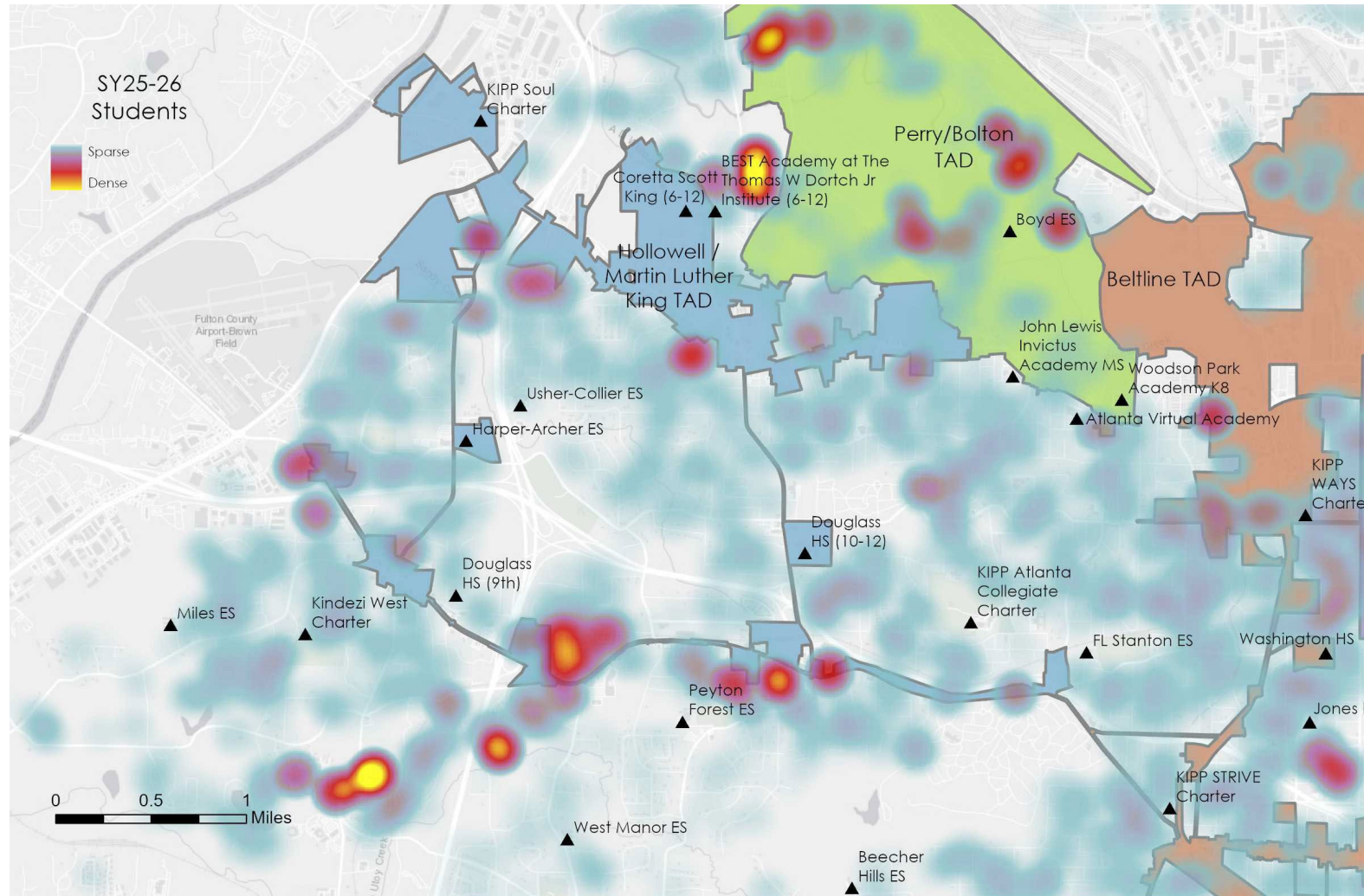
Campbellton



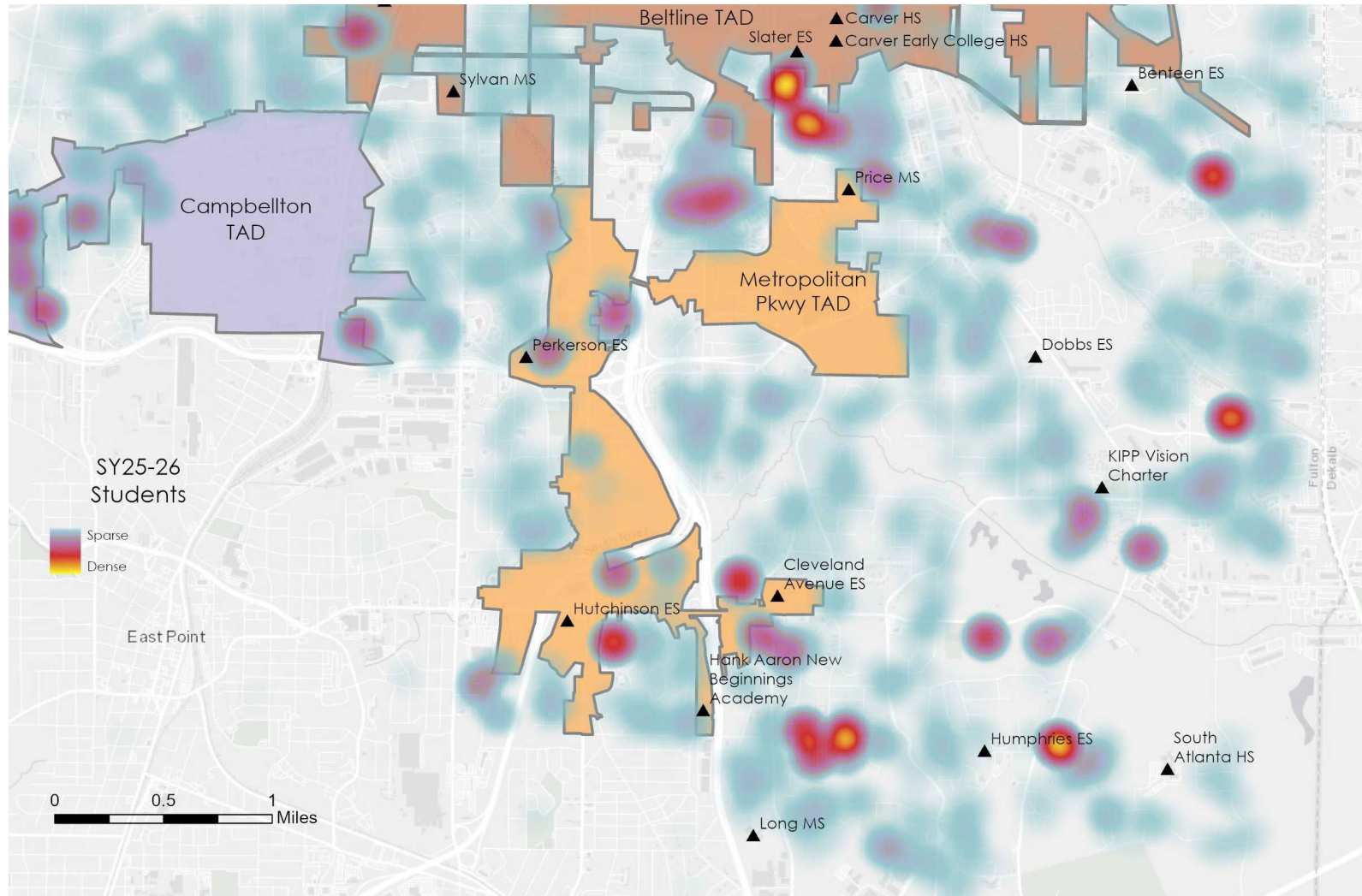
Eastside



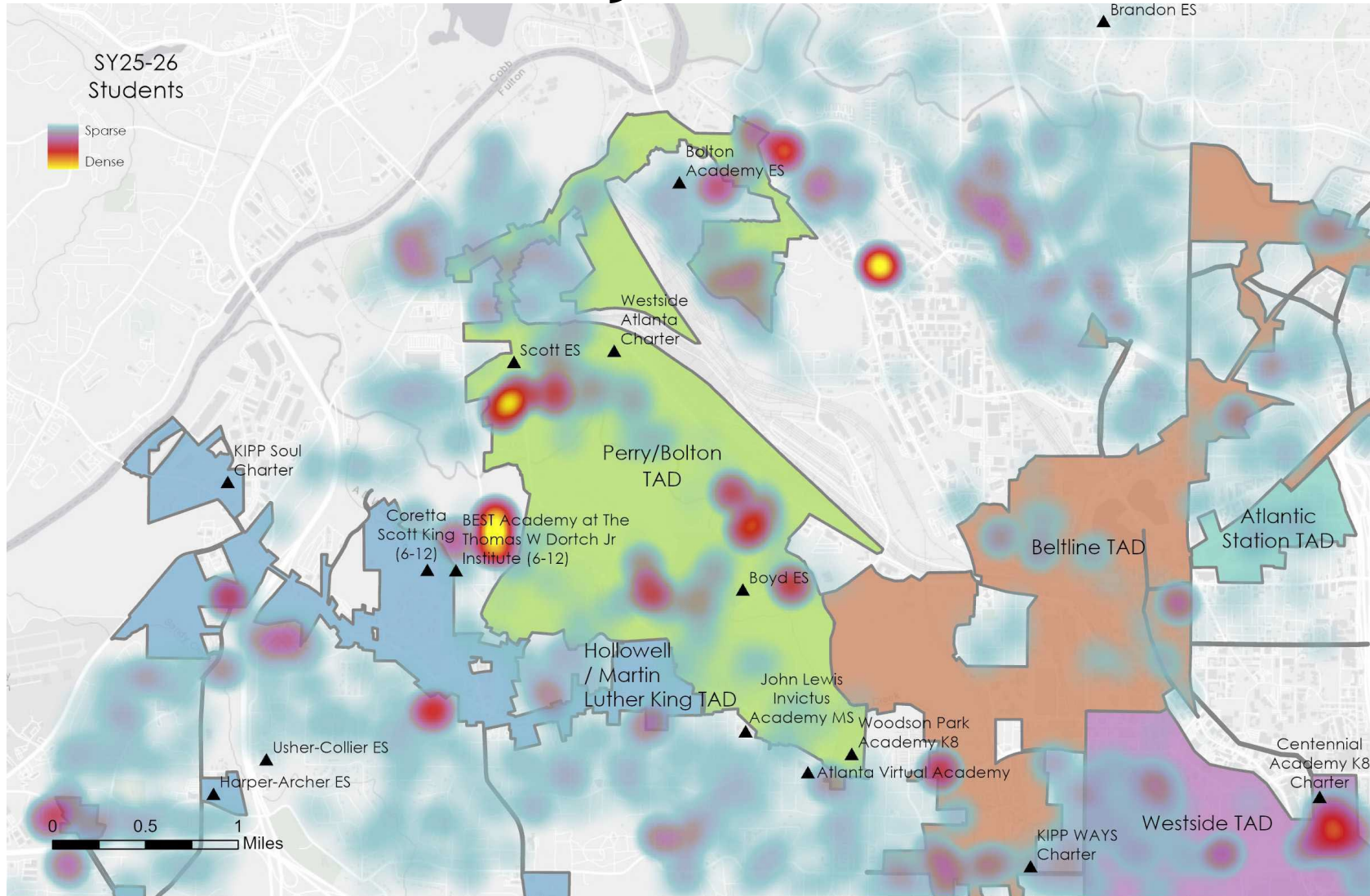
Hollowell/MLK



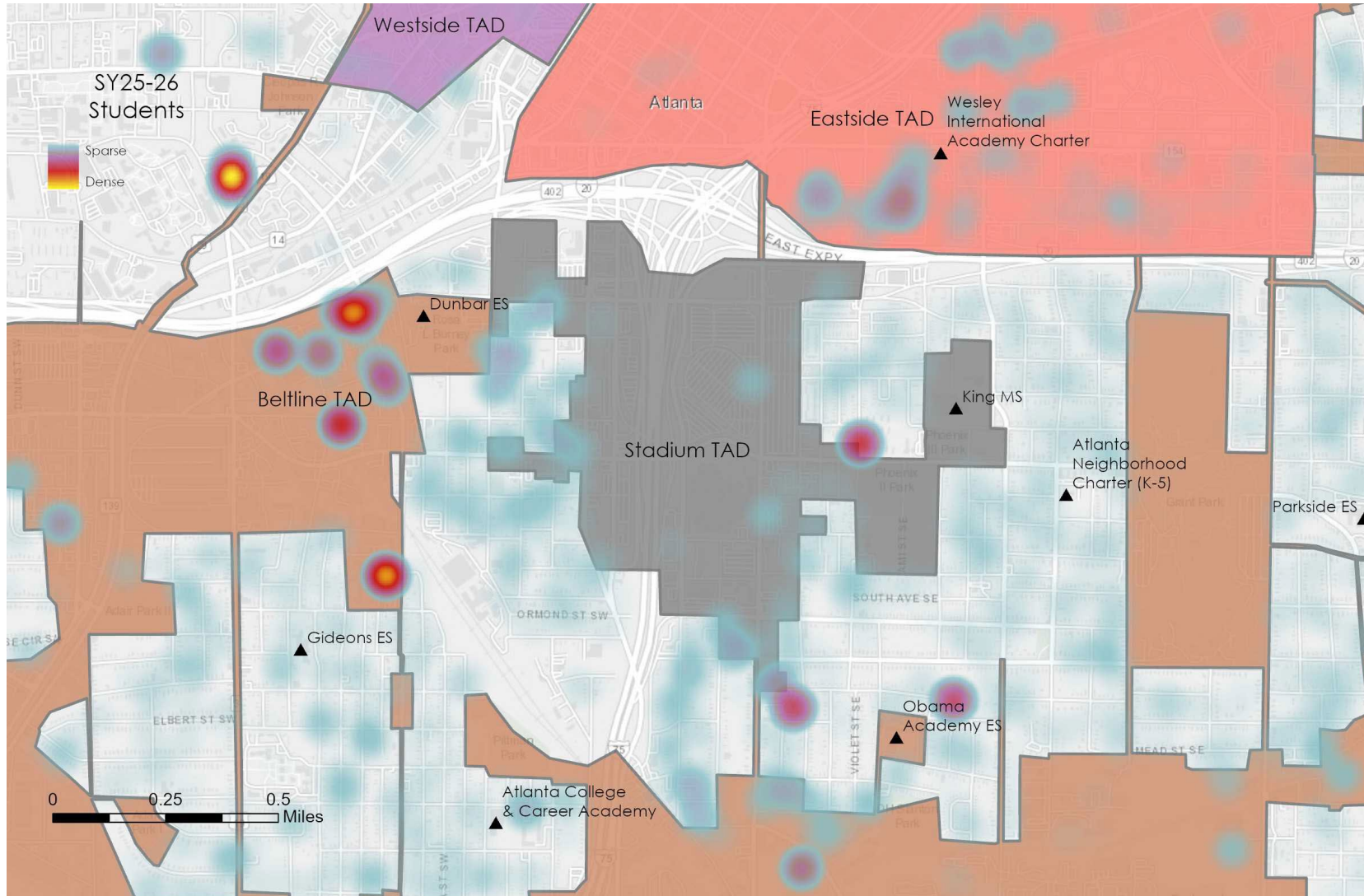
Metropolitan



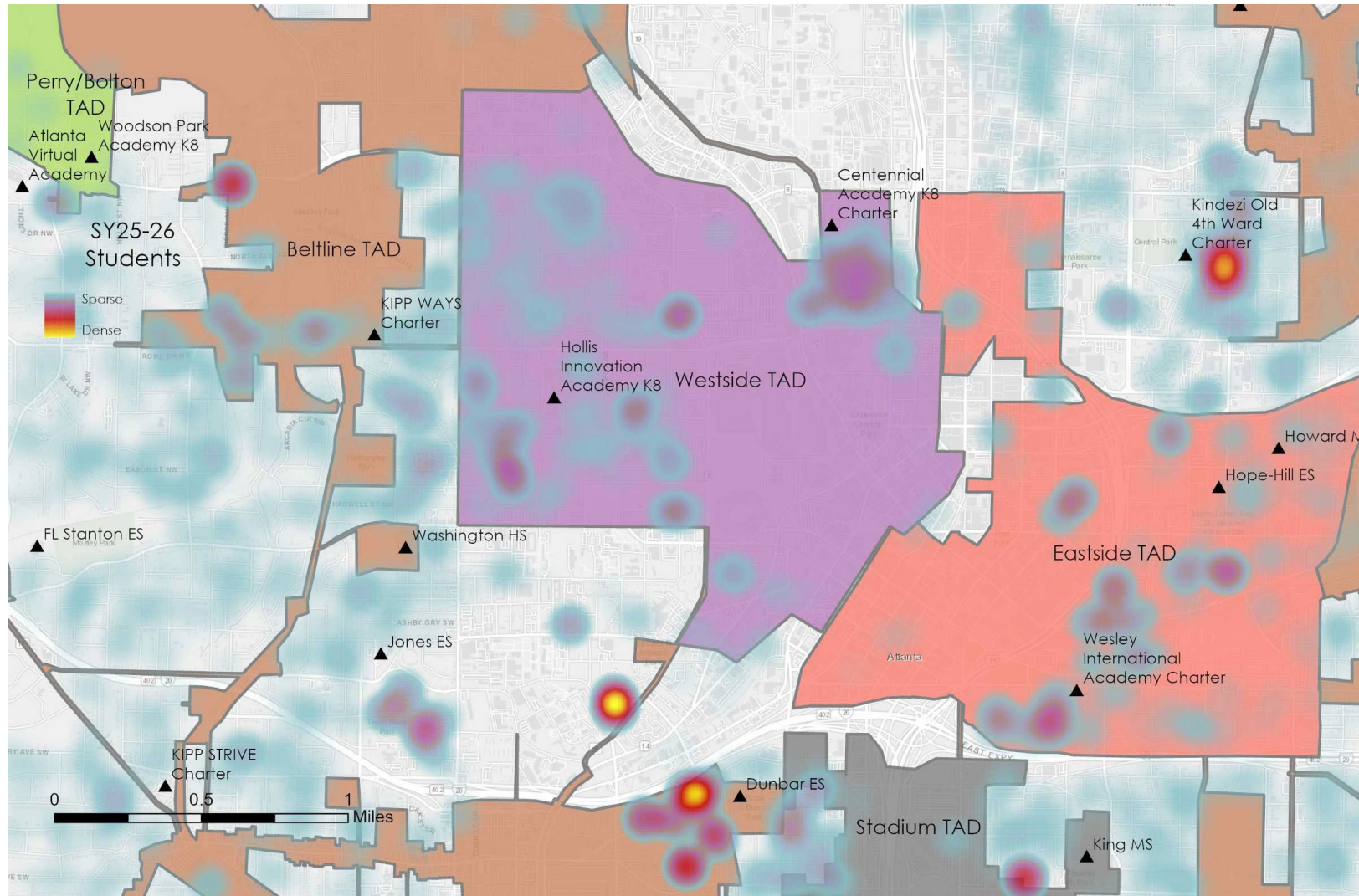
Perry Bolton



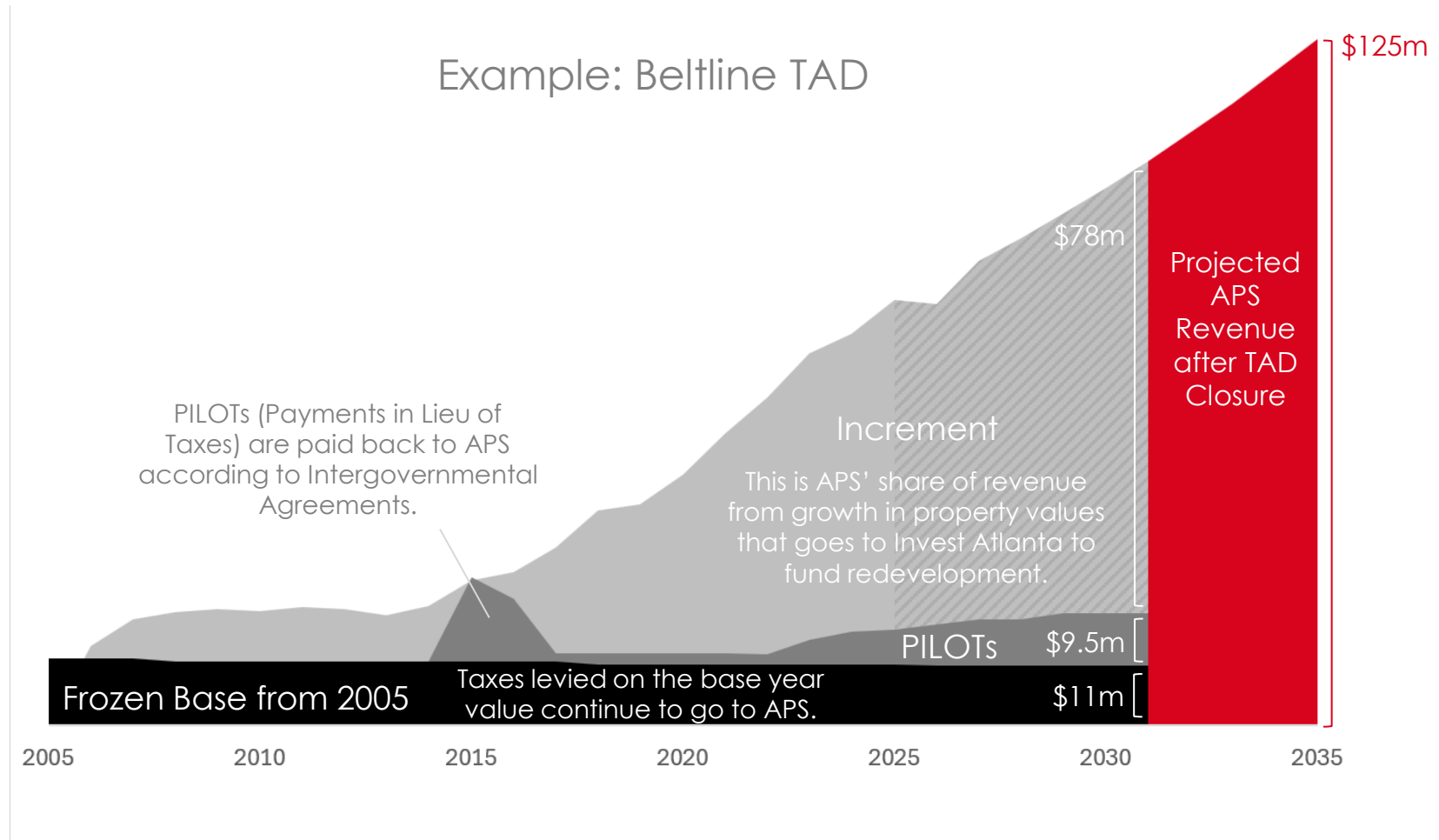
Stadium



Westside



How a TAD Works



TAD Review

#s in millions	Initial Year	Base Value	Current Value	Change in Value	% Change in Value	Cumulative Increment	Current % Increment	APS Value	APS Actual
Westside	1999	\$271m	\$1.4b	\$1.2b	452%	\$168.5m	82%	\$24.6 m	IGA PILOT \$7.8 m; \$16.8 m
Atlantic Station (Dissolved 2025)	2000	\$7m	\$843.4m (Final)	\$836.2m	11658%	\$202.4m	99%	\$17.1 m	\$0
Perry Bolton	2003	\$66m	\$619.1m	\$553.1m	838%	\$58.3m	89%	\$11.3 m	\$11.3 m
Eastside	2004	\$300m	\$1.4b	\$1.1b	377%	\$85.4m	79%	\$22.5 m	IGA PILOT 100%; \$0
Beltline	2006	\$543m	\$4.2b	\$3.7b	685%	\$351.3m	87%	\$75.9 m	PILOT \$6.5 m; \$69.4 m
Hollowell/MLK	2007 (2022 for APS Increment)	\$37m	\$118.7m	\$81.4m	219%	\$13m	69%	\$1.7 m	IGA PILOT \$.7 m; \$1 m
Campbellton		\$116m	\$360m	\$244.2m	211%		68%	\$5 m	IGA PILOT \$2.5 m; \$2.5 m
Metropolitan Parkway		\$42m	\$98.2m	\$56m	133%		57%	\$1.1 m	IGA PILOT \$.5 m; \$.6 m
Stadium Area		\$26m	\$197.4m	\$170.5m	636%		86%	\$3.5 m	IGA PILOT \$1.6 m; \$1.9 m
Total		\$1.4b	\$9.4b	\$8b	569%	\$879.1m	85%	\$162.8 m	\$103.5 m

Initial Year: The first year where incremental taxes were contributed to the TAD

Base Value: Total digest value within the TAD the year before implementation of the TAD; this is the base allocation that districts and municipalities continue to receive on an annual basis. For the Corridor TADs, the value in the year before collection of APS increment began is shown.

Current Value: Value of the 2025 digest within the TAD

Change in Value: Total increase in value within the TAD from the base year to the 2025 digest; the APS millage rate against the real properties within this amount represents the value of growth and redevelopment that is reinvested into the TAD

% Change in Value: Total percentage increase from the base year to 2025

Cumulative Increment: Cumulative increment from APS reinvested within the TAD from 1/1/1999 through 6/30/2025. Reflects actual collections of increment minus PILOTs and other payments to APS made from increment. A correction was made to the application of PILOTs to their respective tax year collections since the prior presentation at the January 2025 Budget Commission meeting.

Current % Increment: Percentage of the current value that is considered incremental above the base year and is reinvested into the TAD; for instance 89% of the digest for Perry Bolton is growth since the inception of the TAD whereas 79% of the digest for Eastside is new growth since the inception of that TAD

