

GOVERNMENT GAB

Government Attorneys Section Newsletter Vol. 1, No. 3 December 2008

Chair's Corner

This past year has been challenging in many ways: the economy, job loss, stock market and many other downturns affected us all. Whether you are looking for a job, trying to maintain the one you have or looking for a new job, I hope the section can assist you by including job announcements in the newsletter and through e-mails. In this edition of the newsletter, you will find some federal listings. Please forward any job announcement your agency has available so we can pass the information on to the section members.

Although we all have busy schedules with work, family, friends, hobbies and other time-consuming events in our lives, it is important to take time out to socialize with other attorneys. One way to do this is to get involved with the section. There are many opportunities for you to get involved. You can volunteer to work on a committee, write an article for the newsletter, come to a social gathering, attend a continuing legal education activity such as the annual seminar or a lunch and learn.

There is a need in the section to have more attorneys involved on the social activities committee. What could be more fun than that?! Or perhaps you could showcase your writing talent by submitting an article for publication in the newsletter. We also still need a person who can set up a blog for the section. Contact me or one of the officers to volunteer.

This coming year we plan to have more lunch and learn activities, social gatherings, newsletters and more involvement. The incoming officers will plan the upcoming September CLE Seminar.

Cynthia Cartwright
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A Special Thanks

The section would like to extend a special thanks to the Environmental Law Section for hosting us at their Holiday Reception.



We will open the book. Its pages are blank. We are going to put words on them ourselves. The book is called "Opportunity" and its first chapter is New Year's Day.
— Edith Lovejoy Pierce



Georgia's Redevelopment Powers Law and Constitutional Amendment

By Rosalind Rubens Newell, Esq.

No matter your political inclinations, this year's historic Presidential contest has generated tremendous excitement. Of interest to local governments in Georgia, there was more on the ballot than an opportunity to vote for our new President. At the bottom of Georgia's ballot were three amendments that were important to our state's economic future. A "yes" vote for Amendment

2 will restore to school systems the power, if they so choose, to help their communities grow. This is a power school systems in Georgia have enjoyed for more than two decades, and that school systems in 46 other states enjoy as well. But earlier this year, the state Supreme Court in *Woodham v. City of Atlanta*, 283 Ga. 95, 657 S.E.2d 528 (2008), held that the Georgia Constitution's

"educational purpose clause" prohibits the use of school funds for the City of Atlanta's Beltline Tax Allocation District (TAD).

TADs allow local governments to focus redevelopment efforts on blighted areas of town, in hopes of bringing development to areas that have been economically dormant for years. A TAD is not a tax abatement, tax deferral or a tax increase. Rather, TADs are a national best practice in providing gap financing for redevelopment projects in slow or no growth areas. TADs can attract investment to areas that have high concentrations of poverty or are environmentally contaminated and help bring life back to these communities.

Some 50 Georgia cities and counties have authorized the use of TADs, and 20 of these communities have TAD projects currently under way. In Atlanta, TADs helped transform an old industrial eyesore in the center of town, the shuttered ATLANTIC STEEL mill was transformed into a vibrant mixed-use community of homes, condos, apartments, office towers and first-class shopping amenities. ATLANTIC STATION now employs

hundreds of people where no employment was possible before. It attracted new businesses to Atlanta, some of which were new to Georgia, and it generates millions in sales and other tax revenue.

In Acworth, a blighted landfill was transformed into an attractive shopping community. An area that was once an ugly eyesore is now a Cobb County magnet to shoppers and has generated new businesses, new jobs and millions of dollars in new economic activity.

Why are school districts important to TADs? School districts are often the key to making TADs work. In TADs, redevelopment costs are financed through the pledge of future incremental increase in property taxes generated by new development. In Georgia close to 50 percent of property taxes is usually imposed by school districts, making this revenue source critical. Before the *Woodham* decision school districts could decide whether to forgo incremental property tax growth within the TAD in order to fund incentives to attract development. School boards recognized the positive impact that focused community revitalization can provide to schools, students and their families by



Atlantic Station at night

attracting new residents and jobs to the redeveloped areas. Using this simple, yet effective development tool, school systems help build stronger communities, which can only result in stronger schools. Moreover, when new economic activity within the TAD spreads to adjoining areas and sparks development outside the TAD, schools reap the benefit of immediate tax revenue.

School systems have used their considerable negotiating skill to bargain for specific benefits. The Atlanta Public Schools, for instance, negotiated for a new school to be built at Centennial Place. Today, that school is among the best performing in the school system. Retailers located within East Point's Camp Creek Marketplace TAD entered into employment training arrangements with the Fulton County School System.

Since Amendment 2 passed on November 4th, local government lawyers should expect to see amendments to the Redevelopment Powers Law during the 2009 Session of the General Assembly. For more information go to www.georgiatad.org.

Rosalind Rubens Newell is of counsel at the Atlanta firm of McKenna Long & Aldridge LLP. She has over 20 years of local government practice experience, including in the areas of economic development and public finance.

If you have articles that you would like published in future issues of *Government Gab*, please forward them to Chiquita Johnson, editor, at cjohnson@augustaga.gov.



Get Involved

The Section's Event Committee Co-Chairs are looking for topic suggestions and speakers for the future lunch and learns. Submit your ideas to Martin Chen at martin.chen@ed.gov or Angela Jones at anjones@dot.us.

State Bar Midyear Meeting

The Government
Attorneys Section
will host a luncheon
during the State
Bar of Georgia
Midyear Meeting
on Thursday, Jan. 8,
from 12–2 p.m.

The first 20 section
members who
register will not be
charged.

CLE credit
will be available.

Job Board

Attorney (Labor) Civilian employees serve a vital role in supporting the Army mission. They provide the skills that are not readily available in the military, but crucial to support military operations.

Vacancy Ann.#: SCDV08829058R

Who May Apply: Public

Pay Plan: YA-0905-2/2

Appointment Term: Permanent

Job Status: Full-Time

Opening Date: 12/5/2008

Salary: From 67,693.00 to 104,652.00 USD per year

Army Forces Command US-GA-GA - Ft. McPherson 67,693.00+ 12/31/2008 FEDERAL JUDICIAL STAFF ATTORNEY(s) The Staff Attorneys' Office is a central legal staff, serving the Court at large rather than individual judges. The principal task of the office is to assist in the disposition of appeals.

Vacancy Ann.#: SAO010708

Who May Apply: Public

Pay Plan: CL-0905-27

Appointment Term: Term

Job Status: Full-Time

Opening Date: 4/15/2008

Salary: 56,478.00 USD per year

US Courts US-GA-Atlanta 56,478.00 1/9/2009 Attorney-Advisor (General)** Selected applicant may be eligible for a recruitment bonus at the discretion of the hiring Agency ** Air: Position is permanent after completion of a one year probationary period. Army:

Vacancy Ann.#: T-09-27R (227381)

Who May Apply: Public

Pay Plan: GS-0905-13

Appointment Term: Temporary

Job Status: Full-Time

Opening Date: 12/5/2008

Salary: From 80,497.00 to 104,652.00 USD per year

Army, National Guard Units US-GA-Atlanta 80,497.00+ 1/9/2009 Attorney The Defense Contract Management Agency is a rich resource of indispensable partners who contribute to and benefit from integrated missions and programs. We are an independent combat support agency.

Vacancy Ann.#: SWH808YO162818

Who May Apply: Public

Pay Plan: YA-0905-2/2

Appointment Term: Permanent

Job Status: Full-Time

Opening Date: 12/11/2008

Salary: From 80,497.00 to 107,335.00 USD per year

Defense Contract Management Agency US-GA-GA - Atlanta 80,497.00+ 12/17/2008 Attorney-Adviser (General) At FLETC we: -Develop state-of-art cutting-edge curriculum for fast, flexible and focused training. -Provide practical and tactical training in the classroom and field environments.

Vacancy Ann.#: 50 01 0000-2009-0004

Who May Apply: Public

Pay Plan: GS-0905-13/14

Appointment Term: Permanent

Job Status: Full-Time

Opening Date: 11/26/2008

Salary: From 77,670.00 to 119,314.00 USD per year

Homeland Security, Federal Law Enforcement Training Center US-GA-Glynco 77,670.00+ 12/19/2008 Attorney The Office of the Principal Legal Advisor of U.S. Immigration and Customs Enforcement is seeking attorneys for the offices listed in this announcement. ICE is the investigative arm of the Department.

Vacancy Ann.#: OPLA-XIV

Who May Apply: Public

Pay Plan: GS-0905-11/14

Appointment Term: Permanent

Job Status: Full-Time

Opening Date: 12/2/2008

Salary: From 48,148.00 to 105,420.00 USD per year

Homeland Security, Immigration and Customs Enforcement Bureau US-GA-Atlanta 48,148.00+ 12/22/2008 Attorney-Adviser (Instructor) At FLETC we: -Develop state-of-art cutting-edge curriculum for fast, flexible and focused training. -Provide practical and tactical training in the classroom and field environments. -Prepare office ...

Vacancy Ann.#: 50 01 0000-2009-0010

Who May Apply: Public

Pay Plan: GS-0905-13/13

Appointment Term: Permanent

Job Status: Full-Time

Opening Date: 12/8/2008

Salary: From 77,670.00 to 100,976.00 USD per year