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Form **990**Department of the Treasury
Internal Revenue Service**Return of Organization Exempt From Income Tax**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

► Do not enter social security numbers on this form as it may be made public.

► Information about Form 990 and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2016Open to Public
Inspection**A For the 2016 calendar year, or tax year beginning** _____ and ending _____**B Check if applicable** Address change Name change Initial return Final return**C Name of organization****ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.****Doing business as**

Number and street (or P.O. box if mail is not delivered to street address)

84 WALTON STREET, NW

D Employer identification number

58-2218795

Room/suite

500

E Telephone number

404-658-1877

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Form 990 (2016)

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Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:

OUR MISSION IS TO BUILD A 21ST CENTURY DOWNTOWN AS THE HEART OF THE ATLANTA REGION - A VIBRANT COMMUNITY WITH STRONG LEADERSHIP AND SUSTAINABLE INFRASTRUCTURE THAT IS SAFE, LIVEABLE, DIVERSE, ECONOMICALLY VIABLE, ACCESSIBLE, CLEAN, HOSPITABLE AND ENTERTAINING.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.
Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Form 990 (2016)

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AOD

Part IV Checklist of Required Schedules

- 1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)?
If "Yes," complete Schedule A
- 2 Is the organization required to complete *Schedule B, Schedule of Contributors*?
- 3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*
- 4 **Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*
- 5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*
- 6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to

	Yes	No
1	X	
2		X
3		X
4		X
5		X

- 1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?

1		

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Form 990 (2016)

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Part IV Checklist of Required Schedules (continued)

20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?

	Yes	No
20a		X
20b		

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INC.

Form 990 (2016)

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Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

1a Enter the number reported in Box 3 of Form 1096 Enter 0 if not applicable 5 Yes No
b Enter the number of Forms W-2G included in line 1a. Enter 0 if not applicable 0 Yes No
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? X Yes No

2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return 62 Yes No
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? X Yes No

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT

b Excess from 2013			
c Excess from 2014			
d Excess from 2015			
e Excess from 2016			

Schedule A (Form 990 or 990-EZ) 2016

632027 09-21-16

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ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

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Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A Officers Directors Trustees Key Employees and Highest Compensated Employees

1 Purpose(s) of conservation easements held by the organization (check all that apply).

<input type="checkbox"/> Preservation of land for public use (e.g., recreation or education)	<input type="checkbox"/> Preservation of a historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> Preservation of open space	

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

- a** Total number of conservation easements
- b** Total acreage restricted by conservation easements
- c** Number of conservation easements on a certified historic structure included in (a)
- d** Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register

Held at the End of the Tax Year	
2a	
2b	
2c	
2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ►

4 Number of states where property subject to conservation easement is located ►

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

• List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.

• List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."

• List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.

• List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.

• List all of the organization's **former** directors or trustees that received, in the capacity as a former director or trustee of the organization,

Part VII **Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)**

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Form 990 (2016)

Part VIII] Statement of Revenue

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ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Form 990 (2016)

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Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX X

<i>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</i>	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	2,912,553.	2,912,553.		
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	17,953.	17,953.		
9 Other employee benefits	194,466.	194,466.		

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Form 990 (2016)

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Part X | Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

	(A) Beginning of year		(B) End of year
1 Cash - non-interest-bearing	6,680,206.	1	7,497,439.
2 Savings and temporary cash investments	1,006,690.	2	640,273.

(4)

(8)

(9)

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INC.

Form 990 (2016)

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Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VII, column (A), line 12)	1	9,926,268.
2	Total expenses (must equal Part IX, column (A), line 25)	2	9,972,737.
3	Revenue less expenses. Subtract line 2 from line 1	3	<46,469.>
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	<935,574.>
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section
4947(a)(1) nonexempt charitable trust.

► Attach to Form 990 or Form 990-EZ.

► Information about Schedule A (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2016

Open to Public
Inspection

Name of the organization **ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.** Employer identification number **58-2218795**

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

1 A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i). 07
2 A school described in section 170(b)(1)(A)(ii). (Attach Schedule E (Form 990 or 990-EZ))
3 A hospital or cooperative hospital service organization described in section 170(b)(1)(A)(iii)

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,

Schedule A (Form 990 or 990-EZ) 2016 INC.

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Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

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Schedule D (Form 990) 2016

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,

Schedule A (Form 990 or 990-EZ) 2016 INC.

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Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

TRANSPORTATION.

EXPENSES \$ 201,610. INCLUDING GRANTS OF \$ 0. REVENUE \$ 0.

FORM 990, PART VI, SECTION A, LINE 3:

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule O (Form 990 or 990-EZ) (2016)

632211 08-25-16

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ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,

Schedule A (Form 990 or 990-EZ) 2016 INC.

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Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

1 Are all of the organization's supported organizations listed by name in the organization's governing

Yes	No

FORM 990, PART VII, SECTION B

NAME OF INDEPENDENT CONTRACTOR: CENTRAL ATLANTA PROGRESS, INC.

DESCRIPTION OF SERVICES: MANAGEMENT FEES, MARKETING SUPPORT, & CONTRACT SERVICES

FORM 990, PART IX, LINES 7-9

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT, INC. CONTRACTS WITH CENTRAL

ATLANTA PROGRESS, INC. (EIN 58-0969893) FOR GENERAL MANAGEMENT

SERVICES. THE COMPENSATION AMOUNTS PAID TO CENTRAL ATLANTA PROGRESS,

632212 08-25-16

Schedule O (Form 990 or 990-EZ) (2016)

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ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,

Schedule A (Form 990 or 990-EZ) 2016 INC.

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Part IV Supporting Organizations (continued)**11** Has the organization accepted a gift or contribution from any of the following persons?

a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c)

	Yes	No
11a		

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,

Schedule A (Form 990 or 990-EZ) 2016 INC.

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Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI.) **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income	(A) Prior Year	(B) Current Year (optional)
1 Net short-term capital gain	1	
2 Recoveries of prior-year distributions	2	
3 Other gross income (see instructions)	3	
4 Add lines 1 through 3	4	
5 Depreciation and depletion	5	
6 Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or		

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,

Schedule A (Form 990 or 990-EZ) 2016 INC.

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Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)Section **D** Distribution

Current Year

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,

Schedule A (Form 990 or 990-EZ) 2016 INC.

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Part VI

Supplemental Information. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part VI, Section E, lines 2, 5, and 6. Also complete this part for any additional information.

Form 990 (2016)

INC.

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Part VI

Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI **Section A. Governing Body and Management**

	1a	9	Yes	No
1a				
1b		9	2	X
			3	X
			4	X
			5	X
			6	X
7a				

1a Enter the number of voting members of the governing body at the end of the tax year
If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.

1b Enter the number of voting members included in line 1a, above, who are independent

2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?

3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?

4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?

5 Did the organization become aware during the year of a significant diversion of the organization's assets?

6 Did the organization have members or stockholders?

7a Did the organization have members or stockholders as of the end of the year who had the power to elect or appoint one or

(See instructions.)

SCHEDULE D
(Form 990)Department of the Treasury
Internal Revenue Service**Supplemental Financial Statements**► Complete if the organization answered "Yes" on Form 990,
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

► Attach to Form 990.

► Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2016Open to Public
InspectionName of the organization **ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.**Employer identification number
58-2218795**Part I** **Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.** Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Schedule D (Form 990) 2016

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Part III | Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items
(check all that apply):

- a Public exhibition
- b Scholarly research
- c Preservation for future generations
- d Loan or exchange programs
- e Other _____

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Schedule D (Form 990) 2016

58-2218795 Page 3

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category: *Common stock* (b) Book value: *\$100,000* (c) Method of valuation: *Cost or end-of-year market value*

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Schedule D (Form 990) 2016

58-2218795 Page 4

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1 Total revenue, gains, and other support per audited financial statements	1	9,926,268.
2 Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a Net unrealized gains (losses) on investments	2a	
b Donated services and use of facilities	2b	
c Recoveries of prior year grants	2c	
d Other (Describe in Part XIII.)	2d	
e Add lines 2a through 2d	2e	0.
3 Subtract line 2e from line 1	3	9,926,268.
4 Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b Other (Describe in Part XIII.)	4b	
c Add lines 4a and 4b	4c	0.

Form 990 (2016)

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Part XIII Supplemental Information (continued)

MANAGEMENT BELIEVES THAT ADID MET THE REQUIREMENTS TO MAINTAIN ITS
TAX-EXEMPT STATUS AND HAS NO INCOME SUBJECT TO UNRELATED BUSINESS INCOME
TAX; THEREFORE, NO PROVISION FOR INCOME TAXES HAS BEEN PROVIDED IN THESE

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

► Attach to Form 990 or 990-EZ

► Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2016

Open to Public
Inspection

Name of the organization

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.

Employer identification number
58-2218795

FORM 990, PART III, LINE 4D, OTHER PROGRAM SERVICES:

MARKETING - PROGRAM ESTABLISHED TO DO PERIODIC ANNUAL SURVEYS OF THE

fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►

	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	2,860,924.	1,284,416.	665,408.	2,200,943.	2,253,959.	9,265,650.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf	7,043,729.	7,332,742.	7,318,254.	8,092,588.	7,592,596.	37,379,909.
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	9,904,653.	8,617,158.	7,983,662.	10,293,531.	9,846,555.	46,645,559.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the						

Name of the organization **ATLANTA DOWNTOWN IMPROVEMENT DISTRICT,
INC.**

Employer identification number
58-2218795

ATLANTA DOWNTOWN IMPROVEMENT DISTRICT, INC. CONTRACTS WITH CENTRAL ATLANTA
PROGRESS, INC. FOR GENERAL MANAGEMENT SERVICES. THE SENIOR STAFF OFFICERS
ARE THE SAME FOR BOTH COMPANIES, BUT ARE EMPLOYEES OF CENTRAL ATLANTA
PROGRESS, INC.

FORM 990, PART VI, SECTION A, LINE 7A:

SIX BOARD MEMBERS ARE ELECTED BY PROPERTY OWNERS, TWO BOARD MEMBERS ARE
APPOINTED BY LOCAL GOVERNMENT, AND ONE BOARD MEMBER IS ELECTED BY THE CITY
OF ATLANTA CONTACT MEMBER IN WHOSE DISTRICT THE ORGANIZATION RESIDES

**Atlanta Downtown Improvement District, Inc.
EIN: 58-2218795
Statement Regarding Hurricane Irma Relief
Tax Year End 12/31/16**

On September 19, 2017, the IRS announced in IR-2017-156 that Hurricane Irma victims in the entire state of Georgia were granted relief until January 31, 2018, from filing certain tax returns and making certain tax payments. This relief postponed various tax filing and payment deadlines that occurred starting on September 7, 2017.

Application for Automatic Extension of Time To File an Exempt Organization Return

OMB No. 1545-1709

- File a separate application for each return.
- Information about Form 8868 and its instructions is at www.irs.gov/form8868 .

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/efile, click on Charities & Non-Profits, and click on e-file for *Charities and Non-Profits*.

Automatic 6-Month Extension of Time. Only submit original (no copies needed).