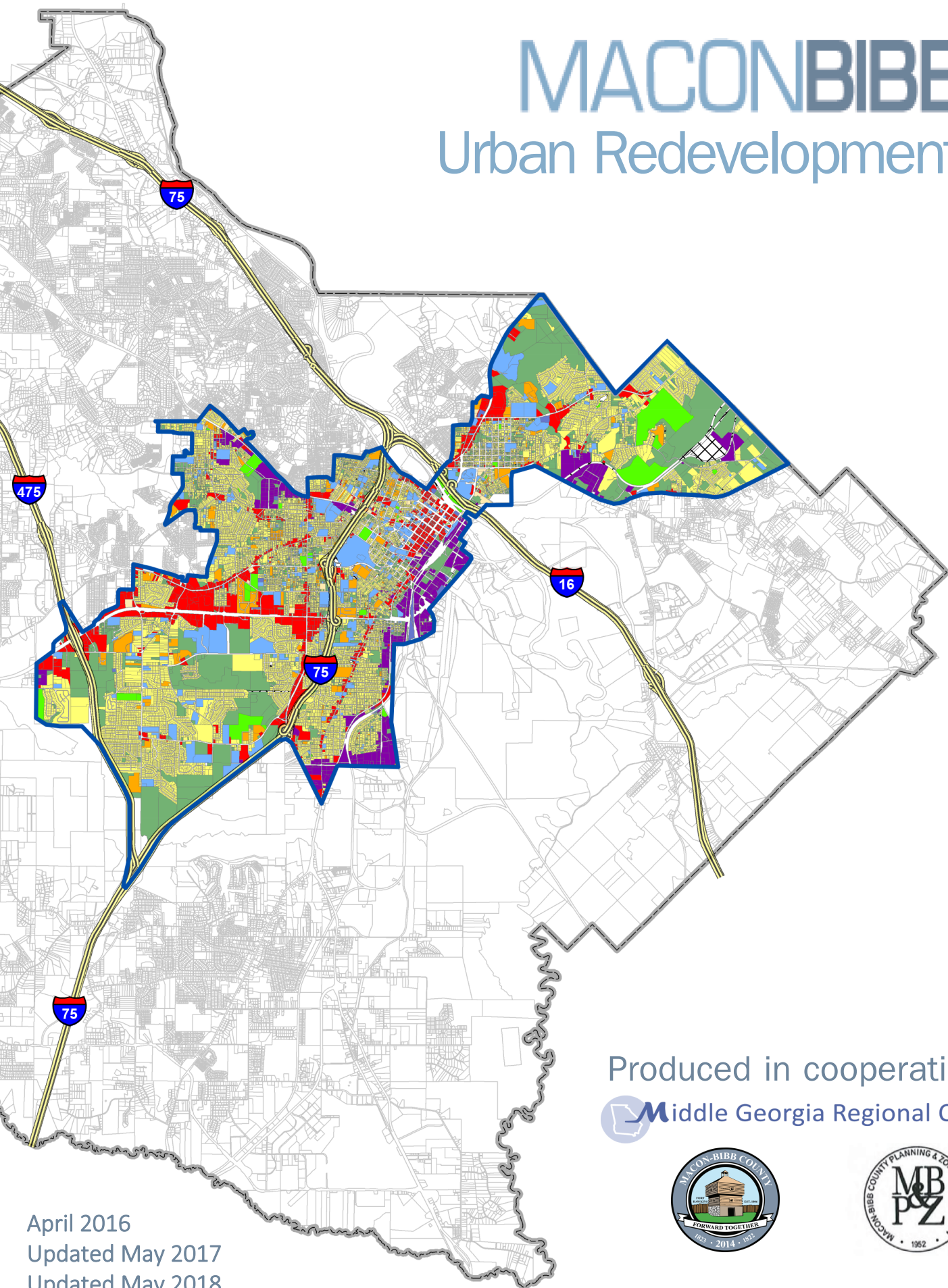


MACON-BIBB

Urban Redevelopment Plan



Produced in cooperation with:



April 2016
Updated May 2017
Updated May 2018

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Introduction

Background

In 2011, the City of Macon recognized that many areas within the city were suffering from disinvestment, crime, poverty, a decline in economic opportunity, and the deterioration of quality housing stock, and sought to remedy the problem. In response, the City of Macon adopted an Urban Redevelopment Plan to guide redevelopment efforts. Over the years, circumstances changed, goals were met, new strategies were developed and the plan subsequently needed updating. Additionally, in 2014 the City of Macon and Bibb County consolidated to form the Macon-Bibb County government. The 2011 plan was amended the same year to include areas within the county and to reflect the new government's name. However, elected officials and Macon-Bibb County government staff felt that updating the plan and analyzing all parts of the county would greatly benefit the newly consolidated government.

This plan, developed as an update to the 2011 City of Macon Urban Redevelopment Plan, is comprised of 13 sections, each analyzing the specific aspects of the existing conditions found throughout Macon-Bibb County. These sections include an analysis of data, a field inventory, and recommended strategies for redevelopment. Development of the Macon-Bibb County Urban Redevelopment Plan hinged on the engagement of elected officials, county staff, the public, the Macon-Bibb County Planning and Zoning Commission and data provided by various county departments.

Since 2016, Macon-Bibb County has updated the plan on an annual basis, with the most recent update completed in May 2018. Yearly updates have proven beneficial as the county strives to actively eliminate blight in the Urban Redevelopment Area. As evidenced by the updates provided throughout the Urban Redevelopment Plan, active engagement in blight has been incredibly effective, particularly in recent years.

About Macon-Bibb County

Macon-Bibb County is in Middle Georgia, approximately 70 miles south of Atlanta and 150 miles northwest of Savannah. Mostly urban in nature, Macon-Bibb County encompasses 255 square miles and has a population of 155,524 making it the 13th largest county in the State.

The county is home to nine institutions of higher education and three major hospitals that provide world-class care, including the area's only Level One trauma center. Macon-Bibb County is also the cultural center for the Middle Georgia region with the Museum of Arts and Sciences, Tubman African American Museum, Macon Symphony Orchestra, and Georgia Sports Hall of Fame. In addition, Macon-Bibb County has a strong presence of historic resources, such as the Ocmulgee National Monument, Fort Hawkins, the Ocmulgee River, 10 historic districts and numerous structures listed on the National Register of Historic Places. The county is also home to six annual festivals and a multitude of events, including the Macon Cherry Blossom Festival, Ocmulgee Indian Festival, Tubman Pan African Festival, Mid-Summer Macon, Arrowhead Indian Festival, and many others.

The city and county once relied on the textile industry for its economic foundation. These industries have not only left the area, but for the most part have left the country. This shift resulted in the county scrambling to replace lost jobs, maintain current jobs, and create new opportunities for residents. Because of these economic hardships, the county now has a lower income level and higher crime rates than both the State of Georgia and national averages. In 2013, the per capita income for the county was \$20,982, roughly 18% less than Georgia's per capita income of \$25,182 and 29 % less than the U.S.'s per capita income of \$28,155. As Georgia has a poverty rate of 18.2%, Macon-Bibb County's greatly exceeds the state's, with a poverty rate of 24.9%. Like many urban centers, the area is plagued with depressed incomes and high poverty rates, thus unemployment, crime, and most of all, blight, continues to expand.

Purpose of the Plan

The 2016 Macon-Bibb County Urban Redevelopment Plan strives to develop strategies which will reduce the amount of blight within the county and subsequently increase the quality of life for residents. This plan examines existing conditions and potential strategies to combat the problem of blight. It also identifies gaps in the county's current policies and seeks to prioritize these into actionable projects with goals that can be measured. During the planning process, crime, poverty, code enforcement, and development data were analyzed, and a field inventory was conducted. Following these activities, strategies were developed to address the findings.

In 2017, the county recognized the need to update the Urban Redevelopment Plan to reflect the fast-paced efforts underway to meet the goals set forth in the original plan. Updates serve to highlight completed projects, existing projects, and new projects undertaken. A Report of Accomplishments has been compiled to document these actions. Additionally, the "Other Redevelopment Efforts" section is updated to include parks and recreation enhancements in the Urban Redevelopment Area. Macon-Bibb County places a premium on these upgrades as a tool to combat blight because investment in parks and recreation serves as a tool for blight mitigation and the enrichment of quality of life for all. Minor updates to existing strategies were made and a strategy focused on ensuring the availability of affordable housing is also included.

Due to continuing efforts to mitigate blight in the Urban Redevelopment Area, the county determined it best to update the Urban Redevelopment Plan in 2018. These updates provide a log of blight removal efforts, insight regarding the tools utilized to do so, and allow for the identification of new or unused remediation tools to date. The Report of Accomplishments, located in **Appendix I**, was also updated. Additionally, minor updates were implemented throughout the document to provide for clarity.

Legal Authority

The Urban Redevelopment Act (O.C.G.A §36-61-1) was adopted by the Georgia State Legislature in 1955 and has since been amended several times, most recently in 2015. The Act enables local governments to utilize broad powers to redevelop blighted or threatened areas of the community. To access the redevelopment powers allowable under the Act, a local government must undergo the following process:

- Define boundaries of an Urban Redevelopment Area.
- Develop a draft Urban Redevelopment Plan.
- Hold a public Hearing.
- Adopt a “Finding of Necessity”, declaring that there exist pockets of blight which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of this state. This resolution declares that certain pockets of blight or portions thereof may require acquisition, clearance, and disposition subject to use restrictions. Additionally, this resolution declares that public money may be expended, and the power of eminent domain may be exercised for the purposes of removing blight.
- Adopt the Urban Redevelopment Plan and designate an Urban Redevelopment Agency responsible for implementation.

Comprehensive Plan Consistency

The Urban Redevelopment Plan is consistent with Macon-Bibb County’s 2030 Comprehensive Plan. Components of the Community Agenda, specifically the Community Vision Statement, Future Development Strategies, and Implementation Goals, were used to guide the development of this plan. The Macon-Bibb County Comprehensive Plan 2030 lays out the following vision:

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In the year 2030 Macon and Bibb County, Georgia will be a dynamic community encouraging balanced growth with sensitivity to quality of design while ensuring environmental safeguards. We will embrace our diverse population, providing a full range of employment, cultural and economic choices. Our neighborhoods, commerce and mobility will reflect an interconnection that promotes continuity and wise transitions. The foundation and spirit of our public involvement activities will draw strength from unity and a civic-minded approach which inspires, instills, and sustains a true stewardship of community.

//

Strategies contained within the Urban Redevelopment Plan complement the development strategies found within The Macon-Bibb County Comprehensive Plan 2030.

The Planning Process

Macon-Bibb County utilized the Middle Georgia Regional Commission to assist plan preparation, while the nine members of the Macon-Bibb County Board of Commissioners served as the steering committee for the development of the plan. The Macon-Bibb Planning and Zoning Commission provided the mapping and GIS services for the plan. Many meetings took place during the planning process, most of which occurred during regularly scheduled work sessions of the Macon-Bibb County Commissioners. The process began by using data models to identify areas of the county that suffered from pockets of blight. These data models consisted of the following data: Crime, code violations, existing and future land use, and poverty. After narrowing down a proposed urban redevelopment area, a field inventory was conducted. The Macon-Bibb Commissioners whose districts are located within the URA were given the opportunity to tour their districts with MGRC staff. These tours showed the complexities of blight within the area, and the Commissioners

offered constructive comments and ideas which were incorporated into the plan. A draft of the plan was presented to the Macon-Bibb County Board of Commissioners on April 12, 2016. A public hearing was also held on April 12, 2016 to present a draft of the plan and the Urban Redevelopment Area boundaries to the public. After gathering feedback from the public and elected officials, a final draft was presented to the Macon-Bibb County Commissioners on April 19, 2016, where a “Finding of Necessity” declaring that conditions of blight exist within the Urban Redevelopment Area and a Plan Adoption Resolution were approved.

Updates to the Urban Redevelopment Plan were undertaken in 2017. Once again, Macon-Bibb County utilized the Middle Georgia Regional Commission to assist in the process. Two public listening sessions were held in April—on the 8th and 22nd—in which public input regarding quality of life of residents was sought. These sessions shed light on conditions within the Urban Redevelopment Area and influenced the proposed updates presented to the public at a public hearing on May 2, 2017. Commentary received during the public hearing was integrated into the final updates to the Urban Redevelopment Plan. The plan was then presented to the Board of Commissioners for adoption on May 16, 2017.

Additional updates were completed in 2018. The Middle Georgia Regional Commission assisted with the update process. A public hearing was held on April 27th at 2:00 p.m. A press release regarding the time, purpose, and location of the public hearing was submitted to approximately 36 separate entities, two advertisements were placed in the *Macon Telegraph*, and a notice was posted on the county’s website. Commentary received both before, during, and after the public hearing was integrated into the final updates to the Urban Redevelopment Plan. The plan was presented to and successfully adopted by the Board of Commissioners on May 1, 2018.

Other Redevelopment Efforts

Developing a new unified Urban Redevelopment Plan is just one part of a larger, ongoing process to eliminate blight. Other the past several years Macon-Bibb County has undertaken several redevelopment projects; an abridged list with descriptions can be seen below. In addition to these large-scale projects, each year Macon-Bibb County, and its predecessor, City of Macon have utilized CDBG funds for demolition of abandoned, blighted structures.

- ❖ The Second Street Corridor project is a downtown redevelopment effort intended to bring together the area that stretches from East Macon through downtown, connecting to Little Richard Penniman and Mercer University Boulevards, and create gateways into Macon-Bibb County at both ends. This \$8M Special Purpose Local Option Sales Tax (SPLOST) funded project consists of adding sidewalks, bicycle lanes, lighting, landscaping, and upgrading stormwater systems. Several of the projects are complete or underway.
 - Vision Block – The block of Second Street between Cherry and Poplar Streets that features bike lanes, reverse angle parking, landscaping, shade trees, benches, improved sidewalks, an irrigation system, and more will be replicated all along the Corridor.
 - Connector – A vehicular, bicycle and pedestrian bridge connecting Little Richard Penniman Boulevard with Second Street. The first phase has been completed,

- creating a more pedestrian friendly street with an expanded park and realigned intersection.
 - MidCity Square – A new park located at the intersection of Second and Pine Streets. Several of the properties have been purchased and the buildings have been torn down to make way for new greenspace.
 - Pinnacle Park – Located on the site of the former Boys and Girls Club, this will be a passive park with trails, benches, landscaping, and a great view of downtown. Work on this new green space in the Tindall Heights neighborhood is ongoing.
- ❖ Mercer University Drive Pedestrian Bridge – Using Tax Allocation District bond funding, Macon-Bibb County will be building a signature pedestrian bridge over Mercer University Drive connecting Mercer Landing with the Mercer University Campus. This bridge will serve as a gateway into the city. Its construction helped bring almost \$50M in investment in Tindall Heights that will result in a high density obsolete public housing neighborhood turning into a low density mixed-income neighborhood.
- ❖ Brownfields Revitalization Project - Macon-Bibb County has been awarded a \$400,000 grant from the Environmental Protection Agency (EPA) to begin the revitalization of the Downtown Industrial District (DID). The grant will allow Macon-Bibb County to establish a contamination assessment and redevelopment feasibility pilot as an example for ongoing revitalization of Brownfield Sites in the DID.

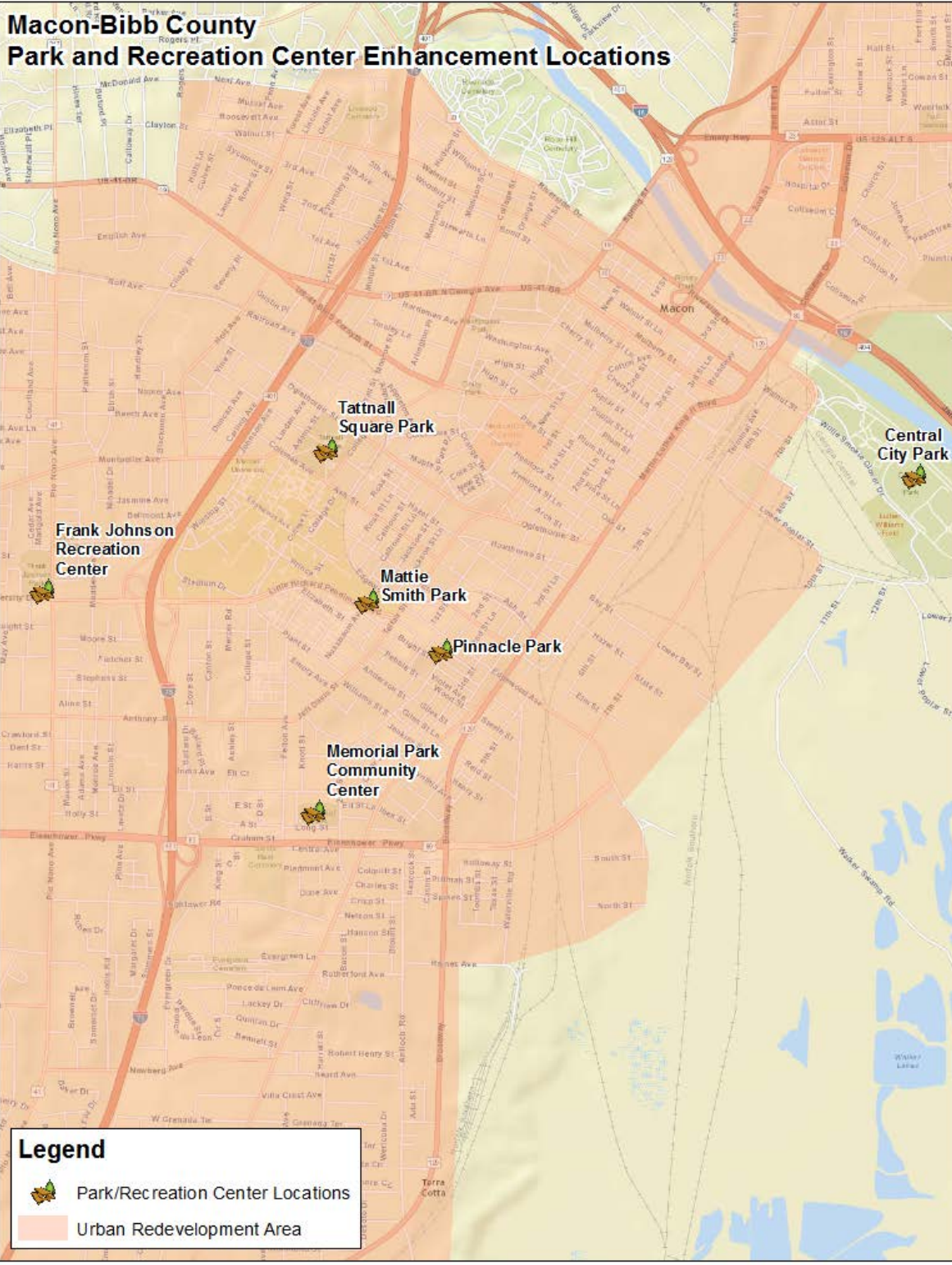
Macon-Bibb County further recognizes that the development and/or enhancement of parks and recreation centers adds immeasurably to the quality of life for its citizens. Several of these improvements are underway in the Urban Redevelopment Area, which includes the Tindall Heights area, where a proposed Transformation Plan designed to enhance the delivery of support services to area residents is well underway. A map of improvement activity is provided on the following page. Parks and recreation center enhancements in and surrounding the Urban Redevelopment Area include:

- ❖ Improvements to Central City Park have been funded with \$6 million from the voter-approved Special Purpose Local Option Sales Tax (SPLOST). The recently completed second phase costed approximately \$3.7 million and included: an urban skate park with ramps and stairs; half a mile of new sidewalks through the Park; two new pavilions; four new multipurpose fields (football, soccer, and lacrosse) with irrigation; a new concessions stand with restrooms at the softball fields; a new concession stand and restroom facility for the multipurpose fields and skate park; two new standalone restroom facilities; demolition of nine dilapidated buildings; removal the overhead power lines; and power and sewer lines underground to better serve events. Additionally, the number of RV spots was increased from 41 to 72 and working electrical and water lines were added to meet the demands of festivals, fairs, tournaments, and visitors.

Prior to this phase of work, SPLOST funds were used to improve the Round Building (new windows, doors, paint, and electrical system, and opening the windows at the top for better ventilation) and the Bandstand (repaired woodwork and painting). The Parks and Recreation Offices in Central City Park also received a new roof, new paint, upgraded electrical systems, and fiber optic lines installed. The next phase of the project is expected to include the addition of a competition bowl to the skate park, lighting the multipurpose fields, rebuilding

the softball fields, adding parking, and adding more sidewalks through the park.

- ❖ The renovation and reopening of the Frank Johnson Recreation Center on March 27, 2017, funded by SPLOST funds at a cost of \$939,000. Located at 2227 Mercer University Dr., this facility has meeting rooms, a game room, gym, swimming pool, playground, tennis courts, baseball field, outdoor basketball courts, and picnic shed.
- ❖ The ongoing improvement of Mattie Smith Park, located at the intersections of Telfair Street, Nussbaum Avenue, and Little Richard Penniman Boulevard. Trees were recently planted in the park.
- ❖ The complete renovation and reopening of the Memorial Park Community Center on January 14, 2016, at a cost of over \$2.5 million. Located at 2465 Second Street, Memorial Gym is one of the oldest recreational facilities in Bibb County. This Community Center has meeting rooms, a game room, gym, swimming pool, outdoor basketball court, baseball field, playground and picnic shed.
- ❖ The development of the new Pinnacle Park, located at the intersection of Edgewood Avenue and Second Street on the site of the former Boys and Girls Club, where \$100,000 was earmarked for various improvements including trails, benches, and landscaping. The result is a pedestrian friendly park with a wonderful view of downtown Macon.
- ❖ Extensive improvements to Tattnall Square Park at the intersection of College Street and Coleman Avenue, which include more than \$662,456 in SPLOST funds. Tattnall Square Park is one of the crown jewels of Macon-Bibb park system and includes picnic areas, shelter, playground, restrooms, tennis courts, fountain, and pavilion. SPLOST funds were used to replace the tennis courts and upgrade the Tennis Center as part of a larger effort by many organizations who covered the cost of planting of trees, new sidewalks in the park, a rain garden, and new entrances into the park.



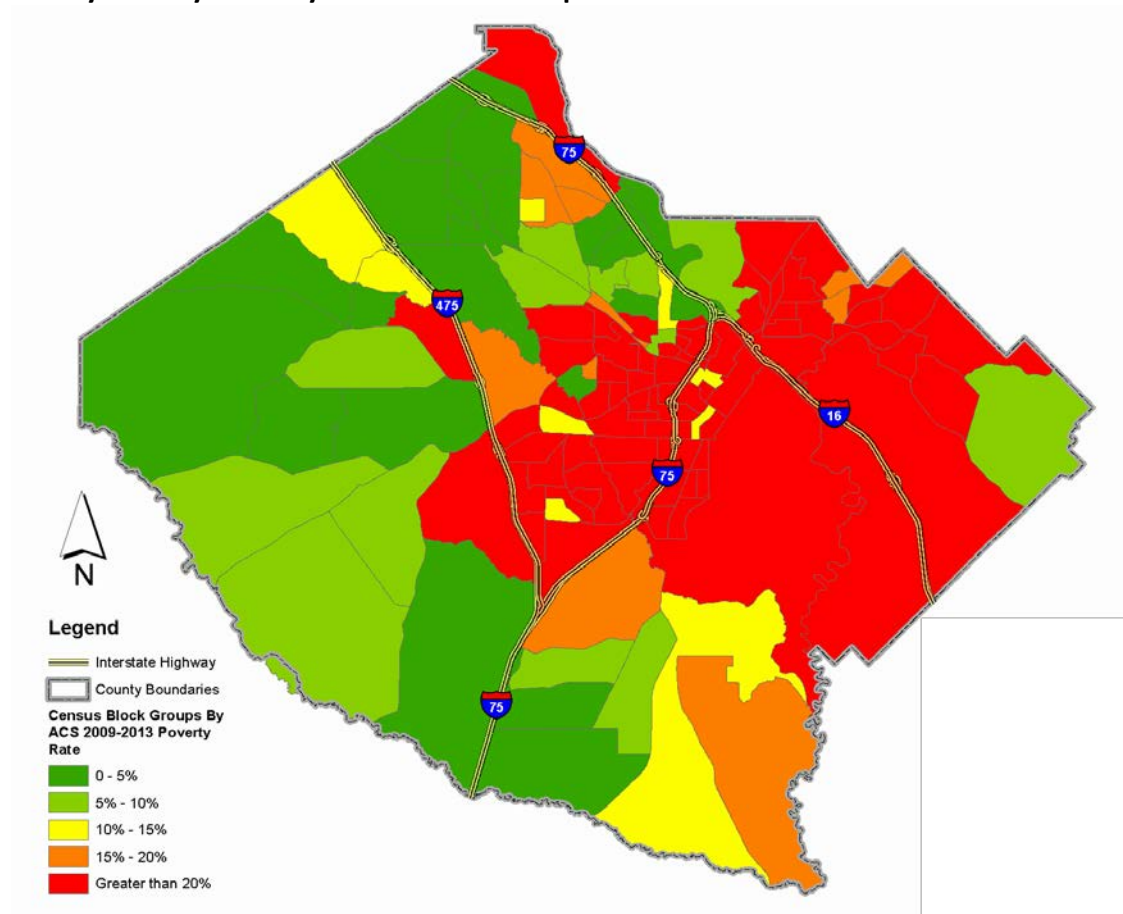
Distress Indicators

Data from a variety of sources was analyzed to determine trends within Macon-Bibb County. The data indicates areas of the county that have a prevalence of poverty, criminal activity, code enforcement violations, and vacant and underutilized lots. Education, labor force, demographic, and tax digest data were also examined.

Distress Indicator 1: Poverty

Poverty data was obtained from the 2009–2013 5-year American Community Survey (ACS) estimates report B17021. As seen in Figure 1, the greatest concentrations of poverty are within the middle and eastern portions of the county. The western side of Macon-Bibb County has significantly less poverty with three block groups having between 0-5% poverty. In Macon-Bibb County, 82 of the 126 block groups have individuals whose income in the past 12 months was below the poverty level.

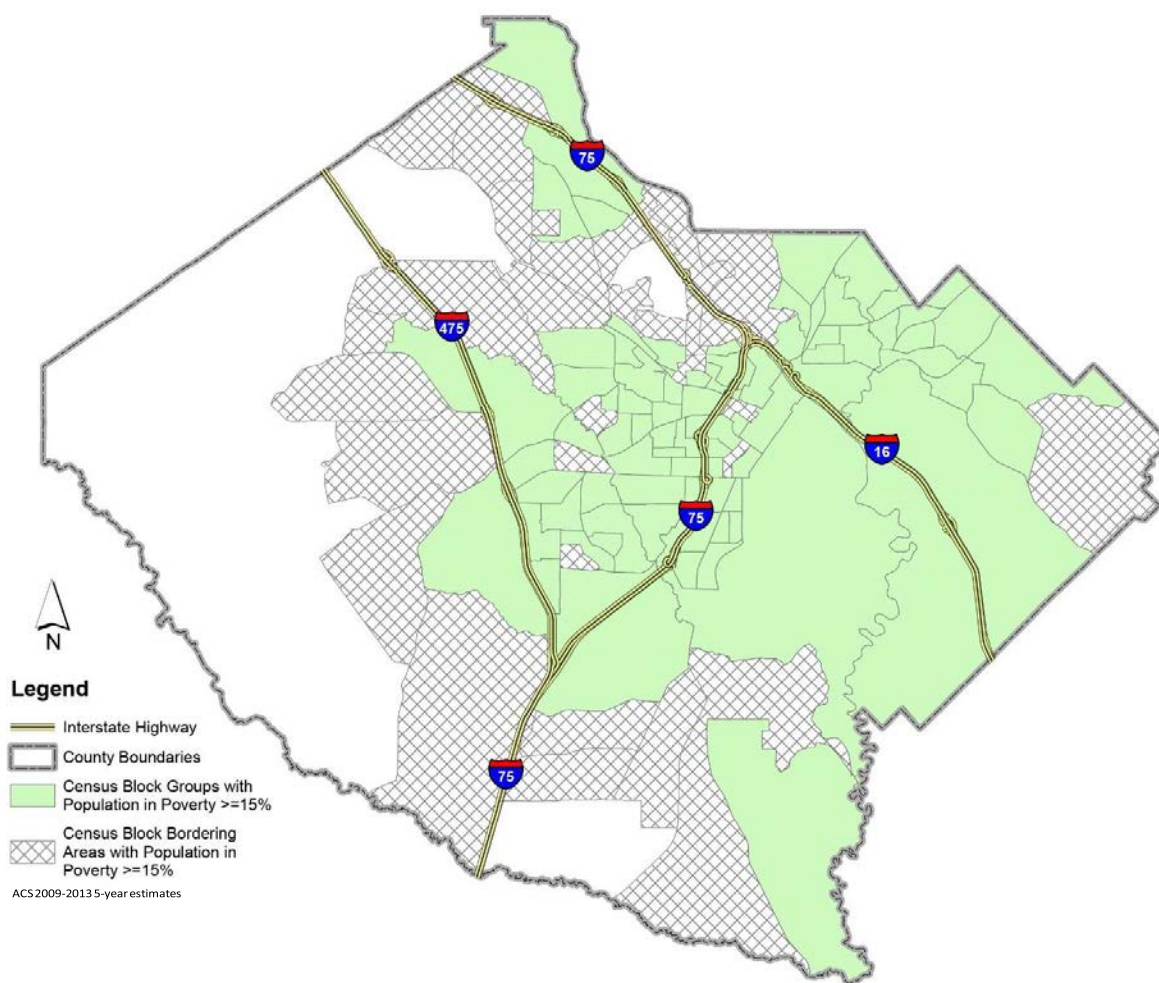
Figure 1: County Poverty Rates by Census Block Groups



ACS 2009-2013 5-year estimates

Figure 2 shows the Census Block Groups in Macon-Bibb County which have greater than 15% of the population in poverty. As seen below, the census block groups with poverty rates 15% or higher are heavily concentrated within the downtown core and to the east, extending along Interstate 75. The areas on the western end of the county and a small area in the southern portion of the county are the only areas that neither have greater than 15% poverty nor border a census block group with those conditions. Census block groups with, or adjacent to those with, greater than 15% poverty have increased potential to suffer from the conditions occurring in the high-poverty block groups.

Figure 2: Census Block Groups with Greater Than 15% Poverty



According to 2009-2013 5-Year ACS estimates, out of the 148,772 persons for whom poverty status is determined within Macon-Bibb County, 37,039 are estimated to be below the poverty level. Of those 37,039 persons, 2% have a Bachelor’s degree, 12% have some college or associate’s degree, 18% are high school graduates, and 18% do not have a High School Diploma or equivalent. Table 3, below, shows the population for whom poverty status is determined by age. For persons under 18 years of age, 37% live below the poverty level. For persons aged 18- 64 years, 22% live below the poverty level. For persons 65 years and over, 13% live below the poverty level. Such a predominance of poverty within the county is conducive to the presence of blighted conditions. This level of poverty is one of the causes of disinvestment in the area as it prevents businesses and neighborhoods from thriving. As seen in Figure 1 and 2 and Tables 1-3, it is clear that portions of the county suffer from pervasive poverty.

Table 1		
Educational Attainment Ages 25-64	Below Poverty Level	Total
Less than a high school graduate	6,578	16,267
High school graduate (or equivalent)	6,601	31,369
Some college or associate’s degree	4,381	26,665
Bachelor’s degree or higher	1,008	22,285

Table 2		
Work Status	Below Poverty Level	Total
Worked full-time, year-round in the past 12 months	440	10,429
Worked less than full-time, year-round in the past 12 months	2,799	5,692
Did not work	5,951	11,518

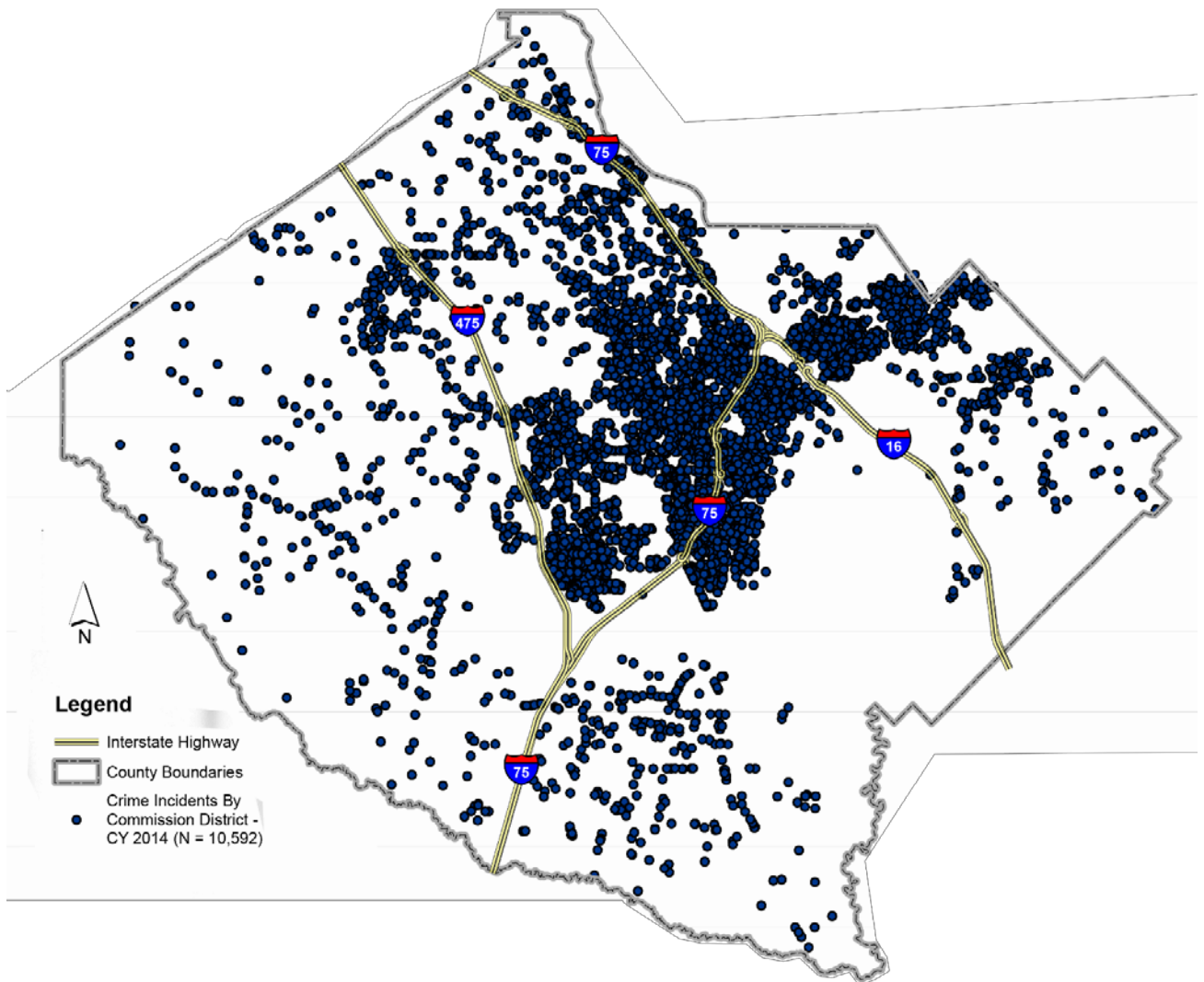
Table 3		
Age	Below Poverty Level	Total
Under 18 years	14,361	39,064
18 to 64 years	20,200	90,280
65 years and over	2,478	19,428

Distress Indicator 2: Criminal Activity

Another indicator of distress is the prevalence of crime. According to the Bibb County Sheriff's Office, in 2014 there were 10,279 incidents of crime county-wide. As seen in Figure 3 below, there are concentrations of crime within the urban core and the immediate surrounding areas. Also, concentrations occur around major transportation thoroughfares such as Zebulon Road, Riverside Drive, Lamar Road, Vineville Avenue, and Shurling Drive.

Areas where blight exists can be conducive to criminal activity. For example, abandoned structures that are not secured are open for criminal activity. The presence of crime is having a detrimental and transformative effect on the character and nature of the community.

Figure 3: 2014 Crime Incidents



The figures below illustrate the number of property crimes that were committed throughout the county in 2014. These crimes include: arson, burglary, motor vehicle theft, and larceny. These statistics were also included in Figure 3 on the previous page. As seen in the maps, the highest concentrations of property crimes occurred in the middle of the county. These figures show that the crimes are occurring in the core and to the east, areas which are more densely populated.

Figure 4: Crime: Larceny

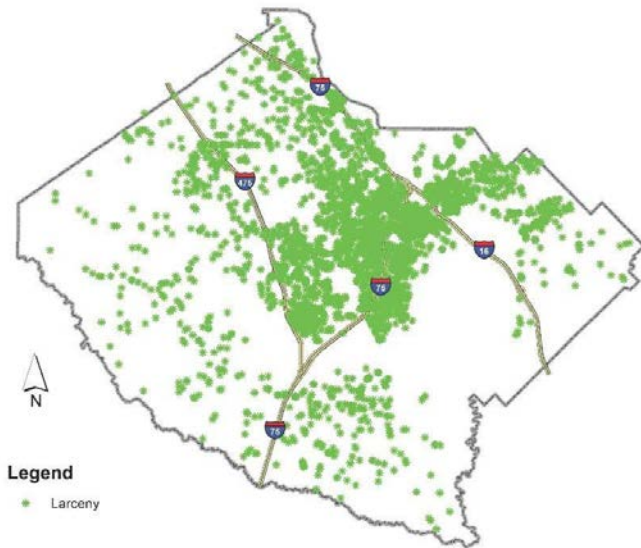


Figure 5: Burglary

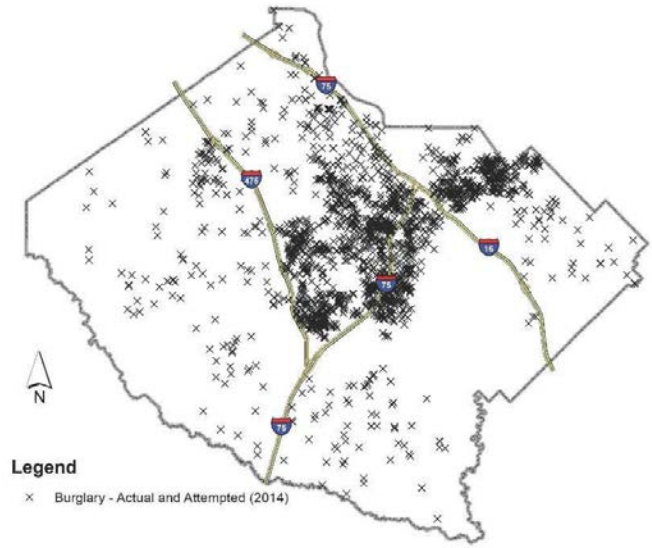


Figure 6: Crime: Arson

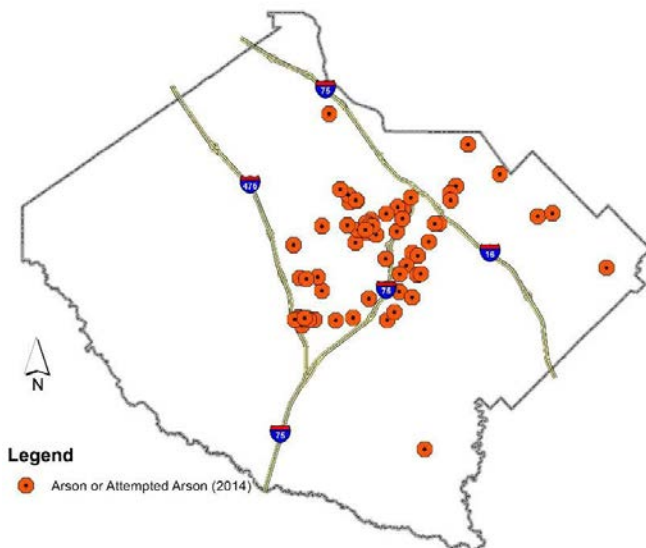
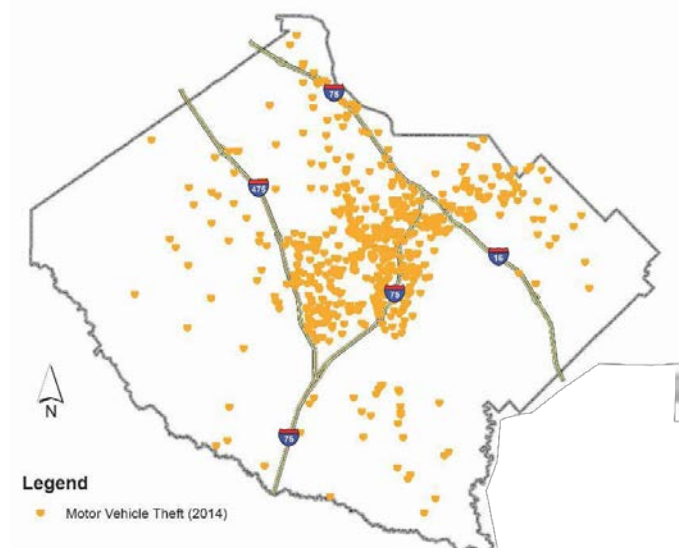


Figure 7: Crime: Motor Vehicle Theft

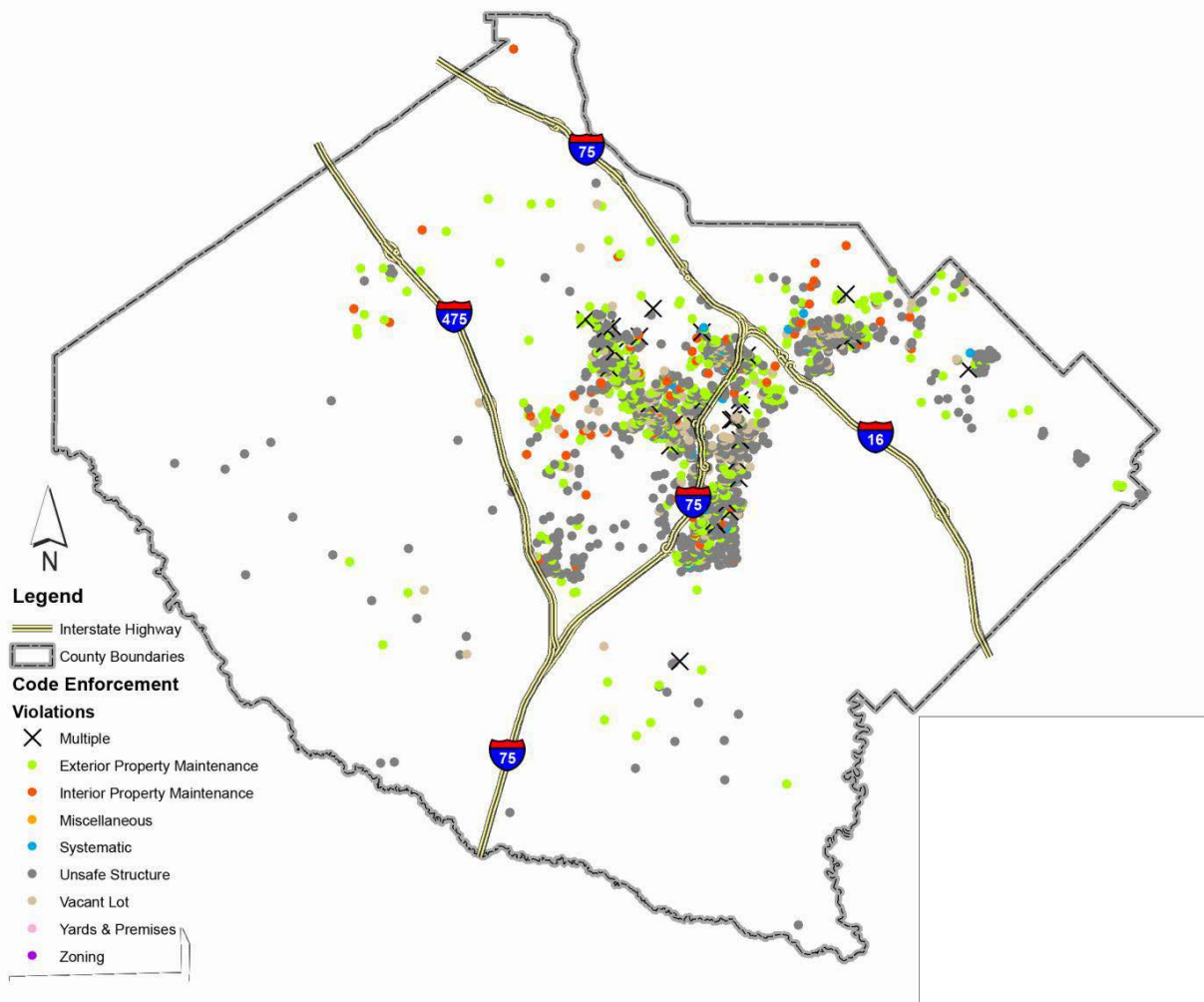


Distress Indicator 3: Unsafe Conditions and Code Violations

Code enforcement violations, or notices, are another indicator of distress. Data obtained from the Macon-Bibb County Property Maintenance Division show clusters of violations. As with the previously discussed indicators, it is evident that most of the clusters are within the downtown core and to the east. These case types include: exterior property maintenance, interior property maintenance, miscellaneous, systematic, unsafe structure, vacant lot, yards and premises, zoning, and multiple violations.

Inspectors with the Macon-Bibb County Property Maintenance Division are assigned to districts where they assess the condition of properties and respond to code enforcement-related complaints. These inspectors assess the conditions of properties within certain areas, but a comprehensive survey of properties has not been conducted. The data shown below in Figure 8 represents open violations through April 11, 2016. Each code enforcement notice of violation may result in a ticket carrying a fine of \$100 and/or a Summons to Municipal Court.

Figure 8: Code Enforcement Violations (As of 4/11/16)

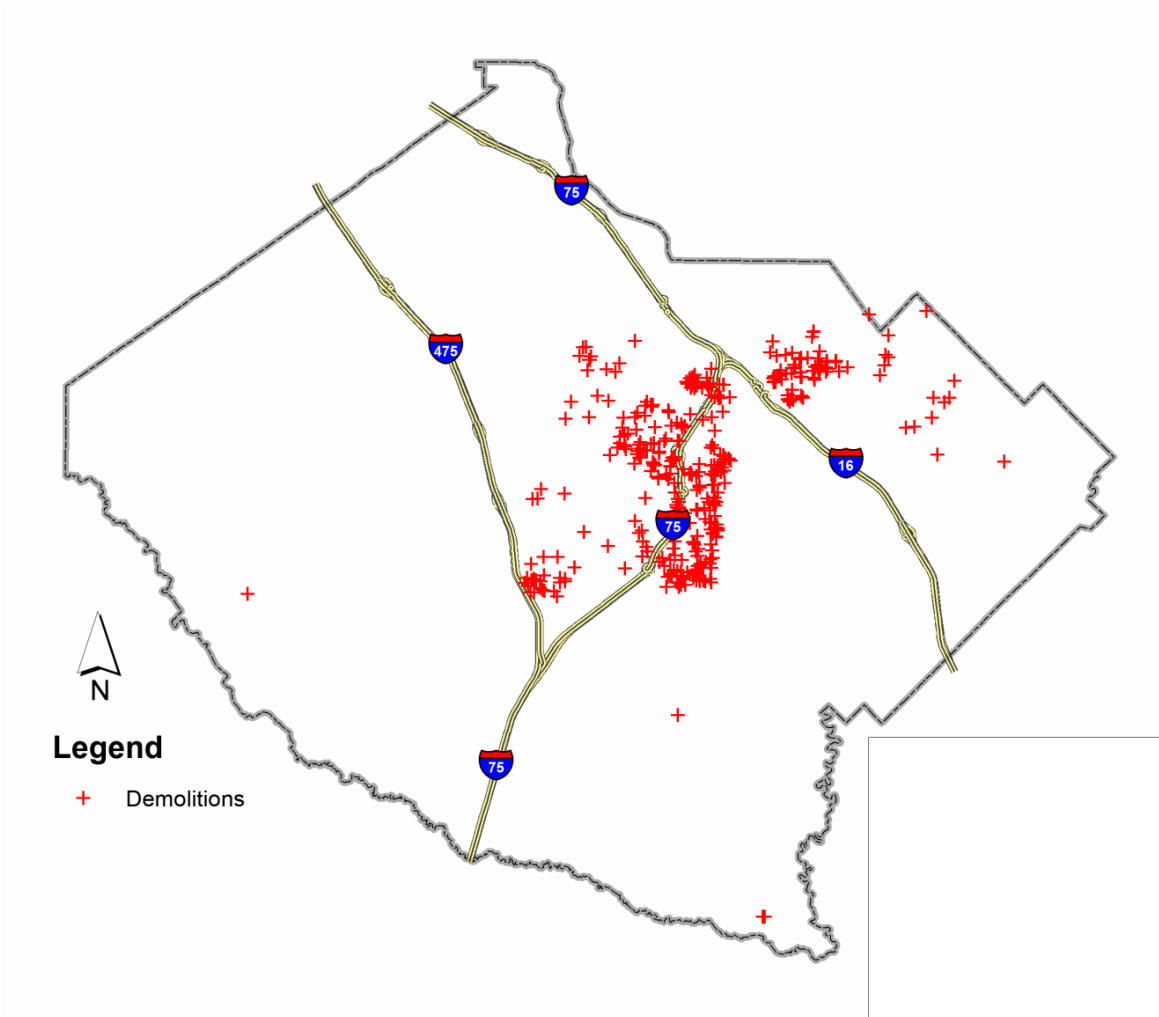


Unsafe structures, as mapped in Figure 8 above can lead to far worse conditions. Unsafe structures are those where any of the following conditions exist: vacant, open, abandoned, deteriorating roof, visible structural damage, windows broken/missing, or doors broken/missing. If the structure is open, Macon-Bibb County may secure the structure and place a lien on the property to recover the associated costs.

Often structures initially enter the system as unsafe, but as the structure becomes unfit for human habitation or are unsalvageable they are processed for demolition through the Macon- Bibb County Municipal Court. Figure 9 below shows the distribution of the properties on the court ordered demolition list, as of April 7, 2016. There is a total of 401 structures listed for demolition.

As seen in other figures, there are large clusters of structures tagged for demolition located within the Downtown Core and the areas within the immediate periphery.

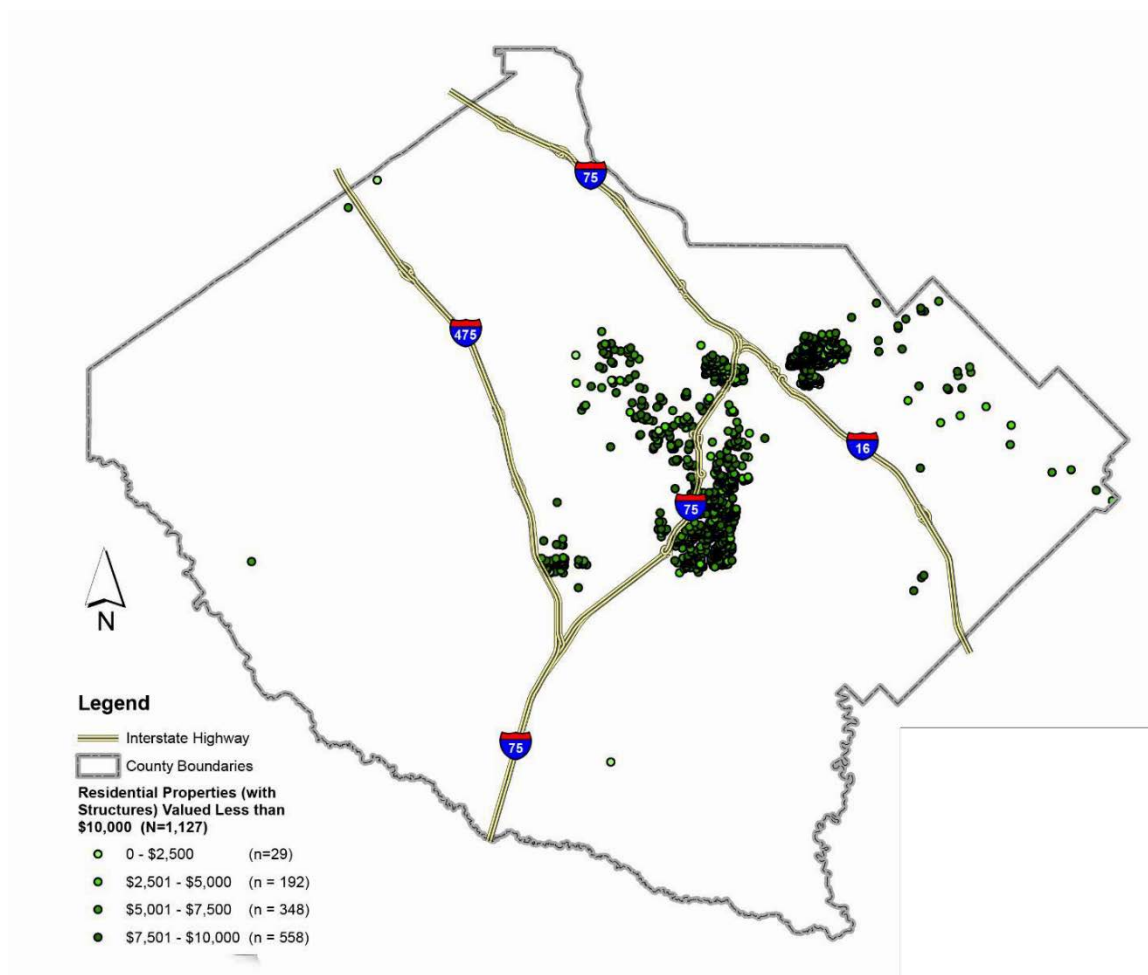
Figure 9: Distribution of Parcels with Unsafe Housing (As of 4/7/16)



Another indicator of unsafe conditions is the presence of structures valued at less than \$10,000. A structure valued at less than \$10,000 can be assumed to suffer from blight. These properties are likely vacant or abandoned. Table 4 below summarizes the number and value classification of structures less than \$10,000. Using data obtained from the Macon-Bibb County Tax Assessor's Office, Figure 10 below shows the distribution of these structures as of August 7, 2015. The data was obtained prior to the August 25, 2015 Macon-Bibb County Work Session to illustrate the visible clusters of structures valued less than \$10,000. This supplemental data was useful to the committee as they determined the boundaries of the Urban Redevelopment Area.

Table 4	
Value	Number of Structures
0 - \$2,500	29
\$2,501 - \$5,000	192
\$5,001 - \$7,500	348
\$7,501 - \$10,000	558

Figure 10: Residential Properties (with Structures) Valued Less than \$10,000 (As of 8/7/15)



Distress Indicator 4: Depreciating Assessed Property Values

These figures were completed by obtaining the assessed value of residential properties within Macon-Bibb County from 2011-2015. As seen below in Figure 11, the residential assessed value and fair market value for properties within the county has declined over the past five years. The total fair market value of all properties in 2011 was \$5,703,391,045 and declined to \$5,086,943,973. The total residential assessed value, or 40% of the fair market value, in 2011 was \$2,281,356,418 and declined to \$2,034,777,589. The Tax Digest Consolidated Summary for years 2011-2015 can be found in **Appendix D**.

Figure 11: Fair Market Value 2011-2015

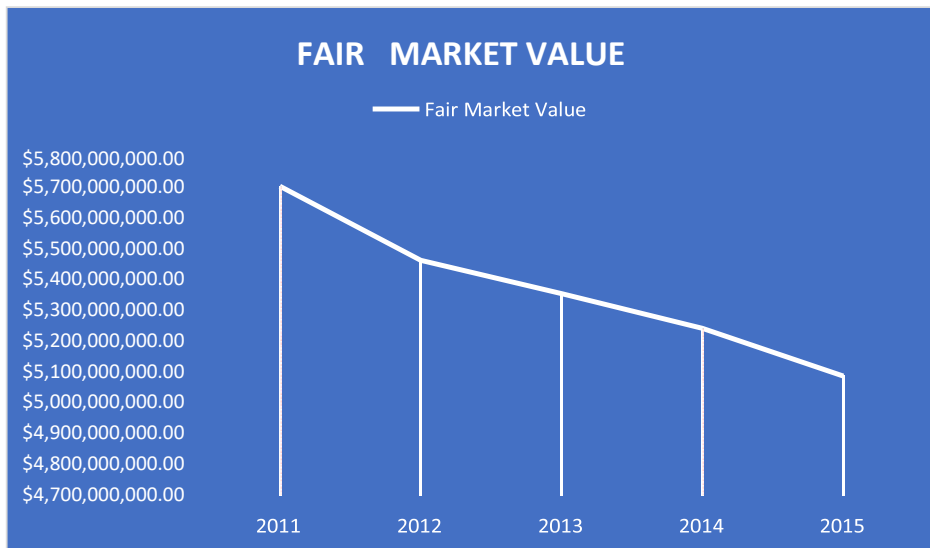
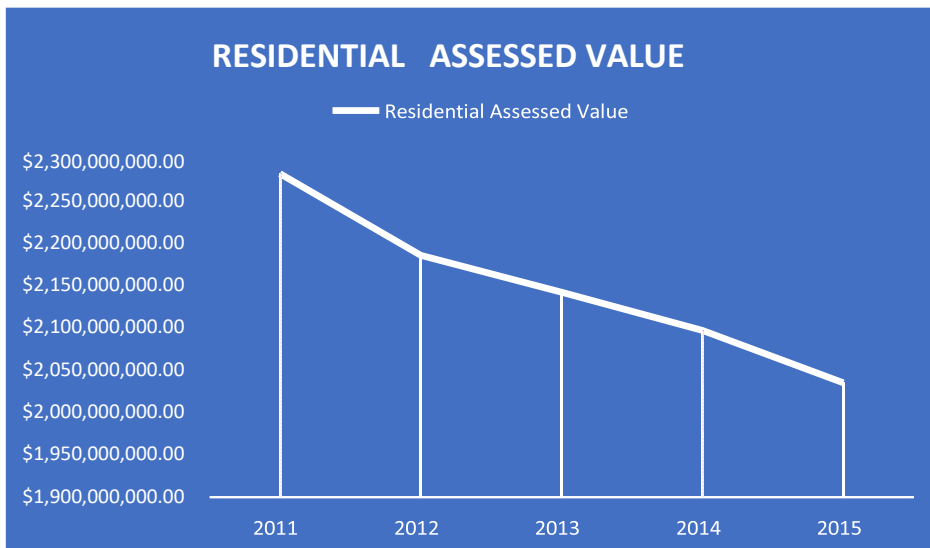


Figure 12: Resident Assessed Value 2011-2015



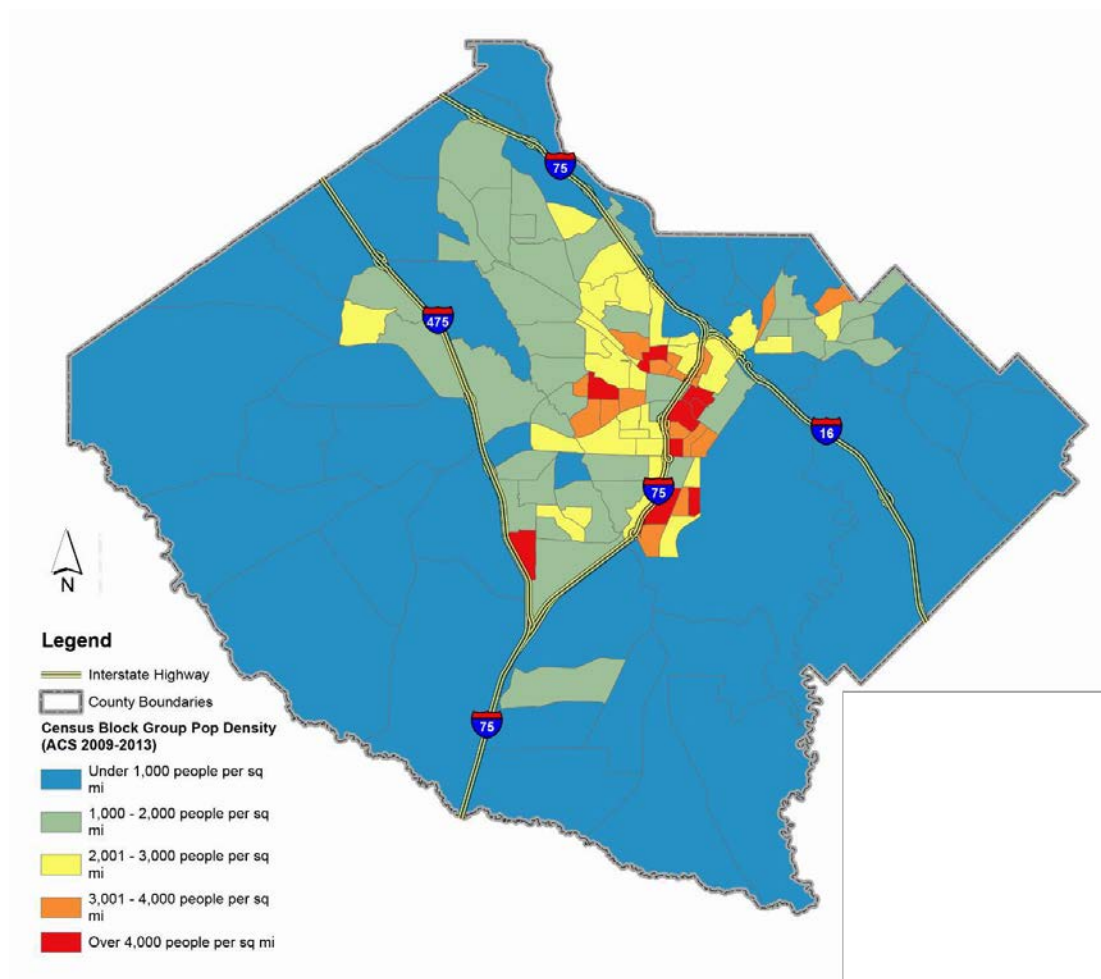
Urban Redevelopment Area

All the previously discussed distress indicators and data were taken into consideration when determining the area in which redevelopment efforts would be undertaken to improve the conditions. The area is known as the Macon-Bibb County Urban Redevelopment Area (URA). Data and analysis, along with field observation was used to decide that pockets of blight exist within the area.

In addition to the distress indicators, the county's population density was also examined. Population density is defined as the number of residential units permitted per acre. Density is determined by dividing the total number of units by the total site area less right-of-way.

Figure 13 shows that the most densely populated areas of Macon-Bibb County are the city core and its immediate periphery. Additionally, the incidents of crime previously displayed in Figures 4-7 occur in the same densely populated areas of Macon-Bibb County.

Figure 13: Population Density

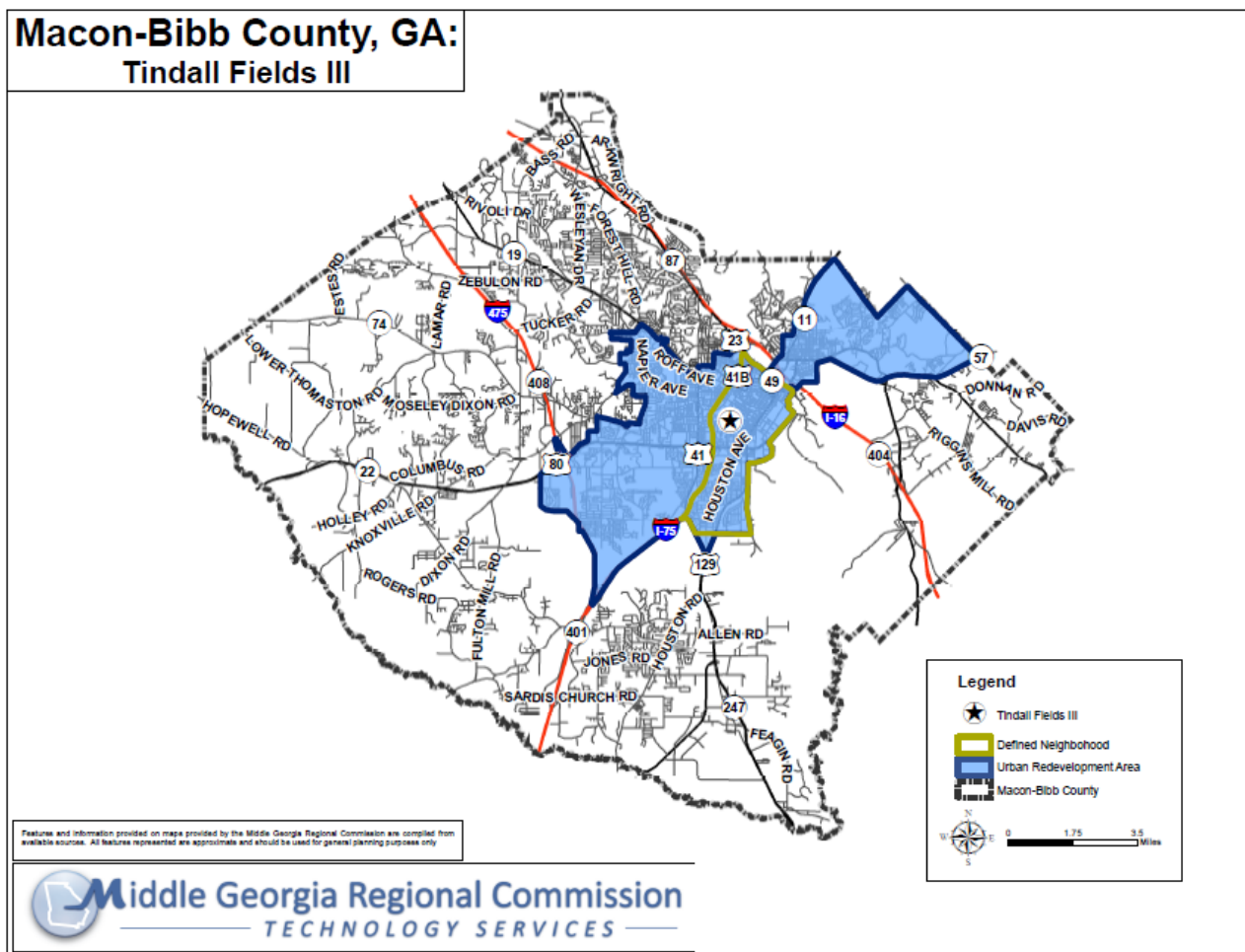


Boundaries of Urban Redevelopment Area

At a regularly scheduled work session on August 25, 2015, the Macon-Bibb County Commissioners outlined the boundaries for the Urban Redevelopment Area. These boundaries were chosen to be consistent with the definition of an “urban redevelopment area” in Georgia’s Urban Redevelopment Law (O.C.G.A § 36-61).

The Urban Redevelopment Area boundary runs along the junction of I-75 and I-475, just north of Hartley Bridge Road, west to I-475 and Highway 80, east to the Macon-Bibb and Jones County border along GA-57, and north to the Macon-Bibb and Jones County border along US-129. This area, consisting of approximately 22,369 acres with 30,331 parcels, as seen below, and was identified as being economically, environmentally, and aesthetically distressed. Much of the area consists of vacant, dilapidated, and under-utilized properties. **The URA comprises 13.73% of the total county acreage.**

Figure 14: Urban Redevelopment Area



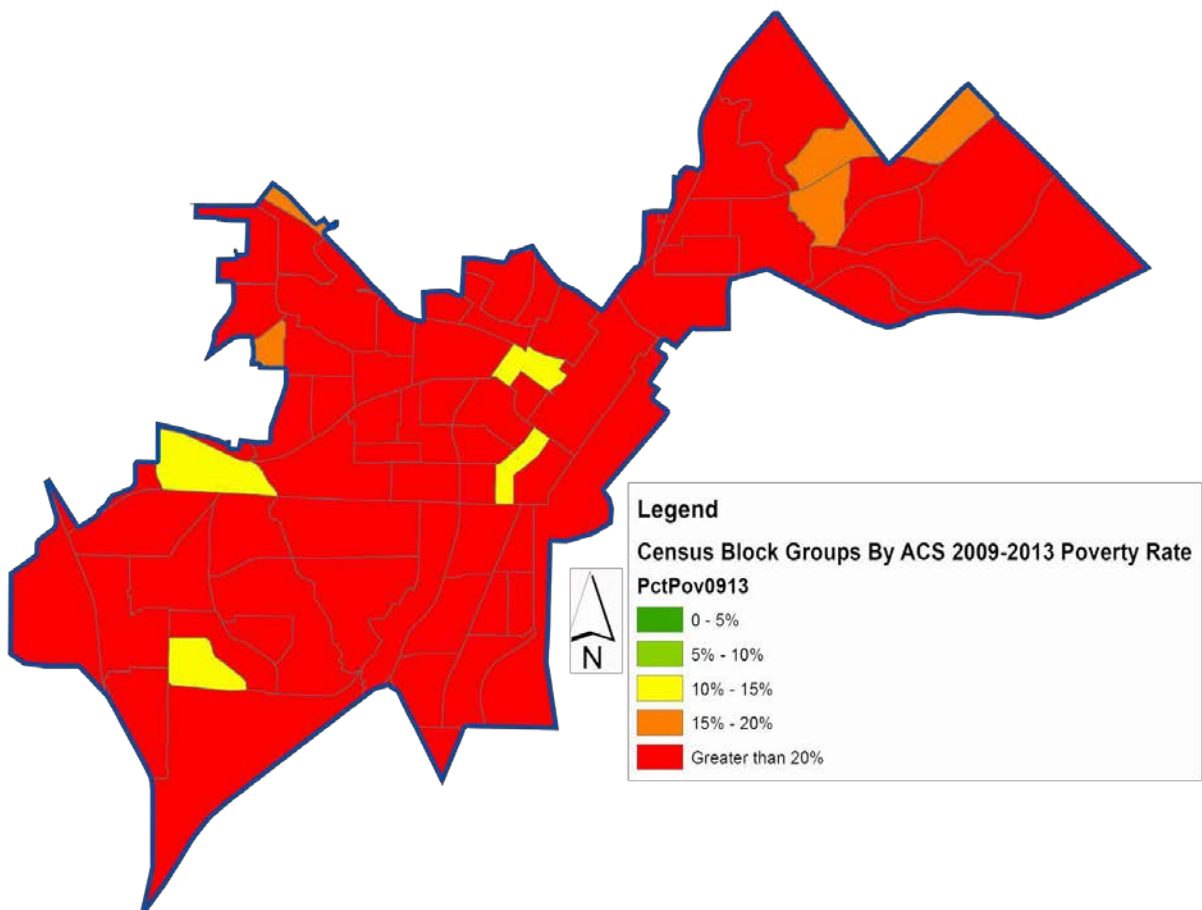
Conditions Within Urban Redevelopment Area

In the previous section, poverty, crime, and code enforcement violations were analyzed at the county-wide level. This information was instrumental in the selection of an Urban Redevelopment Area. Below, poverty, crime, and code enforcement data are analyzed within the Urban Redevelopment Area.

Poverty

The Urban Redevelopment Area is home to households with higher concentrations of poverty. As seen in Figure 15, majority of the Census Block Groups within the Urban Redevelopment Area have a poverty rate greater than 20%. Four of the Census Block Groups located within the URA have poverty rates between 15-20%, likewise, four have poverty rates between 10-15%. The highest rate of poverty within the URA is Block Group 1, Census Tract 127, located in the center of the city, where 78.53% of households live at or below the poverty rate.

Figure 15: Poverty by Census Block Group within URA



Crime

Criminal activity is often an indication of distress and lack of economic opportunities within a community. Within the Urban Redevelopment Area, there were 6,674 incidents of crime in 2014. Of these, there were 3,987 incidents of larceny, 446 incidents of motor vehicle theft, and 1,669 incidents of burglary. The number of crimes committed within the Urban Redevelopment Area account for 63% of the total crimes committed within Macon-Bibb County in 2014.

Figure 16: All Crime

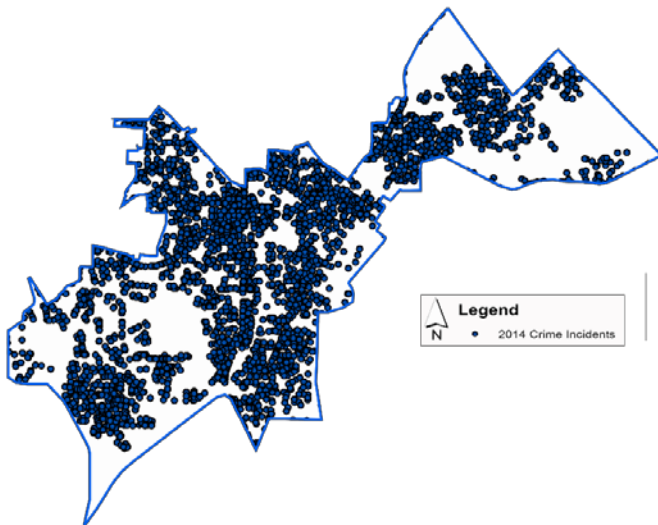


Figure 17: Larceny

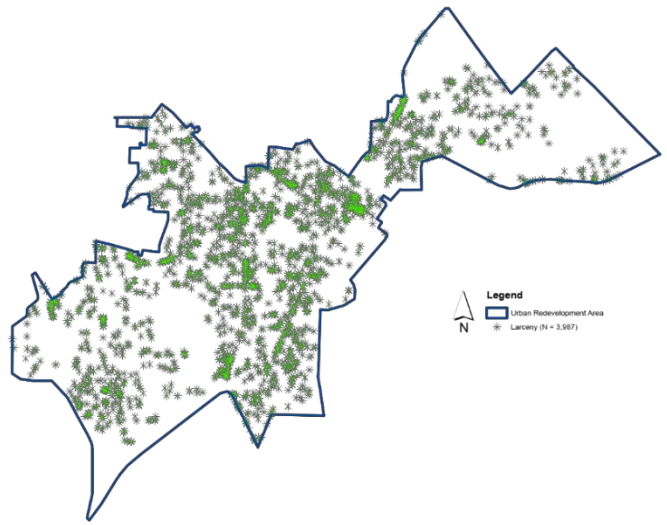


Figure 18: Motor Vehicle Theft

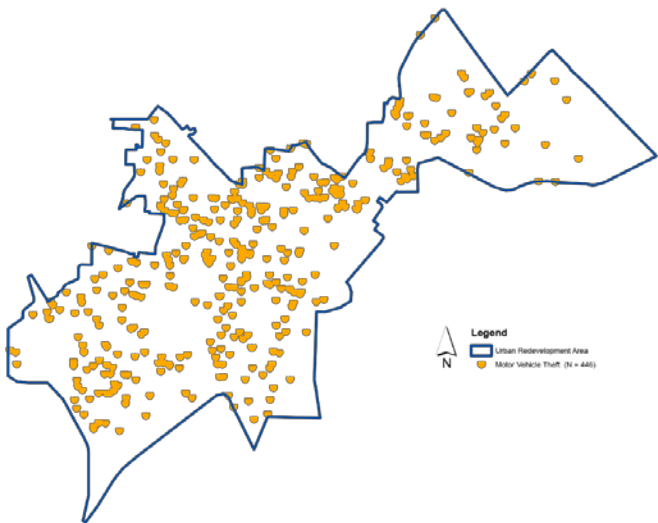
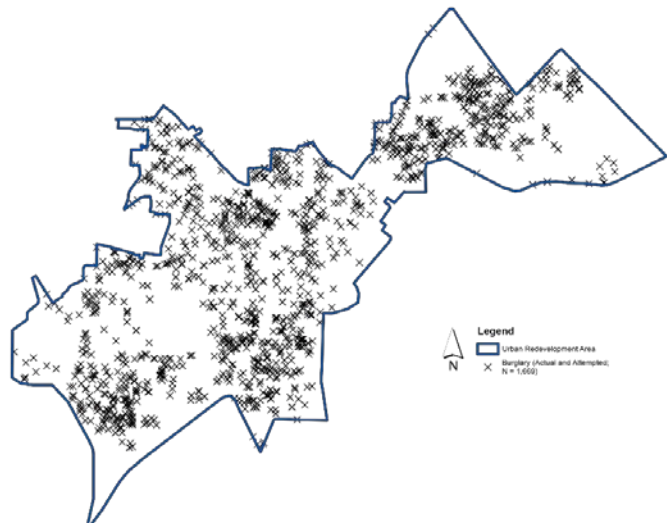


Figure 19: Burglary

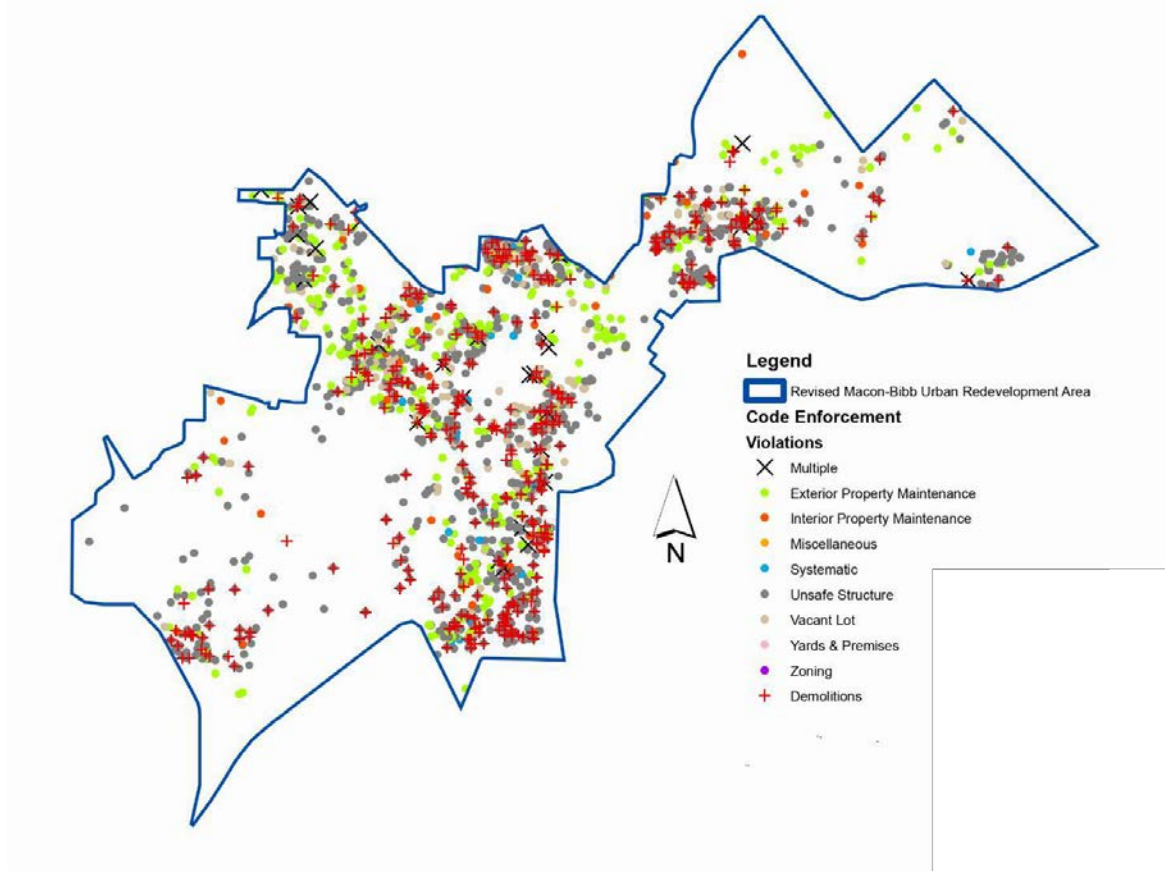


Code Enforcement Violations

As of April 11, 2016, 2,245 code enforcement violations occurred within the Urban Redevelopment Area. These include: exterior property maintenance, interior property maintenance, miscellaneous, systematic, unsafe structures, vacant lots, and yards and premises. As seen below, similar clusters appear with code enforcement violations as with the crime maps on the previous page. The violations mapped below are considered “active”, meaning the occupant has not resolved the violation, and many residences have received multiple code enforcement violation citations. As shown below, 84% of all active code violations are located within the Urban Redevelopment Area. Of the properties on the court ordered demolition list, **95.4% are within the URA.**

Additionally, vacant lots are identified and mapped along with these violations. In the Urban Redevelopment Area alone there are 222 lots identified as vacant. Out of the 238 vacant lots identified in the county, 93% are within the URA. While these vacant lots are often overgrown and filled with debris, they offer an opportunity for new developments that could improve the area and lead to additional investment.

Figure 20: Code Enforcement Violations and Court Ordered Demolition



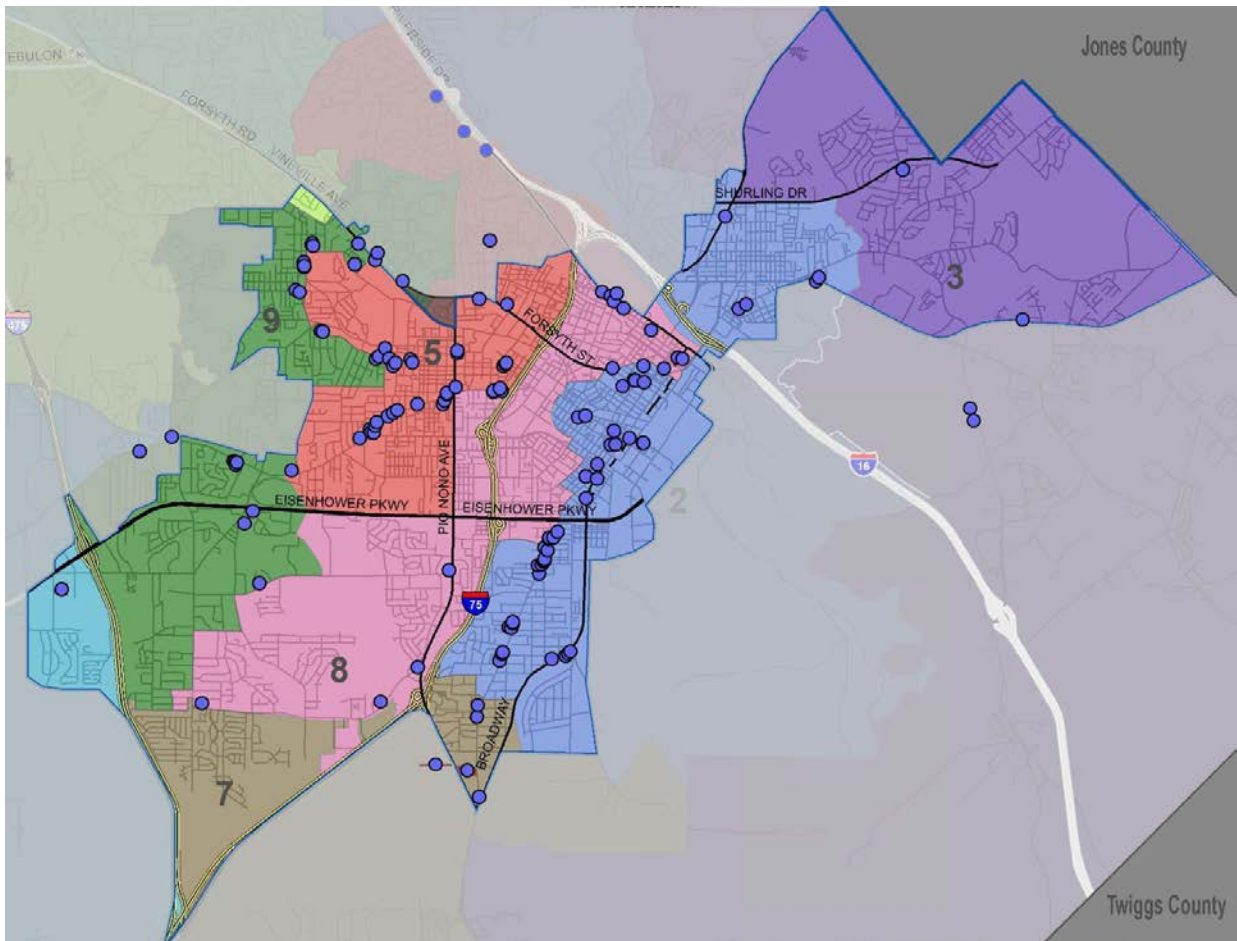
Delinquent Commercial Taxes

Figure 21 indicates commercial properties that have been delinquent on property taxes for the past three years. This level of delinquency indicates the commercial properties that potentially are economically distressed or abandoned. Figure 21 below highlights the areas where redevelopment tools may be necessary.

Clusters of property tax delinquency are visible along major corridors such as: Pio Nono Avenue, Columbus Road, Houston Avenue, Broadway, Riverside Drive and Napier Avenue. Additionally, these clusters mirror those seen with crime and code enforcement data.

There are 144 properties with delinquent property taxes for years 2013, 2014, and 2015 within the county and 121, or **84%, within the Urban Redevelopment Area.**

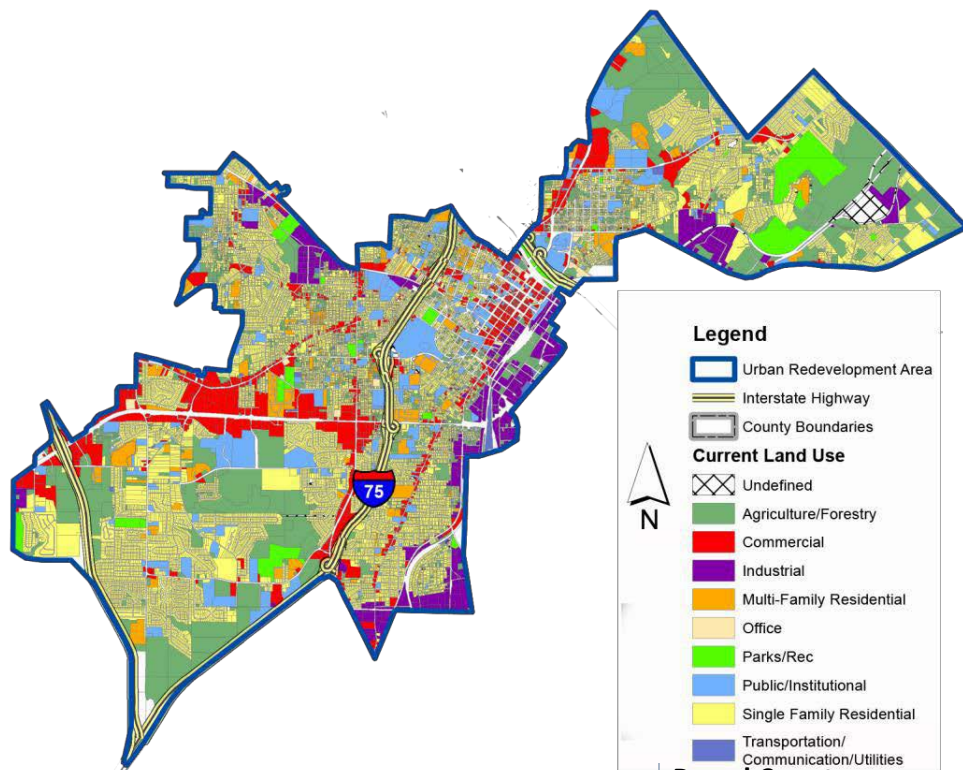
Figure 21: Commercial Properties with Delinquent Property Taxes for Three Years



Existing Land Use

The existing land use for the Urban Redevelopment Area can be seen on Figure 22 below. Existing land use is an important factor to consider when developing strategies for dealing with the existing blight and preventing future blight due to the varying nature of the problem within different settings. The Urban Redevelopment Area includes all types of land use, but the predominant land uses are residential, commercial, industrial, public/institutional, and agricultural.

Figure 22: Existing Land Use



Classification	Parcel Count
Single Family Residential	23,053
Agriculture/Forestry	3,484
Commercial	1,920
Industrial	567
Public/Institutional	543
Multi-Family Residential	420
Office	150
Parks/Recreation/Conservation	70
Transportation/Commercial/Utilities	33
Undefined	44
Missing	62

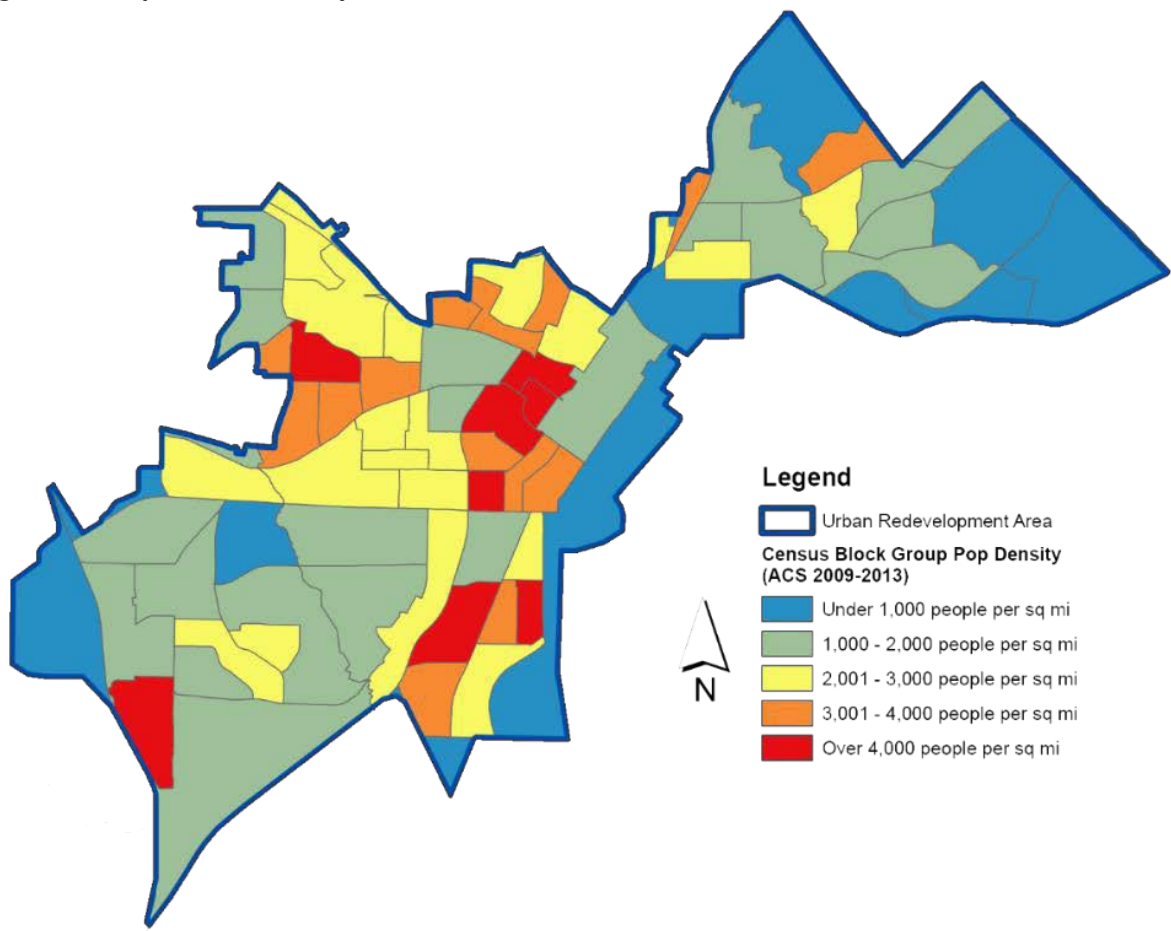
Population Density

Population density is an important factor in understanding the previous topics, such as code enforcement violations, crime, and existing land use. Figure 23 below shows the most densely populated portions of the Urban Redevelopment Area.

This information provides context to the crime data illustrated in Figures 16-19. When comparing these figures to the population density map in Figure 23 (below), it is clear that many crimes are taking place in the most densely populated neighborhoods within the URA. Likewise, clusters of the code enforcement cases occur within the most densely populated areas within the URA.

Also, as compared to Figure 21 on the previous page, some of the least dense block groups, or those with less than 1,000 people per square mile, are located within areas identified for agricultural uses.

Figure 23: Population Density

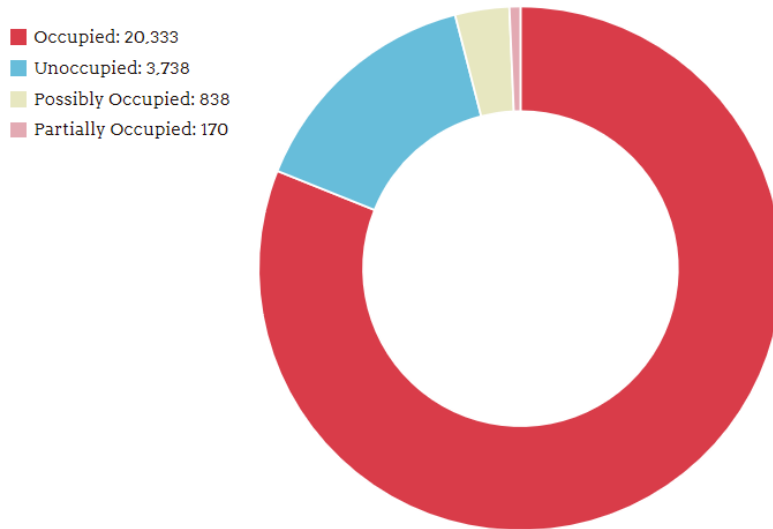


Blexting Survey

Local surveyors collected data and photographs throughout Urban Redevelopment Area (URA) during the summer of 2017. This information was then compiled into an interactive, updateable map located at www.maconbibbsurvey.com. The map is color-coded to denote the occupation status and condition of the approximately 32,000 properties in URA. Below are conclusions drawn from the initial survey:

OCCUPANCY OF STRUCTURES

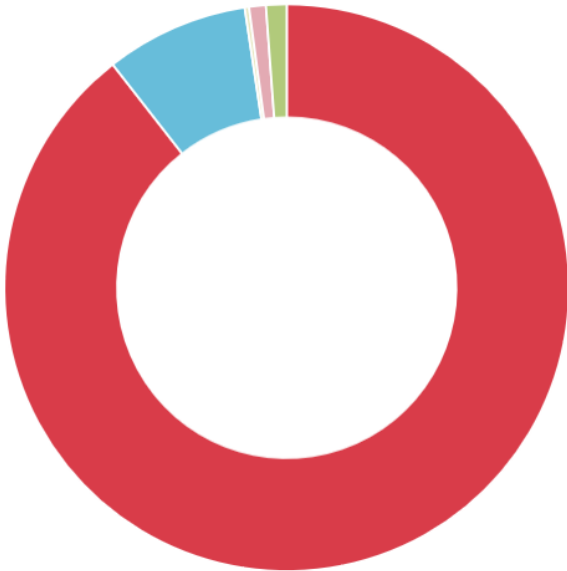
Nearly 20% of structures (one in five) were surveyed as either unoccupied, possibly occupied, or partially occupied.



USE OF UNOCCUPIED STRUCTURES

Almost 90% of unoccupied structures (nine in ten) are residential properties, typically houses. Other property types typically require more customized interventions.

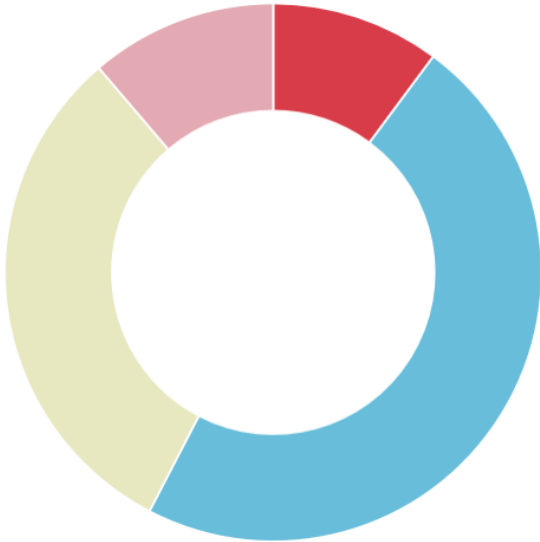
- Residential: 3,267
- Commercial: 299
- Mixed Use R/C: 9
- Industrial: 35
- Institutional: 43



CONDITION OF UNOCCUPIED STRUCTURES

It can be difficult to tell the actual condition of a property without entering it, so please take these categories as a starting point for further investigation. That said, as you can see in the photographs, properties surveyed as Poor or Suggest Demolition are in very rough shape.

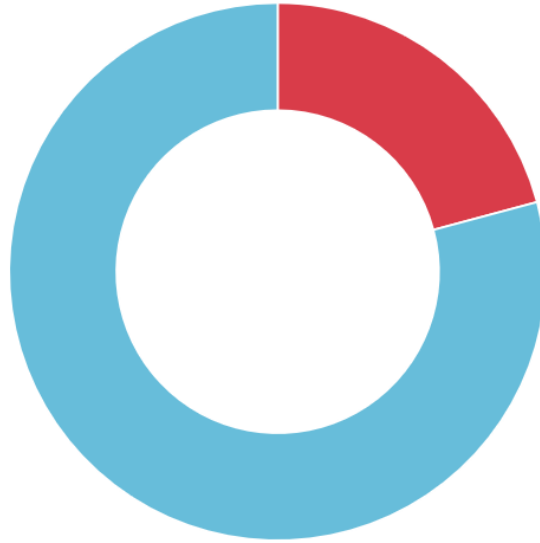
- Good: 376
- Fair: 1,754
- Poor: 1,150
- Suggest Demolition: 416



DUMPING

Lots where surveyors reported trash and dumping. It can be difficult to tell from some of the photos what the nature of the dumping is. Surveyors reported many cases of dumping that was overgrown by vegetation.

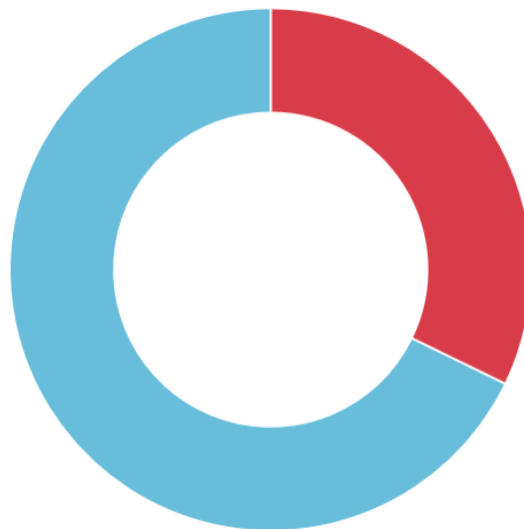
■ Dumping: 1,452
■ No Dumping: 5,519



LOT MAINTENANCE

Surveyors found more than 66% of lots (two in three) don't have regular maintenance. It can be difficult to judge which lots should and shouldn't be maintained because some are naturally beautiful while others require constant work.

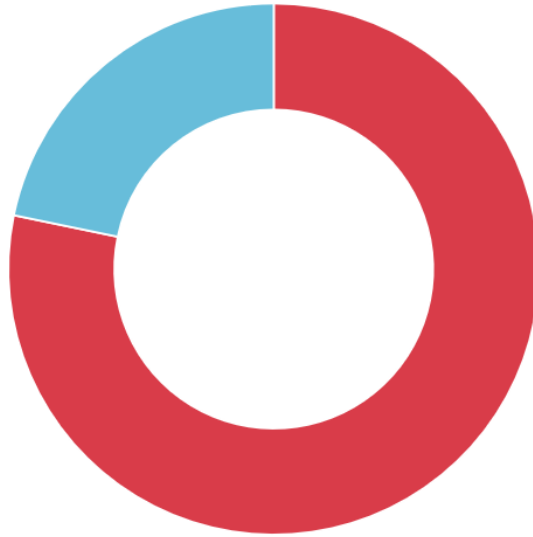
■ Maintained: 2,244
■ Unmaintained: 4,724



STRUCTURES VS LOTS

Approximately 80% of properties (four in five) have structures.

■ Structure: 25,079
■ Lot: 6,971



Field Inventory

To better understand the conditions of the Urban Redevelopment Area, MGRC staff conducted a field inventory. The process began with the identification and evaluation of conditions with each elected official whose district lies within the Urban Redevelopment Area. These trips with the Commissioners were essential as they have vast working knowledge of the various conditions within the districts.

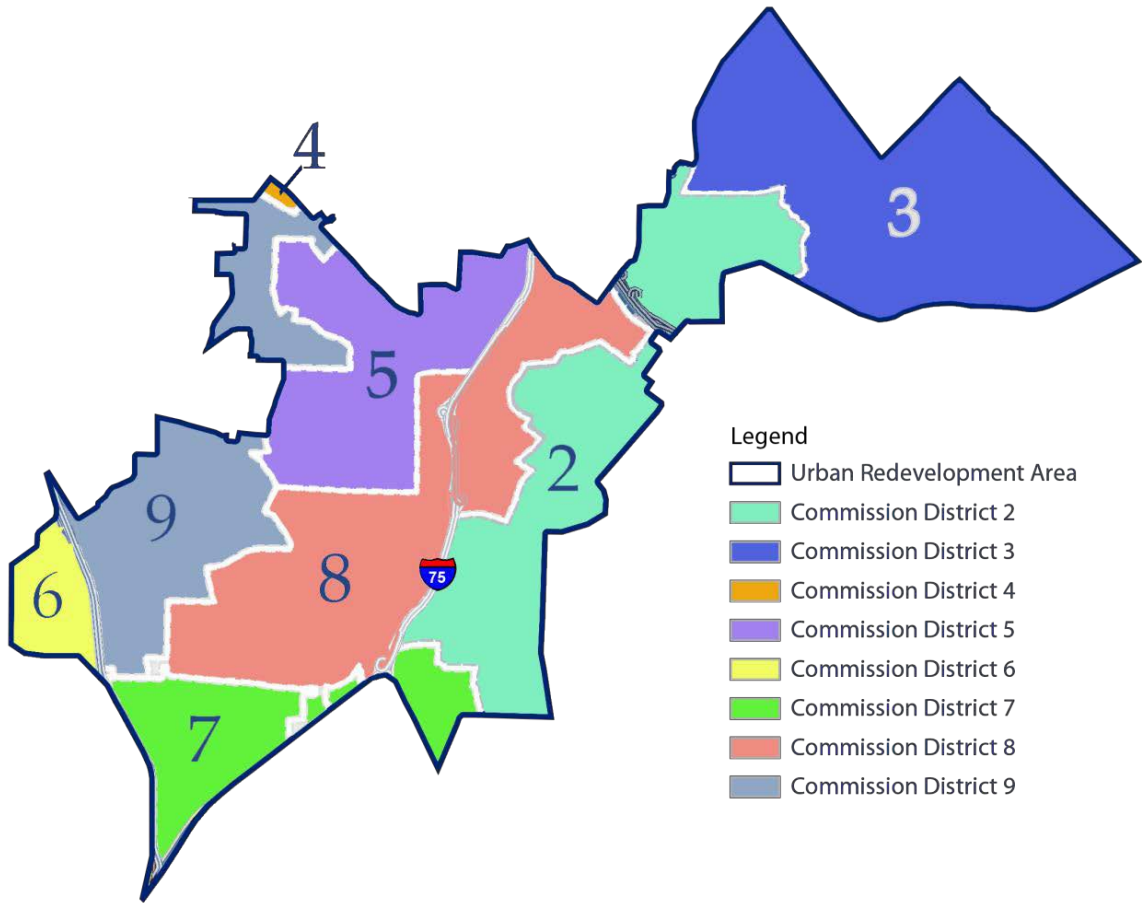
Also, a windshield survey was conducted to gain representative samples of structures located within the area. Photographs were taken of representative structures within the Urban Redevelopment Area. These photographs, along with maps and findings from the field inventory, can be seen on the following pages.

For the 2017 update, comparison photographs of the same properties were taken to reflect the status of plan implementation activities. Several of the properties which were standing vacant and blighted in 2016, have been removed in a short period of time. Where the properties remain, the blighted conditions persist.

The Property Survey conducted throughout the summer of 2017 provides an updated field inventory of properties throughout the URA. An overview of the field inventory can be found in **Appendix L** and the full field inventory can be accessed here: www.maconbibbsurvey.com.

The following Commission Districts are located within the URA: 2, 3, 5, 6, 7, 8, and 9.

Figure 24: Commission Districts Within Urban Redevelopment Area





2016
1. Estaville Avenue



2017



2016
2. Lynmore Avenue



2017



2016
3. Ormond Terrace

Photo Not Available



2017



2016
4. West Grenada Terrace



2017



2016
5. West Grenada Terrace



2017



2016
6. Poplar Street



2017



2016
7. 5th Street



2017



2016
8. 6th Street



2017



2016
9. 4th Street

Photo Not Available



2017



2016

10. Bay Street

Photo Not Available



2017



2016

11. Hazel Street

Photo Not Available



2017



2016

12. Houston Avenue



2017



2016
13. Dublin Avenue



2017



2016
14. Emery Highway



2017



2016
15. Sunnydale Drive



2017

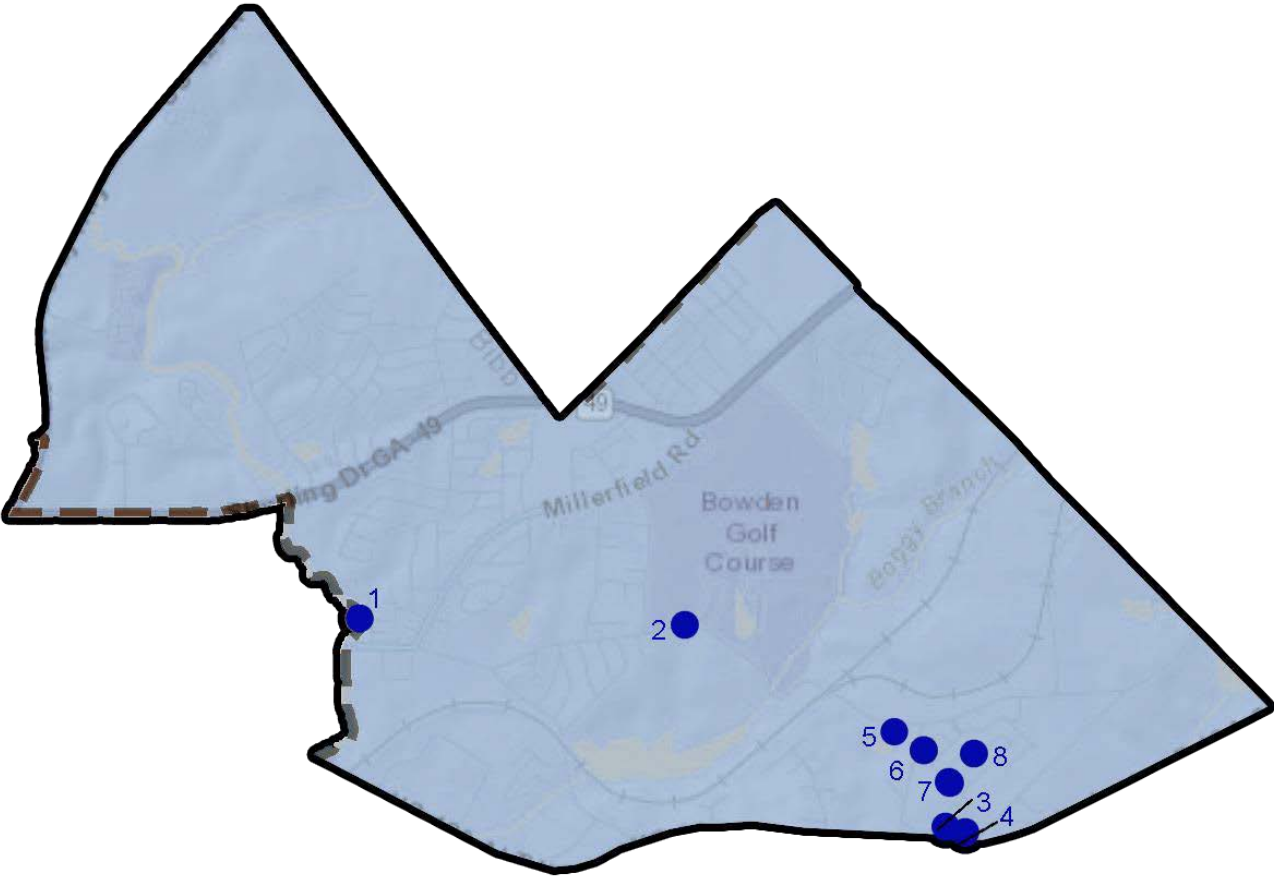
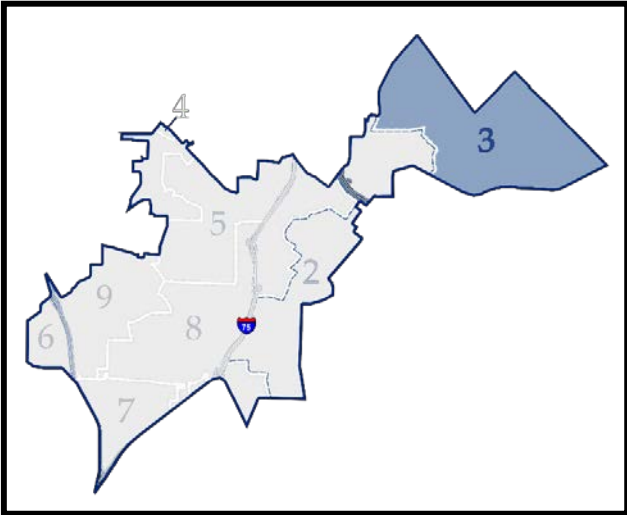


2016
16. Houston Avenue



2017

District 3





2016

1. Jeffersonville Rd



2017



2016

2. Recreation Road



2017



2016

3. Piedmont Circle



2017



2016

4. Piedmont Circle



2017



2016

5. Kings Park Circle



2017



2016

6. Kings Park Circle



2017



2016
7. Kings Park Circle

Photo Not Available



2017

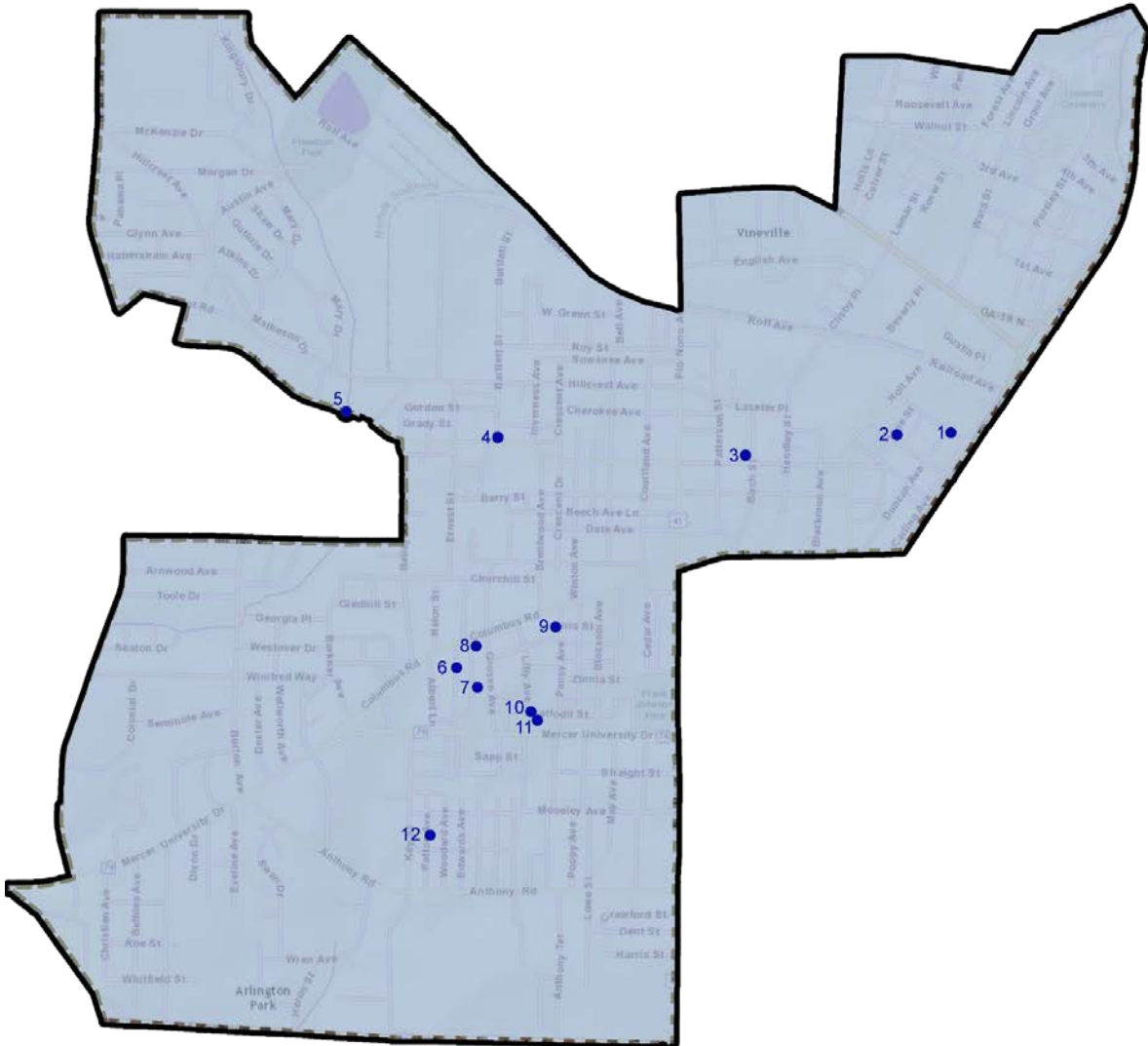
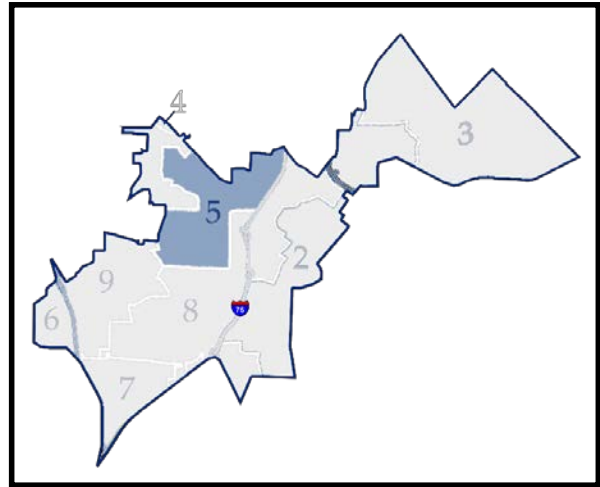


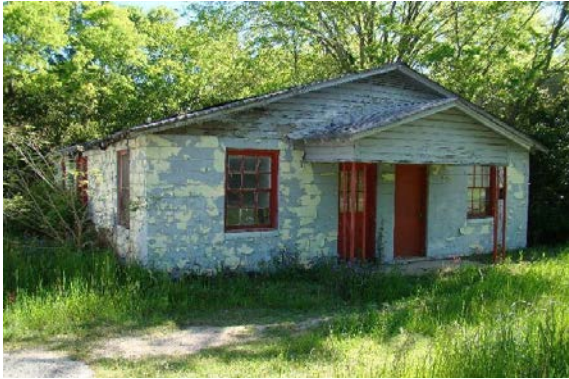
2016
8. Lancing Court



2017

District 5





2016
1. Dannenberg Avenue



2017



2016
2. Lawton Avenue



2017



2016
3. Napier Avenue



2017



2016

4. Bartlett Street



2017



2016

5. Napier Avenue



2017



2016

6. Edwards Avenue



2017



2016

7. Hortman Avenue



2017



2016

8. Columbus Road



2017



2016

9. Pansy Avenue



2017



2016

10. Lilly Avenue



2017



2016

11. Daffodil Street



2017



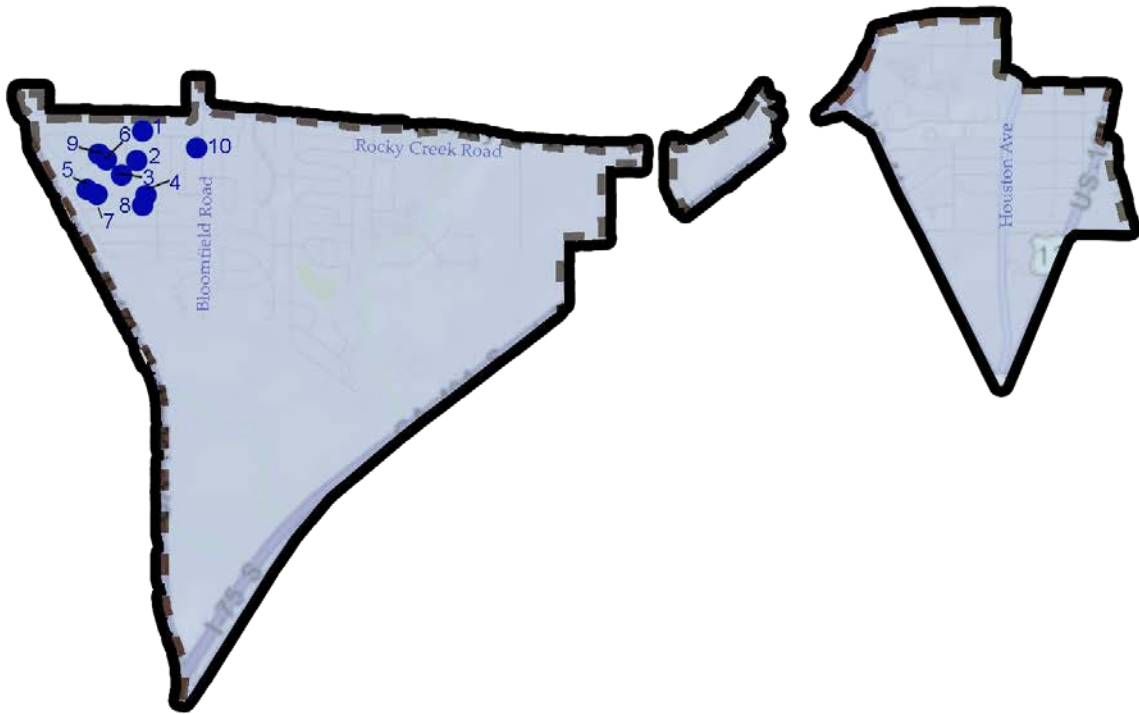
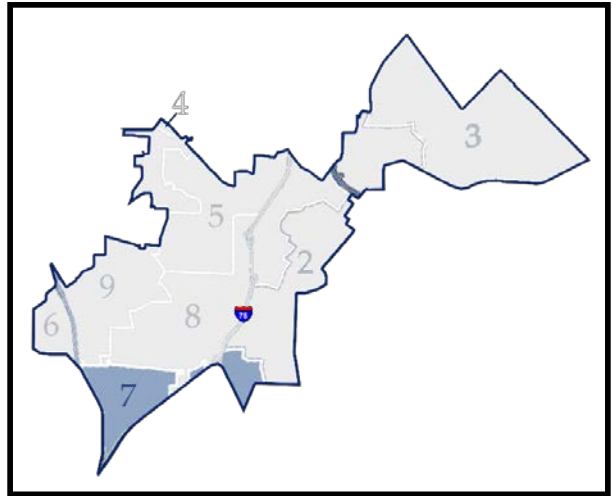
2016

12. Patton Avenue



2017

District 7





2016
1. Deeb Drive



2017



2016
2. Sterling Place



2017



2016
3. Walmar Drive



2017



2016

4. Village Green Drive

Photo Not Available



2017



2016

5. Village Green Drive



2017



2016

6. Leone Drive



2017



2016
7. Village Green Drive



2017



2016
8. Chatsworth Court



2017



2016
9. Jadan Place



2017



2016

10. Bloomfield Road



2017



2016
1. St. Charles Place



2017



2016
2. St. Charles Place

Photo Not Available



2017



2016
3. Rice Mill Road



2017



2016

4. Pio Nono Avenue



2017



2016

5. Schofield Lane



2017



2016

6. Walnut Street



2017



2016

7. Walnut Street



2017



2016

8. Chestnut Street



2017



2016

9. Linden Avenue



2017



2016
10. Wise Avenue



2017

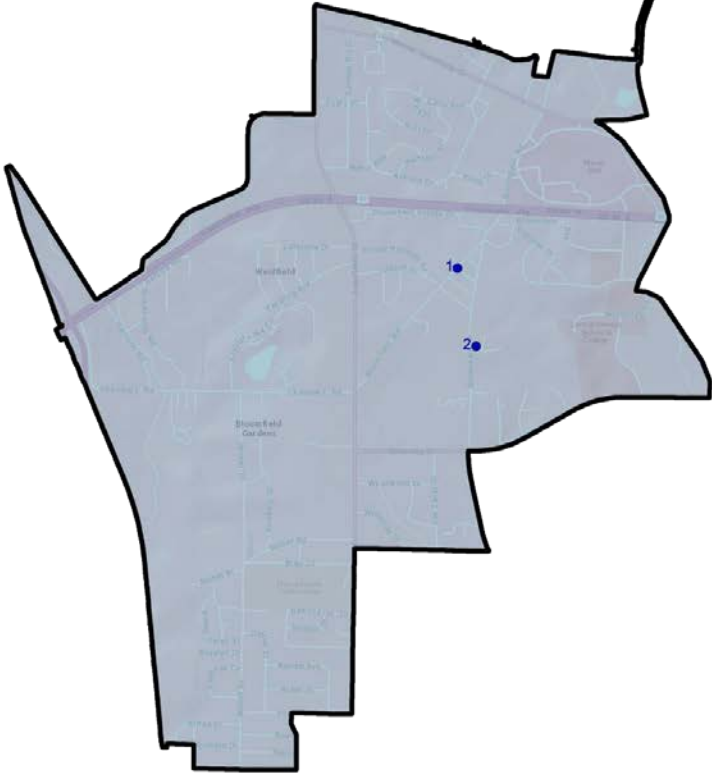
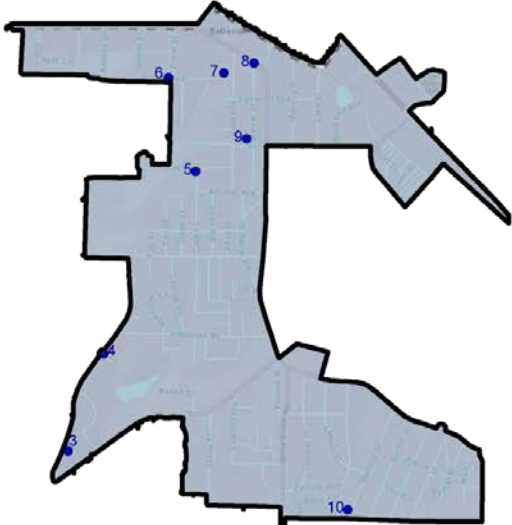
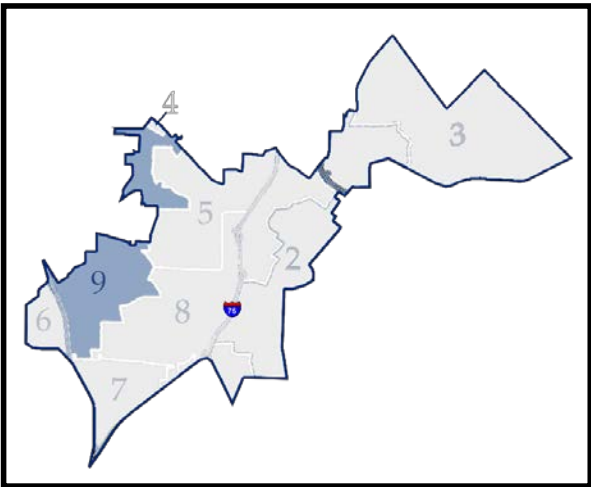


2016
11. Wise Avenue



2017

District 9





2016
1. WestJackson Street



2017



2016
2. Bloomfield Drive



2017



2016
3. Emily Street



2017



2016

4. Hollingsworth Road



2017



2016

5. Case Street



2017



2016

6. Villa Avenue



2017



2016
7. Villa Avenue

Photo Not Available



2017



2016
8. Mercer Street

Photo Not Available



2017



2016
9. Mercer Street

Photo Not Available



2017



2016
10. Mimosa Drive



2017

Strategies

The trends of increased blight and disinvestment in the Urban Redevelopment Area can be expected to continue if action is not taken. While enormous strides have been made in reducing the blight, a strategic and targeted approach must be taken. There are two goals these strategies must address: remedy the blight that exists and prevent the spread of pockets of blight into areas of the county that are today free from blight.

It is important to note, the pockets of blight the county is experiencing did not occur overnight- it will take time and a concerted effort to remedy the problem. After adopting a Finding of Necessity Resolution, Macon-Bibb County can implement any of the following strategies and powers under the Urban Redevelopment Law to encourage needed urban rehabilitation.

STRATEGY 1 - Create, Implement, and Market Incentives for redevelopment within URA using the following tools:

- **Opportunity Zones (OZs)**
OZs are designated zones that are within or near 15 % or greater poverty and where an Enterprise Zone or Urban Redevelopment Plan exists. The Opportunity Zone program provides some of the strongest incentive programs available to existing and new businesses. The job tax credit program, or \$3,500 per job created, is available for new or existing businesses that create two or more jobs. This incentive can be taken against the business's Georgia income tax liability and payroll withholding tax and can be claimed up to five years as long as the jobs are maintained. There is no adverse fiscal impact on Macon-Bibb County. Investments in the URA will support and encourage the county's growth and transformation. This tool may be layered with BIDs, CIDs, TADs, or Enterprise Zones. **Macon-Bibb County currently has several approved Opportunity Zones. These zones, created in 2011 and 2012, will expire in 2021 and 2022. These zones are all located within the former City of Macon boundaries.**
- **Federal Opportunity Zones (OZs)**
In April 2018, the United States Department of the Treasury and the Internal Revenue Service designated 260 census tracts throughout the State of Georgia as Federal Opportunity Zones. These zones are "intended to facilitate investment in areas where poverty rates are greater than 20 percent." Of these designated census tracts, 15 are in Macon-Bibb County. The map below provides a visual of the location of such tracts:

job dislocation; underdevelopment; general distress; and adverse conditions; and general blight. This tool may also provide a property reduction in occupation taxes, regulatory fees, building inspection fees, and other fees. This tool may be layered with OZs.

- Tax Allocation Districts (TADs)

TADs are geographically defined areas that use public dollars to fund large scale often cost prohibitive developments. The redevelopment activities are financed with public dollars through the pledge of future increased property taxes. As the property attracts investment the property taxes will rise. TADs are a popular mechanism for revitalizing blighted or underutilized areas. The process involves designating a Tax Allocation District, establishing its current tax base floor, and then dedicating future taxes over and above that floor for a given period of time to pay the costs improvements needed to spur new, higher density development. TADs are intended to be used in urbanized or developed areas exhibiting “blight”, to promote redevelopment or preservation of historic or natural assets. Uses include: renovation, construction, preservation, restoration, expansion, or demolition of buildings or properties for business, commercial, industrial, government, education, public or private housing, social activity, governmental services, historic properties, greenspaces, mass transit and pedestrian facilities, telecommunications infrastructure, water and sewer lines, streets, sidewalks, parking facilities, and public parks. This tool may be layered with OZs.

Macon-Bibb County currently has several Tax Allocation Districts. The following were established in 2010: Renaissance on the River TAD, Bibb Mill Center TAD, and Second Street TAD. The Second Street TAD was expanded in 2012 and includes the Tindall Heights redevelopment area. The Ocmulgee Crossings TAD was adopted by the Board of Commissioners in December 2016.

STRATEGY 2 – Utilize the Land Bank Authority as a strategic tool to support growth and investment in neighborhoods throughout the county and to ensure that blighted properties are identified, acquired, and remediated. The Macon-Bibb County Land Bank Authority is a non-profit corporation organized under the laws of the State of Georgia for the public purpose of returning non-tax generating properties to a productive use. The Land Bank Authority works in a collaborative effort to provide land to be used in the production of housing and creation of jobs for low-to-moderate-income citizens through residential, commercial, and industrial development.

The Land Bank Authority is able to:

- Acquire underutilized parcels, either by In Rem foreclosure or standard delinquent tax auction, and return them to a productive use to generate tax revenue
- Assist the Economic and Community Development Department in the strategic acquisition of properties in targeted areas and neighborhoods
- Facilitate the acquisition and transfer of properties for use in the development of affordable housing by non-profit and private developers
- Forgive delinquent property taxes as an incentive for redevelopment

Additionally, the Macon Bibb Urban Development Authority has partnered with In-Fill Housing, Inc. to provide construction and permanent financing to support their proposed project, Tindall Fields III. This financing is subject only to the project being awarded federal and state Low Income Housing Tax Credits by the Georgia Department of Community Affairs, and allows the project to move forward in Tindall Heights, an area identified within the Urban Redevelopment Plan boundaries.

STRATEGY 3 - Utilize a Blight Consultant to oversee the usage of funds aimed at fighting blight. The blight consultant will:

- Perform project evaluation to determine if project meets qualifications.
- Define project scope and estimated cost.
- Request the Land Bank Authority's assistance with acquisition.
- Perform environmental testing.
- Oversee abatement, demolition, and rehabilitation.

STRATEGY 4 - Conduct a 100% Survey of All Parcels within URA

Contract with consultant to map and profile each parcel within the URA utilizing the Blexting application that Macon-Bibb County purchased in 2015. Below are questions the survey should answer:

- Is the structure occupied?
- What is the condition of the structure?
- Is the structure fire damaged?
- Are stray animals present?
- Is there is dumping on the site?

The end result would be a map that showed the areas of Macon-Bibb County that are in most need of attention and the areas that may not need attention at the moment but may in the future. This data would enable departments and authorities like the Land Bank Authority, Code Enforcement, and Public Works to use funds strategically in order to build momentum.

As mentioned earlier, the initial structure survey conducted as a part of this strategy was completed during the summer of 2017. Details regarding the survey results can be found at www.maconbibbsurvey.com.

STRATEGY 5 - Institute policies to survey, on a quarterly basis, areas of the county where redevelopment efforts have occurred or areas that are on the cusp of becoming blighted. This will ensure the data does not become outdated. This systematic approach is instrumental in the fight against the spread of blight.

STRATEGY 6 - Issue bonds or tax exemptions for redevelopment purposes within the URA. Bonds created under O.C.G.A. 36-61-12 need not be secured, like general obligation bonds, by the full faith and credit of the local government. Instead, they may be retired by long-term leases on public facilities and a wide variety of revenue streams deriving from projects within the redevelopment area.

STRATEGY 7 - Partner with civic groups, non-profits, religious organizations, trade associations, student organizations, and neighborhood groups to work together to combat blight. Examples of these groups are: Habitat for Humanity, Rebuilding Together, South Macon Arts Revitalization and Technology (SMART), Shalom Zones, and the Ingleside Neighborhood Group.

STRATEGY 8 - Continue diligent enforcement of housing, zoning, and occupancy controls and standards within the Urban Redevelopment Area.

STRATEGY 9 - Encourage voluntary rehabilitation of blighted structures. This can be accomplished through engaging the public at workshops, forums, and neighborhood meetings.

STRATEGY 10 - Partner with the Macon-Bibb County Urban Development Authority to combat commercial blight existing with the URA.

STRATEGY 11 - Encourage public-private partnerships that will facilitate the redevelopment of the Macon-Bibb County Urban Redevelopment area.

STRATEGY 12 - Establish a rental unit inspection program to identify substandard rental units, modeled on the existing program in DeKalb County, Georgia.

STRATEGY 13 - Assess the availability of housing in Macon-Bibb, particularly that of affordable housing, or properties for workforce housing or those that target low-income citizens or citizens with incomes at or below 60 percent of Area Median Income (AMI). Invest in next steps to ensure affordable housing for all, specifically the production of affordable rental housing. Several initiatives directed toward affordable housing are underway or complete. See **Appendix H** and **Appendix K** for details.

Projects Anticipated to be Undertaken 2017-2018*				
Project Number	Title	Number of Structures	Estimated Cost	Funding Source
1	Walnut Streetscape Project	~9	\$175,370	District 8 Blight Bonds
2	Napier/Brookdale/Grand Enhancement Project	5	\$118,200	District 9 Blight Bonds

*Please see **Appendix I** for information regarding projects that are completed and underway.

Redevelopment Authority Agency

Macon-Bibb County has elected to exercise its Urban Redevelopment Powers through the Mayor and Commissioners, pursuant to O.C.G.A. 36-61-17 of the Urban Redevelopment Act. The Mayor and Commissioners will serve as the Redevelopment Authority Agency charged with implementing the plan. The defined redevelopment area was adopted by the Macon-Bibb County Commission on April 19, 2016 by a unanimous vote.

Plan to Leverage Private Investment

Macon-Bibb County plans to engage a variety of private resources to implement this plan. This includes local developers along with community and nonprofit organizations. The county also plans to utilize the Macon-Bibb County Land Bank Authority in order to gain private investment and redevelop properties.

Perhaps nowhere is the inclusion of private investment best illustrated in recent years than with the redevelopment of Tindall Heights, where private equity investors have purchased the federal and state Low Income Housing Tax Credits that have been allocated by the Georgia Department of Community Affairs. Upon completion of all Tindall phases, the amount of private investment will have exceeded \$40 million for this transformative development.

Covenants and Restrictions

Covenants and restrictions to be placed on the properties may include, but are not limited to minimum landscaping requirements, restrictions of use (residential, commercial, etc.) and compliance with specific development standards. Such restrictions will be minimum but will maintain the aesthetic quality and value of the areas located in the Urban Redevelopment Area. No changes are proposed as part of this plan.

Parcels to Be Acquired

A list of parcels to be acquired is not available at this time. As implementation of the strategies in this plan occurs, Macon-Bibb County reserves the right to acquire properties through eminent domain if necessary.

Structures to be Demolished or Rehabilitated

Macon-Bibb County Code Enforcement has the power to determine whether a property is unfit for human habitation, not in compliance with applicable codes; is vacant and being used in connection with the commission of drug or other crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions. Macon-Bibb County has the power to file a complaint in court against the property. Using the legal process, the county shall be able to determine whether the nuisance properties should be abated. As part of this plan, those properties in Figure 9 shall receive priority in this process.

Relocation of Residents of Demolished Properties

At this time, Macon-Bibb County does not anticipate displacing any residents from their home as the purpose of this plan is to remove or rehabilitate vacant, blighted buildings within the Urban Redevelopment Area. In the event that the plan is amended to include the displacement of residents a plan for relocation shall be provided.

Conclusion

The data and analysis presented in this plan provides a factual basis for the Macon-Bibb County Board of Commissioners to make a finding that the Urban Redevelopment Area constitutes as a blighted area. This plan documents required blight factors as outlined in The Urban Redevelopment Act (O.C.G.A §36-61-1). This report provides a Finding of Necessity that identifies one or more blighted areas exist within the defined area and that the rehabilitation, conservation, or redevelopment of the study area is necessary in the interest of the public health, safety, morals, or welfare of the residents in the area.

ⁱ 2009-2013 American Community Survey 5-year population estimates

Appendix A: Definitions

'Affordable Housing' refers to properties for workforce housing or those that target low-income citizens or citizens with incomes at or below 60 percent of Area Median Income (AMI).

'Agency' or 'urban redevelopment agency' means a public agency created by Code 12 Section 36-61-18.

'Area of operation' means the area within the corporate limits of the municipality or county and the area within five miles of such limits, except that it shall not include any area which lies within the territorial boundaries of another incorporated municipality or another county unless a resolution is adopted by the governing body of such other municipality or county declaring a need therefor.

'Board' or 'commission' means a board, commission, department, division, office, body, or other unit of the municipality or county.

'Bonds' means any bonds (including refunding bonds), notes, interim certificates, and certificates of indebtedness, debentures, or other obligations.

'Clerk' means the clerk or other official of the municipality or county who is the custodian of the official records of such municipality or county.

'County' means any county in this state.

'Downtown development authority' means an authority created pursuant to Chapter 42 of this title.

'Federal government' means the United States of America or any agency or instrumentality, corporate or otherwise, of the United States of America.

'Housing authority' means a housing authority created by and established pursuant to Article 1 of Chapter 3 of Title 8, the 'Housing Authorities Law.'

'Local governing body' means the council or other legislative body charged with governing the municipality and the board of commissioners or governing authority of the county.

'Mayor' means the mayor of a municipality or other officer or body having the duties customarily imposed upon the executive head of a municipality.

'Municipality' means any incorporated city or town in this state.

'Obligee' includes any bondholder, agents, or trustees for any bondholders, or any lessor demising to the municipality or county property used in connection with an urban redevelopment project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with the municipality or county.

'Person' means any individual, firm, partnership, corporation, company, association, joint-stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.

"Pocket of blight" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and

overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare. "Pocket of blight" also means an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use."

'Pocket of blight clearance and redevelopment' may include:(A) Acquisition of a pocket of blight or portion thereof; (B) Rehabilitation or demolition and removal of buildings and improvements; (C) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban redevelopment provisions of this chapter in accordance with the urban redevelopment plan; and (D) Making the land available for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality or county itself, at its fair value for uses in accordance with the urban redevelopment plan. (

'Public body' means the state or any municipality, county, board, commission, authority, district, housing authority, urban redevelopment agency, or other subdivision or public body of the state.

'Real property' includes all lands, including improvements and fixtures thereon and property of any nature appurtenant thereto or used in connection therewith, and every estate, interest, right, and use, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage, or otherwise.

'Rehabilitation' or 'conservation' may include the restoration and redevelopment of a slum area pocket of blight or portion thereof, in accordance with an urban redevelopment plan, by: (A) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; (B) Acquisition of real property and rehabilitation or demolition and removal of buildings and improvements thereon where necessary to eliminate unhealthful, unsanitary, or unsafe conditions, to lessen density, to reduce traffic hazards, to eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of slums pockets of blight or deterioration, or to provide land for needed public facilities; (C) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban redevelopment provisions of this chapter; and (D) The disposition of any property acquired in such urban redevelopment area, including sale, initial leasing or retention by the municipality or county itself, at its fair value for uses in accordance with the urban redevelopment plan.

'Slum area' means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and

overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare. 'Slum area' also means an area which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; by having development impaired by airport or transportation noise or by other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

'Slum clearance and redevelopment' may include: (A) Acquisition of a slum area or portion thereof; (B) Rehabilitation or demolition and removal of buildings and improvements; (C) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban redevelopment provisions of this chapter in accordance with the urban redevelopment plan; and (D) Making the land available for development or redevelopment by private enterprise or public agencies (including sale, initial leasing, or retention by the municipality or county itself) at its fair value for uses in accordance with the urban redevelopment plan.

'Urban redevelopment area' means a slum area pocket of blight which the local governing body designates as appropriate for an urban redevelopment project.

'Urban redevelopment plan' means a plan, as it exists from time to time, for an urban redevelopment project, which plan shall: (A) Conform to the general plan for the municipality or county as a whole; and (B) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban redevelopment area; zoning and planning changes, if any; land uses; maximum densities; building requirements; and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

'Urban redevelopment project' may include undertakings or activities of a municipality or county in an urban redevelopment area for the elimination and for the prevention of the development or spread of slums pockets of blight and may involve slum pocket of blight clearance and redevelopment in an urban redevelopment area, rehabilitation or conservation in an urban redevelopment area, or any combination or part thereof, in accordance with an urban redevelopment plan. Although the power of eminent domain may not be exercised for such purposes, such undertakings or activities may include: (A) Acquisition, without regard to any requirement that the area be a slum or blighted area pocket of blight, of air rights in an area consisting of lands and highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing and related facilities and uses designed for, and limited primarily to, families and individuals of low or

moderate income; and (B) Construction of foundations and platforms necessary for the provision of air rights sites of housing and related facilities and uses designed for, and limited primarily to, families and individuals of low or moderate income or construction of foundations necessary for the provision of air rights sites for development of nonresidential facilities."

Appendix B: Finding of Necessity/Resolution Adopting Plan

SPONSOR: MAYOR ROBERT A.B. REICHERT

A RESOLUTION OF THE MACON-BIBB COUNTY BOARD OF COMMISSION, DESIGNATING AN URBAN REDEVELOPMENT AREA AND ADOPTING AN URBAN REDEVELOPMENT PLAN; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Macon-Bibb County has identified the need to effect positive economic change within the County; and

WHEREAS, Macon-Bibb County seeks to designate an Urban Redevelopment Area and adopt an Urban Redevelopment Plan; and

WHEREAS, Macon-Bibb County has identified a geographically distinct area, described on the map attached hereto as Exhibit "A", which suffers from pockets of blight, as defined under local standards, that are detrimental to the health, safety, and welfare of the public and that negatively affect the sound growth of the community; and

WHEREAS, Macon-Bibb County has prepared an Urban Redevelopment Plan, in accordance with the Urban Redevelopment Act (O.C.G.A. §§36-61-1 and following), to ensure the rehabilitation, conservation and redevelopment of the aforementioned area to foster the elimination and prevention of blighting influences in the community; and

WHEREAS, O.C.G.A. § 36-61-5 indicates no municipality or county shall exercise any of the powers conferred upon municipalities and counties by this chapter until after its local governing body has adopted a resolution finding that:

- (1) One or more pockets of blight exist in such municipality or county; and
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality or county; and

WHEREAS, a copy of the proposed plan will be on file with the Macon-Bibb County Clerk of Commission during consideration of passage of this legislation; and

WHEREAS, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

WHEREAS, Macon-Bibb County has determined that the actions described in this plan are necessary to further the public health, safety, and welfare of the County and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Board of Commission and it is hereby so resolved by the authority of the same that Macon-Bibb County hereby designates the aforementioned geographic area as its Urban Redevelopment Area; and

BE IT FURTHER RESOLVED that Macon-Bibb County hereby adopts the Urban Redevelopment Plan described above in substantially the same form as is on file with the Macon-Bibb County Clerk of Commission; and

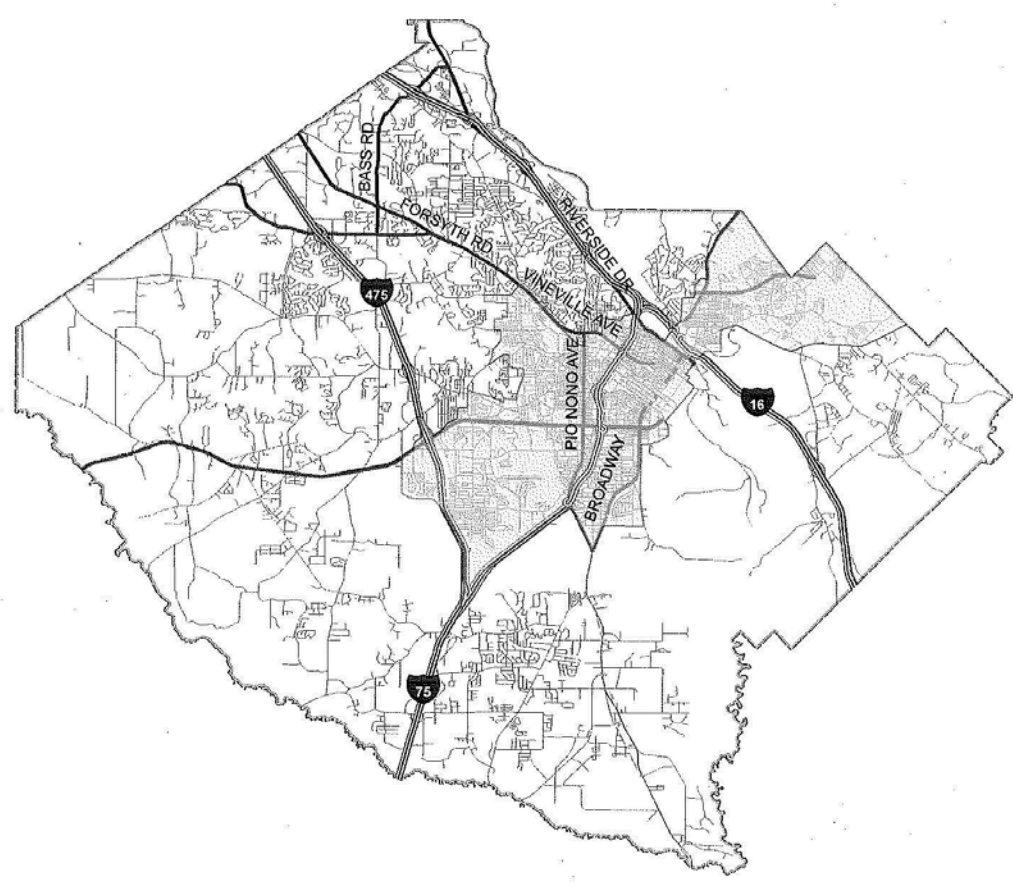
BE IT FURTHER RESOLVED that Macon-Bibb County shall retain its urban redevelopment project powers, as described in O.C.G.A. §36-61-17, to act as the implementing agency of the above Urban Redevelopment Plan. This Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this 19 day of April, 2016.

By: Robert A. B. Reichert
ROBERT A.B. REICHERT, MAYOR

Attest: Janice S. Ross
JANICE S. ROSS, CLERK OF COMMISSION

Macon-Bibb County 2016 Urban Redevelopment Area

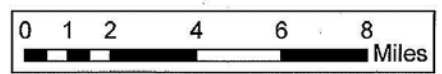


Legend

- Urban Redevelopment Area
- Interstate Highway
- County Boundaries

EXHIBIT

A



This map is provided by the Middle Georgia Regional Commission based on available data on 3/10/16. All features are approximate and should be used for general planning purposes only.

SPONSORED BY

Robert A.B. Reichert
Mayor Robert A.B. Reichert



A RESOLUTION OF THE MACON-BIBB COUNTY BOARD OF COMMISSION, DESIGNATING AN URBAN REDEVELOPMENT AREA AND ADOPTING AN URBAN REDEVELOPMENT PLAN; AND FOR OTHER LAWFUL PURPOSES.

VOTE

COMMITTEE REPORT

	Yes	No

Yes No Abstain Absent

Bechtel				✓
Schlesinger	✓			
Lucas	✓			
Jones	✓			
Bivins	✓			
DeFore	✓			
Shepherd				✓
Watkins	✓			
Tillman	✓			
Mayor Reichert				
Total:				

ACTION TAKEN AND DATE:

RECOMMEND: *Approved*
(pre-commission meeting)
(Approved/Disapproved/Approved as Amended)
April 19, 2014
Date

Referred to the Committee on _____

Date: _____

REPORT

Rendered *Approved*
and *April 19, 2016*

APPROVED AS TO FORM FOR COUNTY ATTORNEY BY

Crystal Jones
Crystal Jones
Assistant County Attorney

Appendix C: Public Hearing Documentation

Public Hearing: Initial Request for Input

MACONBIBB

Search

8 APRIL
2016

Urban Redevelopment Plan public hearing

[Chris Floore](#)

[Blight, MGRC, Public Affairs, Urban Redevelopment Plan](#)

Macon-Bibb County and the Middle Georgia Regional Commission will hold a public hearing Tuesday, April 12, 2016, 2:00 p.m. at Government Center (700 Poplar Street). The purpose of the hearing is to obtain citizens the 2016 Urban Redevelopment Plan for Macon-Bibb County.

The general scope of this project is to create a redevelopment plan in order to address blight and underdevelopment in Macon-Bibb County.

Redevelopment area boundaries, as well as a draft of the plan, will be available at Government Center and online for public viewing and comment.

Persons with special needs related to handicapped accessibility or foreign language shall contact the Middle Georgia Regional Commission, at (478) 751-6160, prior to April 12, 2016. The Middle Georgia Regional Commission is located at 175 Emery Highway, Suite C, Macon, Georgia 31217, and open between the hours of 8:00 am and 5:00 pm, Monday through Friday, except holidays. Persons with hearing disabilities can contact us through the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.



**Tuesday, April 12, 2016
MACON-BIBB COUNTY COMMITTEE MEETING SCHEDULE**

Note: Depending on the amount of time required for each Committee, the meeting times are tentative. Committees may meet sooner or later than time indicated below.

**9:00 A.M.
LARGE CONFERENCE ROOM
GOVERNMENT CENTER**

- COMMITTEE OF THE WHOLE**
- OPERATIONS AND FINANCE COMMITTEE**
- ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE**
- FACILITIES AND ENGINEERING COMMITTEE**

**1:00 P.M.
LARGE CONFERENCE ROOM

WORK SESSION**

**2:00 P.M.
COMMISSION CHAMBERS

PUBLIC HEARING FOR THE URBAN REDEVELOPMENT PLAN**



For Immediate Release

March 14, 2016

**Macon-Bibb County, Middle Georgia Regional Commission
seek feedback for Urban Redevelopment Plan**

Macon-Bibb County and the Middle Georgia Regional Commission are updating the city's Urban Redevelopment Plan to determine strategies to address blight and underdevelopment. A public hearing was held on April 12 regarding the draft of the plan, and comments will be taken via email until **noon on Friday, April 15, 2016**.

A copy of the plan can be seen by [clicking here](#), and comments and questions can be submitted to the Regional Commission by emailing Crystal Gaillard, Government Services Specialist, at cgillard@mg-rc.org.

*
**

**Macon-Bibb County
Urban Redevelopment Plan Public Hearing**

Agenda

April 12, 2016, 2:00 p.m. | Government Center

- 1) Welcome & Introductions
- 2) Background
- 3) Boundaries of Urban Redevelopment Area
- 4) Plan Components
- 5) Public Comments & Questions

**Macon-Bibb County
Urban Redevelopment Plan Public Hearing**

**Sign-in Sheet
April 12, 2016, 2:00 p.m. | Government Center**

Name	Phone	Email
June Parker	752-5070	jparker@maconhousing.com
Wanzine Jackson	751-7190	wjackson@maconbibb.us
JOHN BAKER	803-0467	JBAKER@MACONBIBB.US
Alex Morrison	803-2402	Amorrison@maconbibb.us
Judd Drake	751-7445	jdrake@maconbibb.us
Richard Powell	320-8523	RPowell@Maconbibb.us
Elaine Sura	478 737-2829	

VIDEO

Fired Works official discusses event at macon.com.

Hayden Belflower arranges some of his father's face jug pottery Friday as the two set up the Possum Pottery display at the 12th annual Fired Works Regional Ceramics Exhibition and Sale. His father, Derek "Possum" Belflower, is one of more than 60 artists selling more than 6,000 pieces of pottery at the show. The exhibition runs from Saturday to April 30 in the Round Building at Macon's Central City Park.

WOODY MARSHALL wmarshal@macon.com

Houston's high school robotics team competing at world event

BY ANDREA HONAKER
ahonaker@macon.com

Houston County's robotics team is in Texas for the world championships.

The Flying Legion earned a spot there after winning second place in the FIRST Robotics state competition in Athens on April 6-8.

Fourteen club members traveled to Houston, Texas, on Wednesday, and the competition concludes Saturday. The team started in 2011 and is open to students in the

district's five high schools. Bibb County's robotics team is also participating in the world event.

"It's our first time qualifying for world. I'm so proud of my students as well as our team's teachers, mentors and parents," said team adviser William Smith Jr., an engineering, manufacturing and electronics teacher at Houston County Career Academy. "We came together as a team to make this happen and could not have done it without the tremendous support of our school

district and community sponsors."

Team members built their Czar Crabby robot in six weeks, working for two hours on Tuesdays and Thursdays and eight hours on Saturdays.

Club supervisors are Northside High physics teacher Tom Stahl; Veterans High math teacher Li Ma; and Houston County High special education science teacher Renetha Newman. Mentors include Robins Air Force Base engineers Michael Day and David Gentry and Honeywell engineer Bruno Grosskopf.



SPECIAL TO THE TELEGRAPH

The Flying Legion's robot is seen during the state competition.

To sponsor the team at future events, contact Smith at 478-322-3280. To learn more about the team, visit

www.flyinglegion3635.org or www.firstrspires.org/robotics/frc.

FROM PAGE 1B

HENHOUSE

and they get extra practice through the new henhouse. Eighth-grader Samantha Boedicker, who's on the school's FFA poultry judging team, said she got to watch the hens grow up from "itty bitty" chicks.

This isn't Bonaire Middle's first live animal project. A rabbit barn was added last year, although Kelly kept bunnies in her classroom for several years before that.

There are now 11 school rabbits, and most will start having babies in about a month.

Sabrina Maine, an eighth-grader on the FFA rabbit show team, loved playing with the rabbits

that her grandfather owned, and she jumped at the chance to help take care of rabbits at Bonaire Middle.

Seventh-grader Mary Catherine Maloy, also on the FFA rabbit show team, said she had never worked with rabbits before but has learned about breeds and how to take care of the animals through the club.

Andrea Honaker:
478-744-4382,
[@TelegraphAndrea](https://twitter.com/TelegraphAndrea)



WOODY MARSHALL wmarshal@macon.com

Bonaire Middle School teacher Cheralyn Kelly comes out of the henhouse with a blue cochin chicken named Gracie.

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PUBLIC HEARING NOTICE MACON-BIBB COUNTY 2017 URBAN REDEVELOPMENT PLAN UPDATE

Macon-Bibb County will be updating the current Urban Redevelopment Plan to reflect actions undertaken since the adoption of the Plan. These updates will allow the county to be more competitive for funding through the Georgia Department of Community Affairs, particularly for housing funding. Specific details regarding the updates to the Plan will be provided at a Public Hearing, which will be held in the Commission Chambers located at 700 Poplar Street, Macon, GA 31201, on Tuesday, May 2, 2017 at 5:00 pm.

The purpose of this hearing will be to obtain citizen input regarding the proposed updates to the application. Macon-Bibb County is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs related to handicapped accessibility or foreign language should contact Justice Ross at (478) 803-0365 prior to Monday, May 1, 2017. Ms. Ross is located at 700 Poplar Street, Macon, GA 31201 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.



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Full Georgia coverage by Jason Butt at:
www.macon.com
Follow him on Twitter @JasonHButt

PUBLIC HEARING: Urban Redevelopment Plan Update

14 APRIL 2017

 [Chris Floore](#)  [Blight, Public Hearing, Regional Commission, Urban Redevelopment Plan](#)

Macon-Bibb County will be updating the current Urban Redevelopment Plan to reflect actions undertaken since the adoption of the Plan. These updates will allow the county to be more competitive for funding through the Georgia Department of Community Affairs, particularly for housing funding. Specific details regarding the updates to the Plan will be provided at a Public Hearing, which will be held in the Commission Chambers located at 700 Poplar Street, Macon, GA 31201, on Tuesday, May 2, 2017 at 5:00 pm.

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Tuesday, May 2, 2017
MACON-BIBB COUNTY COMMISSION MEETING SCHEDULE

**GOVERNMENT CENTER
700 POPLAR STREET
MACON, GEORGIA**

5:00 p.m.

**- Public Hearing for Public Input on the Urban Redevelopment Plan
Commission Chambers**

5:00 p.m.

**- Pre-Commission Meeting
Large Conference Room**

6:00 P.M.

**- Regular Commission Meeting
Commission Chambers**

**Macon-Bibb County
Urban Redevelopment Plan Public Hearing**

**Agenda
May 2, 2017, 5:00 p.m. | Government Center**

- 1) Welcome & Introductions
- 2) Plan Components
- 3) Updates to the Urban Redevelopment Plan
- 4) Public Comments & Questions

**Macon-Bibb County
Urban Redevelopment Plan Public Hearing**

**Sign-in Sheet
May 2, 2017, 5:00 p.m. | Government Center**

Name	Phone	Email
Lynda Brown	478.719.8000	lbrown@unitedwaysg.com
Bruce Gerwig	478.714.8005	Srucegerwig@gmail.com
Anthony Hayes	(478) 752-7736	ahayes@maconhousing.com
Sheila Miller	478-973-4578	
Celeste Queen	478-747-8391	
RODNEY QUEEN	478-320-1977	RLQ@MAC.com
Tyler Galvel	254-300-2323	tyler.gambell@gmail.com
Monique Broughton Knight		mbroughton@albany.ga.us
Mary Grace Shaw	4787195897	
EVAN WATSON (UGRA)	4785388012	
Wanzine Jackson	478-751-7190	wjackson@maconbibb.us

Proposed Urban Redevelopment Plan Updates



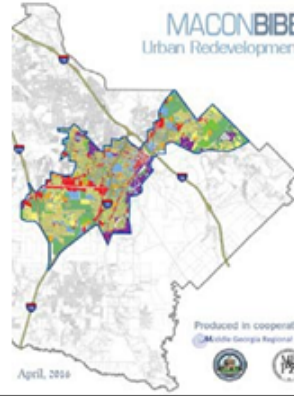
MAY 2, 2017

MACON-BIBB COUNTY PUBLIC HEARING

Outline

- Background
- The Plan in Action
- Proposed Updates
- Additional Updates Needed
- Questions

MACONBIBB Urban Redevelopment Plan



Produced in cooperation with:
Middle Georgia Regional Commission



April, 2016

What is an Urban Redevelopment Plan (URP)?

• **Power:** O.C.G.A. 36-61-1 enables local governments to utilize broad powers to redevelop blighted or threatened areas of the community.

• **Purpose:** "The Macon-Bibb Urban Redevelopment Plan strives to develop strategies which will reduce the amount of blight within the county and subsequently increase the quality of life for residents."

Urban Redevelopment Area



The Plan in Action



Proposed Updates to the URP

Background

- The Department of Community Affairs added new requirements in March 2017.
- The Macon Housing Authority is applying for funding to complete the third phase of the Tindall Fields Community.
- Updates to the URP will make the application more competitive.

Proposed Updates

- Comparison photos of all locations
- Incorporate Transformational Communities input and survey information into the existing strategies
- Include Affordable Housing as a solution to local housing needs
- Integrate a Report of Accomplishments and specify timeframes and implementation measures for existing strategies

Additional Updates

- Review current strategies
- Public input

Questions

WEDNESDAY APRIL 25 2018
 MACON.COM

The Telegraph

Cosby attorneys call accuser 'con artist'

BY MANUEL ROIG-FRANZLA
 Washington Post

NORRISTOWN, PA.

In a scathing closing argument Tuesday, one of Bill Cosby's lead attorneys compared the cavalcade of sexual-assault accusations against the comedian to "witch hunts, lynching and McCarthyism."

The blistering remarks by Kathleen Bliss reached such a level of intensity that some in the audience gasped. Bliss, her voice thick with seeming dis-

gust, called one of Cosby's accusers, Janice Dickinson, "a failed starlet" and "an aged-out model."

"It sounds as though she slept with every single man on the planet," Bliss said. "Is Miss Dickinson really the moral beacon that the women's movement wants?"

Bliss suggested that another accuser, Heidi Thomas, was reveling in attention after years ago failing to become a comedy theater star.

"Ladies and gentlemen, she's livin' the dream

now," said Bliss, a former federal prosecutor with a hint of a Southern twang.

Dickinson and Thomas were among five women who testified for the prosecution as "prior bad act witnesses" to bolster the charges that Cosby sexually assaulted Andrea Constand, a former operations director for the Temple University women's basketball team. Constand, who was 30 when she says she was sexually assaulted by Cosby, testified that the comedian gave her pills that left her "frozen" in 2004 at his estate in suburban Elkins Park, Pa.

The retrial of Cosby, 80, whose first trial on three counts of aggravated indecent assault ended

last year with a hung jury, has played out against the backdrop of the #MeToo movement. Dozens of women across America have publicly made sexual assault accusations, toppling some of the biggest names in American entertainment, politics and media, including Hollywood producer Harvey Weinstein, television anchor Charlie Rose and Sen. Al Franken, D-Minn. But Bliss sought to disentangle the Cosby case from the cultural moment.

PUBLIC HEARING NOTICE MACON-BIBB COUNTY 2018 URBAN REDEVELOPMENT PLAN UPDATE

Macon-Bibb County will be updating the current Urban Redevelopment Plan to reflect actions undertaken since the adoption of the Plan. These updates will allow the county to be more competitive for funding through the Georgia Department of Community Affairs, particularly for housing funding. Specific details regarding the updates to the Plan will be provided at a Public Hearing, which will be held in the Commission Chambers located at 700 Poplar Street, Macon, GA 31201, on Friday, April 27, 2018 at 2:00 p.m.

The purpose of this hearing will be to obtain citizen input regarding the proposed updates to the application. Macon-Bibb County is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs related to handicapped accessibility or foreign language should contact Janice Ross at (478) 803-0365 prior to Friday, April 27, 2018. Ms. Ross is located at 700 Poplar Street, Macon, GA 31201 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.



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**PUBLIC HEARING NOTICE
MACON-BIBB COUNTY
2018 URBAN REDEVELOPMENT PLAN UPDATE**

Macon-Bibb County will be updating the current Urban Redevelopment Plan to reflect actions undertaken since the adoption of the Plan. These updates will allow the county to be more competitive for funding through the Georgia Department of Community Affairs, particularly for housing funding. Specific details regarding the updates to the Plan will be provided at a Public Hearing, which will be held in the Commission Chambers located at 700 Poplar Street, Macon, GA 31201, on Friday, April 27, 2018 at 2:00 p.m.

The purpose of this hearing will be to obtain citizen input regarding the proposed updates to the application. Macon-Bibb County is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs related to handicapped accessibility or foreign language should contact Janice Ross at (478) 803-0365 prior to Friday, April 27, 2018. Ms. Ross is located at 700 Poplar Street, Macon, GA 31201 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.



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Urban Redevelopment Plan Public Hearing

by Chris Floore | Apr 25, 2018

PUBLIC HEARING NOTICE
MACON-BIBB COUNTY
2018 URBAN REDEVELOPMENT PLAN UPDATE

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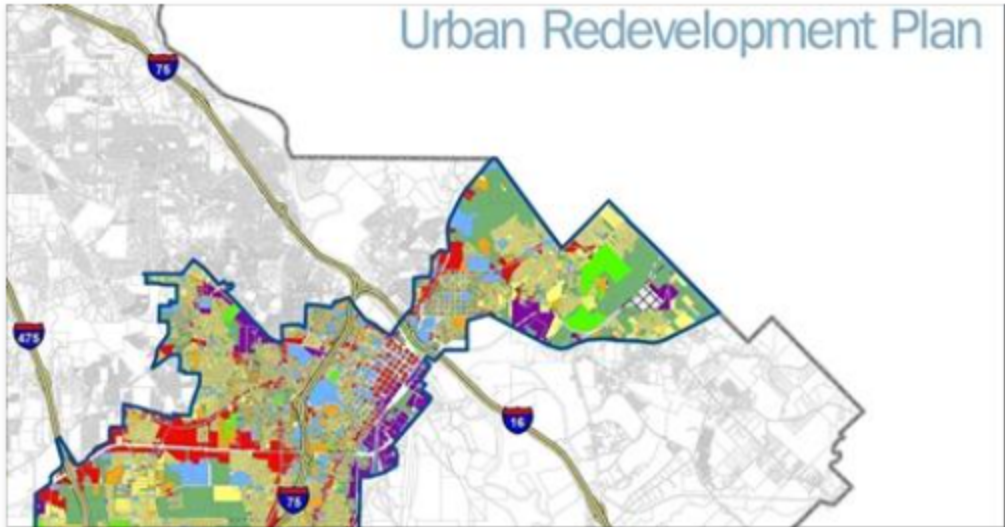
To view the current Urban Redevelopment Plan, [click here](#).



Macon+Bibb County

April 26 at 1:55pm · 🌐

You can come ask questions and share your thoughts about our current Urban Redevelopment Plan, and what should be included in the updated plan. Happening tomorrow (4/27) at 2 p.m.



Urban Redevelopment Plan Public Hearing | Macon-Bibb County, Georgia

Urban Redevelopment Plan Public Hearing by Chris Floore | Apr 25, 2018 PUBLIC HEARING NOTICEMACON-BIBB COUNTY2018 URBAN REDEVELOPMENT...

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District Five
Commissioner Larry Schlesinger
District Two
Commissioner Mallory Jones
District Four
Commissioner Scotty Shepherd
District Seven
Mayor Pro-Tem Al Tillman
District Nine

Press Release

PUBLIC HEARING NOTICE MACON-BIBB COUNTY 2018 URBAN REDEVELOPMENT PLAN UPDATE

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Macon-Bibb County
Urban Redevelopment Plan Public Hearing

Agenda
April 27, 2018, 2:00 p.m. | Government Center

- | |
|--------------------------------------------|
| 1) Welcome & Introductions |
| 2) Plan Components |
| 3) Updates to the Urban Redevelopment Plan |
| 4) Public Comments & Questions |

**Macon-Bibb County
Urban Redevelopment Plan Public Hearing**

**Sign-in Sheet
April 27, 2018, 2:00 p.m. | Government Center**

Name	Phone	Email
Kathleen Mathews, Macon Housing Authority	478-752-5060	kmathews@maconhousing.com
Stephanie Woods Miller Napier Heights Neighborhood Assoc	478-318-3586	strmiller@maconbibb.us
MIKE AUSTIN MBCHA	752-5070	maustine@maconhousing.com
ANNIE DITA/SDA	478-954-2952	anniejmacon@aol.com
Shekita Davis	(478) 320-1033	ShekitaDavis@ Inhisimageagency.net
Bruce Gerwis	478-714-8005	Brucegerwis@gmail.com
Greg Burke, MCR	478-751-6660	gburke@mg-rc.org
Tonja Khabir	478-538-0124	griffithfamilyfoundation.org tonja@khabir

Proposed Urban Redevelopment Plan Updates

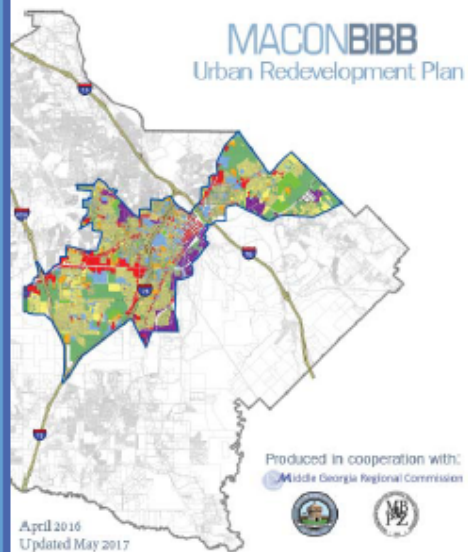


APRIL 24, 2018

MACON-BIBB COUNTY

Outline

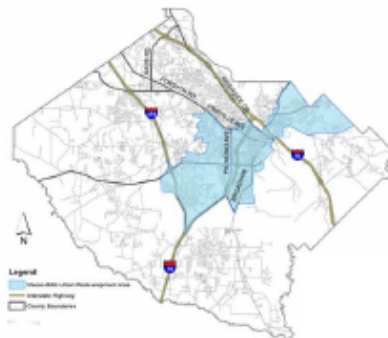
- Background
- The Plan in Action
- Why update?
- Proposed Updates
- Additional Updates
- Questions



What is an Urban Redevelopment Plan (URP)?

- **Power:** O.C.G.A. 36-61-1 enables local governments to utilize broad powers to redevelop blighted or threatened areas of the community.
- **Purpose:** "The Macon-Bibb Urban Redevelopment Plan strives to develop strategies which will reduce the amount of blight within the county and subsequently increase the quality of life for residents."

Urban Redevelopment Area



- Runs along the junction of I-75 and I-475, just north of Hartley Bridge Road, west to I-475 and Highway 80, east to the Macon-Bibb and Jones County border along GA-57, and north to the Macon-Bibb and Jones County border along US-129
- ~22,369 acres
- 30,331 parcels
- 13.73 percent of total county acreage

The Plan in Action



Why update?

Tindall Heights → Tindall Fields

4-phase project

- 2015: Received \$801,938 in Housing Tax Credits to fund Phase I: Tindall Senior Towers
- 2016: Received \$667,000 in Housing Tax Credits to fund Phase 2: Tindall Fields I
- 2017: Received \$876,000 in Housing Tax Credits to fund Phase 3: Tindall Fields II
 - Received the highest score from DCA for its category
- 2018: Seeking Housing Tax Credits to fund Phase 4: Tindall Fields III

Proposed Updates to the URP

Background

- The Department of Community Affairs added new requirements.
- The Macon Housing Authority is applying for funding to complete the fourth phase of the Tindall Fields Community.
- Updates to the URP will make the application more competitive.

Proposed Updates

- Update status of other Housing Tax Credit projects.
- Reference Transformational Communities Plan (include in appendices).
- Update URA to show Tindall Fields neighborhood.
- Include 2018 updates throughout.
- Update Strategies, Strategy 1 to include the new Federal Opportunity Zone program.
- Update Report of Accomplishments.
- Update Appendices.

Additional Updates - Future

- Align Federal Opportunity Zone designation benefits with action items from the URP.
- Develop an economic incentives policy for Commercial Development and integrate into URP once complete.

Questions?



Summary
of the
Macon Bibb Urban Redevelopment Plan Public Hearing
Macon Bibb County Commission Chambers
2:00 pm, Friday, April 27, 2018

Greg Boike with the Middle Georgia Regional Commission (the "RC"), opened the Public Hearing and welcomed those present. He noted that the RC is responsible for the management of the Urban Redevelopment Plan (the "Plan") on behalf of Macon-Bibb County. He explained the reason for holding this Public Hearing: that it affords ways for Macon-Bibb County to address blight and prioritize funding opportunities to mitigate the problems associated with areas of distress. He stated that the Plan has been in place since the consolidation of the two former government entities, and that there are several activities underway called for in the Plan. He noted that the Commission also finds the Plan a useful tool for prioritizing blight removal activities. He further stated that there are several activities underway at the former Tindall Heights development, and explained the process that the County Commission uses to amend the Plan.

Mr. Boike recognized Mike Austin, CEO of the Macon Bibb Housing Authority ("MHA") and called on Mr. Austin to give a report on the Tindall redevelopment program.

Mr. Austin noted that in September 2015 HUD approved MHA's plan to demolish Tindall Heights and provide new affordable housing. Tindall Heights was more than 70 years old, was economically obsolete, had 412 units on a site with limited amenities and no accessibility. He stated that the time for demolition had come, and this had the support of Macon and all MHA stakeholders.

Since then, all 390 Tindall residents have been successfully relocated, nearly all of them with continued housing assistance. All units have been demolished and site work/rough grading is nearing completion. MHA is redeveloping the site through its non-profit affiliate, In-Fill Housing ("In-Fill").

In 2016 In-Fill applied to the Georgia Department of Community Affairs (DCA) for Low-Income Housing Tax Credits (LIHTCs) for Tindall Seniors Towers and was approved. Tindall Seniors Towers is now open with several new residents; Mr. Austin recognized Ms. Annie Johnson who is a resident of Tindall Seniors Towers and in the audience. MHA is the property manager and we already have a waiting list that will easily fill all 76 units. He noted that we'll have a ribbon cutting and grand opening this summer. The ribbon cutting will be "a time of celebration—it's like a re-birth."

Mr. Austin stated that in addition to the senior development, the Tindall Heights Redevelopment will also have three family phases. Tindall Fields I is the first of the three family developments. Tindall Fields I is now coming out of the ground. It will have one, two and three-bedroom units for families, although seniors can, of course, live there, too.

Last year In-Fill applied to DCA for funding for Tindall Fields II and was approved. That phase is currently in the construction planning stages, and construction will start in fall 2018.

This year In-Fill is applying to DCA for the final phase--Tindall Fields III. DCA will likely announce the approved projects in November 2018. When we're completed with all phases the Tindall redevelopment will house 270 families.

Mr. Austin agreed with Mr. Boike that its very important for us to be working with Macon Bibb County in concert with the Urban Development Plan. We "lift people up and rebuild" but Partnerships make things happen, and redevelopment done in concert with other activities makes a much greater impact. Mr. Austin thanked the Macon Bibb County Commission and Middle Georgia Regional Commission for their ongoing work with the Plan.

There were several questions for Mr. Austin from those in attendance.

Q. How many former residents of Tindall Heights have returned?

A. Mr. Austin noted that its too early to say, especially since most of Tindall Heights were family units and Tindall Seniors Towers is just for people 62 or older. However, former Tindall Heights residents have a first priority to return; everyone got a letter explaining how this will work.

Q. Can you explain how the tax credit program works?

A. Mr. Austin gave a summary of the tax credit program; it is the major affordable housing program in the country. It has helped break the old stereotype of public housing.

Q. Will Tindall Fields II and III also be for families?

A. Yes.

Q. Who are the investors for tax credits properties?

A. Mr. Austin noted that large banks and others such as Wells Fargo are typical investors. MHA works hard to get the best pricing possible for each development and regularly evaluates investors to identify the best ones.

Q. Are there any upcoming MHA projects?

A. Mr. Austin said that MHA is evaluating different possibilities. Kathleen Mathews, with In-Fill, noted that much of this depends on the DCA policies that are published each year. DCA funding is very competitive and we therefore try very hard to respond to DCA policy objectives.

Q. Will here be any mixed income units at Tindall?

A. Mr. Austin stated that all units will be affordable, but that includes a wide range of incomes based on family size.

Q. Is there less crime in tax credit units?

A. Mr. Austin noted that MHA pays for off-duty Sheriff deputies and we have a full time Security Coordinator on staff. This helps us keep a close eye on any issues that arise. He stated that crime is actually much lower in our properties than in the surrounding areas.

Q. How do you get on the waiting list?

A. Mr. Austin replied that its all site based, meaning that interested persons must apply directly at the specific property. He noted that we advertise all of our properties on Georgia Housing Search, along with other ways of marketing when new units come on line.

Q. What role does Mercer play in the in the Tindall developments?

A. Mr. Austin noted that Mercer doesn't have any ownership or development role in the Tindall construction, but that it provides lots of support with tutoring and other outreach. Mercer also played a major role with our Transformation Plan and was also a leader in the development of the upcoming financial literacy programs that will be available for future Tindall Fields youth.

Q. Are there plans yet for the commercial space along Little Richard Penniman?

A. Mr. Austin stated that there have been no decisions yet, that we're focusing on the housing phases for Tindall, but the overall plan is to continue the style and type of redevelopment directly up the street at the Mercer University lofts and pedestrian bridge. We want to be very careful about what goes in that space.

Mr. Boike asked if others present wanted to speak.

Ms. Annie Johnson, Tindall Seniors Towers resident, then spoke about her experiences growing up in Tindall Heights. She was born in Tindall Heights, was later married, and reared two children there. When she was a young child "parents looked after their children" but she stated that "today's generation doesn't do that." She recalled listening to Otis Redding and his friends singing by where the garbage cans were kept. Both of her daughters are now nurses, and she has a grandson who is a physical therapist. She stated that Tindall Seniors Towers is "awesome" and "she never believed it would be so beautiful."

Ms. Johnson's life story was very moving and those present applauded when she was finished.

Greg Boike then provided a summary of several updates to the Plan. He noted that the Blexting survey is well underway. It is modeled after a successful program in Detroit, where that city has had to deal with a great deal of disinvestment and blight. This survey allows people to go online and report blight issues and it creates a data base for Bibb County officials to be more responsive. He noted that this is an online tool that should be very helpful to Macon Bibb residents in the future.

The Blexting survey can be accessed at www.maconbibbsurvey.org. He also noted that the current Urban Redevelopment Plan can be accessed at www.maconbibb.us/urpamendments2017.

One person inquired if the Napier Heights neighborhood is included in the Plan boundaries. Mr. Boike stated that it is. He added that the proposed plan amendments would not change the urban redevelopment area.

There being no further questions or comments, the Public Hearing was closed at 2:55 pm. Mr. Boike expressed his appreciation to everyone for their attendance and meaningful participation in today's event.

Public Listening Sessions

**Transformation Plan
Public Meeting #1 Meeting Summary
Buck Melton Community Center
April 8, 2017**

Lynda Brown with the United Way of Central Georgia welcomed those present to the Buck Melton Community Center and thanked them for giving up their Saturday morning to participate in today's listening session. She explained the reason for the public meeting was to give the residents of the community an opportunity to have a candid, productive and frank discussion about the needs of the neighborhood and their concerns. Ms. Brown then called upon June Parker, CEO of the Macon-Bibb Housing Authority (MHA) to give the attendees some information about the history of the Tindall Heights development.

June Parker referred to the easels with the photos of the neighborhood that dated from the 1930s. These photos depicted the neighborhood in 1938 prior to the Tindall Heights development and showed the deplorable housing conditions of that era. Ms. Parker noted the other photos showing Tindall Heights under construction and how at that time the development was on "the forefront" for low income housing. However, some 70 years later, the Tindall development had become obsolete and in 2015 MHA obtained HUD's approval for the relocation of the residents and the demolition of the 55 buildings. She noted that 390 Tindall families had been relocated and nearly all of them relocated with Section 8 rental assistance. A few families opted to move to other public housing in Macon. She stated that all demolition and site work should be completed by mid-summer. Ms. Parker then called on Bruce Gerwig, who she noted was a recent MHA retiree and who is assisting Anthony Hayes, CEO of In-Fill Housing, with this year's application to the Georgia Department of Community Affairs (DCA). She explained that Mr. Hayes could not attend today's meeting due to a previous commitment.

Bruce Gerwig echoed the sentiments of Lynda and June by thanking those present for attending this public meeting. He referred to the Tindall Height redevelopment site plan, copies of which were distributed to everyone attending. He noted that Phase I is for Tindall Seniors Towers which is under construction and going well. He noted that the tall cinder block towers are the elevator shafts for the two three story midrise buildings. Tindall Seniors Towers is for the elderly 62 and older and will have 76 units. Mr. Gerwig provided a similar summary of the following three phases (Tindall Fields I, II and III) and noted that upon the completion of all four phases, In-Fill will have spent more than \$45 million in new housing on the Tindall site. He noted In-Fill's history of providing beautiful affordable housing but in many cases the new housing has not made as much impact on the neighborhood as we had hoped. He indicated that DCA is seeking developments that will also improve peoples' lives and not just provide housing. Those attending agreed that this was a valid point.

Mr. Gerwig then called on Karen Middleton, MHA's Director of Resident Initiatives. He explained that MHA is the Community Based Developer working closely with the United Way and In-Fill to help develop a Transformation Plan for this neighborhood.

Ms. Middleton introduced her staff that was present. She explained that many of them had been busy going door to door this week with the surveys. Today, they will help with today's additional survey questions and "table dialogue" to help us better understand what the concerns of the neighborhood are and the obstacles to neighborhood, and personal, improvement.

Travis Blackwell with the local Community Partnership organization then reviewed the ground rules for the session. Those in attendance were asked to be seated at the tables where each had a Table Coach and Recorder. He explained that there were six questions today that would be asked, and that these questions were designed to help us "dig deeper" into various issues than the survey questions allowed. He explained that each table would be given 10 minutes to answer each of the six questions, and that everyone's opinion mattered. Once we were finished, the Recorders would report back to the large group.

The six questions designed to elicit additional information are attached to these minutes. Since there were six questions and each discussion was limited to 10 minutes, this process took one hour. At the half way point, there was a brief 10-minute intermission.

The table Recorders wrote down the responses on newsprint as each question/issue was discussed. Upon completion, each table then presented their findings for the large group. Following the completion of this discussions, the responses were posted on the wall so that everyone would have an opportunity to review them. Photographs of these completed table discussions are also provided, along with photos showing people discussing the various issues. The written notes from the table discussions have been transferred to a Word document which is made a part of this meeting summary.

All the Table Coaches commented on the quality of the feedback and table dialogue. As an example, one attendee described the problems she faced in using public transportation to buy groceries. Each trip involves a bus transfer and long waiting periods for her, making it very difficult to carry large amounts of groceries home or even carry frozen food. When asked about taking a taxi as an option, those at that table agreed that local taxi service is often very unreliable.

After this part of the session was completed, Travis thanked everyone for their helpful input and participation. He also reminded everyone that the next public meeting will be two weeks from today on Saturday, April 22nd. He urged people to attend the second meeting to hear and discuss the key aspects of the Transformation Plan as it begins to take shape. Lunch was then served to everyone in attendance. Following this, the meeting was adjourned at approximately 12:55.

**Transformation Plan
Public Meeting #2 Meeting Summary
Buck Melton Community Center
April 22, 2017**

On Saturday, April 22, 2017 at 11:30 am, Lynda Brown with the United Way of Central Georgia and Anthony Hayes with In-Fill Housing welcomed those present to the Buck Melton Community Center. She explained that the reason for this public meeting was to give the residents of the community another opportunity to offer input into the Transformation Plan that many community agencies have been working on. She thanked the attendees for their input with the survey, and informed the group that more than 300 responses we've received.

Mr. Hayes thanked Lynda and asked if anyone wanted an update on the Tindall redevelopment plan. The response was an overwhelming "yes." Mr. Hayes explained that Phase I is for Tindall Seniors Towers and this project is under construction and going well. Tindall Seniors Towers is for the elderly 62 and older and will have 76 units. Mr. Hayes discussed Tindall Fields I which has been approved by DCA and will begin construction this fall. It will have 64 units in a garden style design. Tindall Fields II will be townhouse style and have 65 units, as will the fourth phase, Tindall Fields III. We are applying for tax credits for Tindall Fields II in May. Upon the completion of all four phases, In-Fill will have spent more than \$45 million in new housing on the Tindall site. He indicated that DCA is seeking developments that will also improve peoples' lives and not just provide housing. He stated that we want to engage the community so we can understand what is needed and find ways to improve people's access to services. Mr. Hayes added that we want to be a catalyst organization to help impact the surrounding community.

What followed was an approximate 45-minute Q&A session on a variety of topics:

They were several questions regarding the income limits and other eligibility requirements for Tindall Seniors Towers and Tindall Fields.

There were two follow up questions about the amenities to be offered at both developments.

A question was asked if the tax credit funds can be used for off-site improvements? No, those would have to come from other sources.

Freeman Lester, a local realtor, urged MHA to take the lead in the redevelopment of the entire Tindall area.

Robert Curry, Jr, an area resident, expressed his frustration that "if residents don't know how to access the services then we can't take advantage of them." He asked that MHA share any information it has about local grant programs.

Moving then to the topic of education, the possibility of the “Leader in Me” program for Ingram Pye Elementary School was raised again. There was mention of early childhood literacy programs through the United Way. Ms. Brown also mentioned a possibility of Mercer University students serving as career counselors for middle school students. Childcare was also noted as a barrier by some attendees.

Turning to education, the attendees noted what the surveys indicated; namely, that there should be a better means of providing information about the bus schedules and transfers. They noted that “it’s a mystery to so many riders.”

For health care, Elbert McQueen, Sr. Vice President with Navicent Heath Care, stated that First Choice Primary Care is one of Macon’s “best keep secrets.” Jose Rodriquez with First Choice Primary Care reminded everyone that they have a clinic on the Ingram Pye Elementary School campus, as well as clinics in four other locations. The clinic has already demonstrated that it helps reduce absences and tardiness for the school children. Mr. McQueen noted that the emergency room is not the best option for primary care, and the the surveys indicating that blood pressure and blood sugar levels are major concerns is very consistent with Navicent’s own recent needs assessment.

Although not a specific area of DCA concern, Ms. Brown noted that the group had heard a great deal about safety and security, and noted the issues that had been raised. While we had not yet identified any specific responses, the importance of neighborhood watch, better lighting, and resolving the problems posed by stray animals all seemed “doable”.

Following this presentation Ms. Brown asked for those who had positive comments about their neighborhood— “what’s good about the area”. Several attendees rose and commented on how and why they like their neighborhood. “It can become better, but we want to stay there”, was a common response.

Following all comments received Mr. Hayes recognized Mayor Pro Temp Bert Bivins, III and asked if he wanted to speak. Mr. Bivins thanked everyone for attending and recalled his years as a Tindall Heights resident. June Parker, MHA’s CEO, thanked Lynda Brown and Anthony Hayes for their hard work but especially appreciated the residents who gave of their Saturday to attend this event.

Following her remarks the raffle ticket drawing was held. Anyone completing a survey had a chance to win one of five \$100 gift cards. One of the attendees’ raffle ticket was pulled; her photo is included immediately behind this summary along with photos of the event, a sign-in sheet, and a copy of the Power Point.

The meeting was then adjourned and everyone was invited to remain and enjoy lunch that was provided by In-Fill Housing.

Code	Count	Acres	40% Value	SP	5,761	4,743,468	
V3	13	21	344,772	Georgia Department of Revenue © 2014 All rights reserved	100	5,892,707	
V4	178	1,290	4,835,279	SH			
V5	220	10,293	15,320,328	ST			
V6	69		683,212	SV	411	17,473,269	
				SJ	13	737,315	
BROWNFIELD PROPERTY				SW			
Code	Count	Acres	40% Value	SX			
B1				SN	4,999	176,824,984	
B3				DO NOT USE CODES L1-L9 ON STATE SHEET			
B4				L1			
B5				L2			
B6				L3			
FOREST LAND CONSERVATION USE				L4			
Code	Count	Acres	40% Value	L5			
J3				L6			
J4	2	32	25,437	L7			
J5	11	1,403	913,607	L8			
J9				L9			
FLPA FAIR MARKET ASSMT				TOTAL	41,904	658,974,532	
Code	Count	Acres	40% Value	SUMMARY			
F3				Code	Count	Acres	40% Value
F4	2	32	7,426	Residential	113,910	16,190	2,281,356,418
F5	11	1,403	258,247	Residential			
F9				Transitional			
Total	13	1,435	265,673	Historical	204		11,734,179
ENVIRONMENTALLY SENSITIVE				Agricultural	1,695	23,141	68,015,582
Code	Count	Acres	40% Value	Preferential	6	568	152,563
W3				Conservation			
W4				Use	480	11,604	21,183,591
W5				Brownfield			
COMMERCIAL				Property			
Code	Count	Acres	40% Value	Forest Land Cons			
C1	3,838		768,182,183	Use	13	1,435	939,044
C3	4,281	1,031	262,487,617	Environmentally			
C4	369	855	54,834,865	Sensitive			
C5	65	1,738	27,182,826	Commercial	19,563	3,624	1,491,104,317
C7				Industrial	928	2,954	367,285,446
C9				Utility	59		131,370,816
CA	91		11,446,280	Motor Vehicle	126,526		347,406,200
CB	6		35,980	Mobile Home	1,157		5,090,387
CF	5,983		223,015,097	Timber 100%	17		337,358
CI	4,896		143,445,603	Heavy	9		2,322,535
CP	1		3,369	Equipment			
CZ	33		470,497	Gross Digest	264,567	59,516	4,728,298,436
INDUSTRIAL				Exemptions			
Code	Count	Acres	40% Value	Bond			
I1	243		92,270,080	Net Bond Digest			4,728,298,436
I3	184	99	6,223,736	Gross Digest	264,567	59,516	4,728,298,436
I4	130	534	8,551,418	Exemptions-M&O			658,974,532
I5	52	2,321	7,427,268	Net M&O Digest			4,069,323,904
I7				TAX LEVIED			
I9				TYPE	ASSESSED	MILLAGE	TAX
IA				M & O	4,069,323,904	.250	1,017,330.98
IB				BOND	4,728,298,436	.000	0.00
IF	102		129,086,695				
II	103		33,379,381				
IP	106		86,804,454				
IZ	8		3,542,414				

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GEORGIA DEPARTMENT OF REVENUE Local Government Services Division County Digest Section	2012 TAX DIGEST CONSOLIDATED SUMMARY
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County: BIBB County #: 011 Tax District: STATE

Dist #: 01 Assessment %: 040 Tot Parcels: 249985

RESIDENTIAL				UTILITY			
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value
R1	49,418		1,715,819,170	U1			
R3	54,909	4,002	392,411,104	U2	51		124,821,313
R4	4,562	5,492	66,416,463	U3	4		408,045
R5	125	6,933	7,599,410	U4	1		9,250
R6	51		39,475	U5	2		564,280
R7				U7			
R9	2		9,100	U9			
RA				UA	3		6,871,422
RB	729		2,674,810	UB			
RF				UF			
RI				UZ			
RZ							
RESIDENTIAL TRANSITIONAL				EXEMPT PROPERTY			
Code	Count	Acres	40% Value	Code	Count	40% Value	
T1				E0			
T3				E1	1,526	315,394,595	
T4				E2	857	130,956,069	
				E3	87	7,305,826	
				E4	83	6,884,711	
HISTORIC				E5	43	16,612,445	
Code	Count	Acres	40% Value	E6	106	39,182,980	
H1	87		7,479,836	E7	21	2,653,280	
H3	83		1,417,580	E8			
AGRICULTURAL				E9	166	49,137,986	
Code	Count	Acres	40% Value	TOTAL	2,889	568,127,892	
A1	507		29,356,540	HOMESTEAD AND PROPERTY EXEMPTIONS			
A3	57	69	1,013,085	Code	Count	M&O	Bond
A4	585	3,524	13,754,329	S1	22,270	44,540,913	
A5	279	19,112	18,814,416	SC	1,572	101,744,342	
A6	244		1,826,006	S2			
A7				S3	332	664,000	
A9				S4	5,256	191,443,748	
AA				S5	159	6,736,118	
AB				SD	33	2,117,481	
AF				SS	2	65,751	
AI				SE			
AZ				SG	2	56,452	
PREFERENTIAL				S6			
Code	Count	Acres	40% Value	S7			
P3				S8			
P4	1	17	3,402	S9			
P5	5	478	145,789	SF	101	94,215,744	
P6				SA	6	37,299	
P7				SB			
P9							
CONSERVATION USE							

Code	Count	Acres	40% Value	SP	1,771	1,868,751	
V3	13	21	370,152	Georgia Department of Revenue © 2014 All rights reserved	83	4,029,957	
V4	185	1,315	5,011,768	SH			
V5	237	11,014	16,901,369	ST			
V6	75		874,822	SV	435	18,906,230	
				SJ	13	739,058	
BROWNFIELD PROPERTY				SW			
Code	Count	Acres	40% Value	SX			
B1				SN	3,650	172,848,405	
B3				DO NOT USE CODES L1-L9 ON STATE SHEET			
B4				L1			
B5				L2			
B6				L3			
FOREST LAND CONSERVATION USE				L4			
Code	Count	Acres	40% Value	L5			
J3				L6			
J4	2	32	25,437	L7			
J5	11	1,433	921,366	L8			
J9				L9			
FLPA FAIR MARKET ASSMT				TOTAL	35,685	640,014,249	
Code	Count	Acres	40% Value	SUMMARY			
F3				Code	Count	Acres	40% Value
F4	2	32	7,893	Residential	109,796	16,427	2,184,969,532
F5	11	1,433	273,558	Residential			
F9				Transitional			
Total	13	1,465	281,451	Historical	170		8,897,416
ENVIRONMENTALLY SENSITIVE				Agricultural	1,672	22,705	64,764,376
Code	Count	Acres	40% Value	Preferential	6	495	149,191
W3				Conservation			
W4				Use	510	12,350	23,158,111
W5				Brownfield			
COMMERCIAL				Property			
Code	Count	Acres	40% Value	Forest Land Cons	13	1,465	946,803
C1	3,856		735,943,174	Use			
C3	4,270	997	246,612,955	Environmentally			
C4	393	831	54,261,456	Sensitive	19,736	3,090	1,441,064,425
C5	66	1,262	26,172,365	Commercial	919	2,977	352,449,693
C7				Industrial	61		132,674,310
C9				Utility	115,622		338,215,220
CA	92		11,838,284	Motor Vehicle	1,469		7,688,556
CB	6		20,650	Mobile Home	5		63,783
CF	6,001		224,856,052	Timber 100%	6		770,078
CI	5,010		140,869,955	Heavy			
CP				Equipment	249,985	59,509	4,555,811,494
CZ	42		489,534	Gross Digest			
INDUSTRIAL				Exemptions			
Code	Count	Acres	40% Value	Bond			
I1	248		86,307,512	Net Bond Digest			4,555,811,494
I3	184	94	5,886,423	Gross Digest	249,985	59,509	4,555,811,494
I4	131	530	8,421,281	Exemptions-M&O			640,014,249
I5	51	2,353	6,666,645	Net M&O Digest			3,915,797,245
I7				TAX LEVIED			
I9				TYPE	ASSESSED	MILLAGE	TAX
IA				M & O	3,915,797,245	.200	783,159.45
IB				BOND	4,555,811,494	.000	0.00
IF	93		114,773,333				
II	98		32,370,165				
IP	101		94,215,744				
IZ	13		3,808,590				

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GEORGIA DEPARTMENT OF REVENUE Local Government Services Division County Digest Section	2013 TAX DIGEST CONSOLIDATED SUMMARY
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County: BIBB County #: 011 Tax District: STATE

Dist #: 01 Assessment %: 040 Tot Parcels: 66279

RESIDENTIAL				UTILITY			
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value
R1	69,565		1,682,894,930	U1	0		0
R3	54,840	23,145.21	380,095,337	U2	52	0	129,928,851
R4	4,525	15,209.26	64,742,804	U3	4	0	407,656
R5	123	7,683.04	7,227,841	U4	1	0	9,250
R6	236		105,429	U5	2	0	564,280
R7	0	0	0	U7	0	0	0
R9	0	0	0	U9	0	0	0
RA	18		4,130,288	UA	2		8,653,747
RB	661		2,325,719	UB	0		0
RF	0		0	UF	0		0
RI	0		0	UZ	0		0
RZ	0		0				
RESIDENTIAL TRANSITIONAL				EXEMPT PROPERTY			
Code	Count	Acres	40% Value	Code	Count	40% Value	
T1	0		0	E0	106	4,308,683	
T3	0	0	0	E1	2,994	444,998,717	
T4	0	0	0	E2	1,779	137,446,745	
				E3	198	12,169,533	
				E4	95	7,402,006	
				E5	63	17,227,268	
				E6	278	84,491,914	
				E7	0	0	
				E8	0	0	
				E9	227	49,134,706	
HISTORIC				TOTAL			
Code	Count	Acres	40% Value	5,740 757,179,572			
H1	122		7,215,813				
H3	86	20.68	1,207,243				
AGRICULTURAL				HOMESTEAD AND PROPERTY EXEMPTIONS			
Code	Count	Acres	40% Value	Code	Count	M&O	Bond
A1	686		30,286,626	S1	21,325	42,845,940	0
A3	54	113.04	954,412	SC	1,440	93,219,596	0
A4	590	5,596.31	13,227,994	S2	0	0	0
A5	279	23,657.69	17,951,663	S3	378	756,000	0
A6	538		1,702,240	S4	5,041	187,124,681	0
A7	0	0	0	S5	118	5,259,279	0
A9	0	0	0	SD	78	4,059,422	0
AA	0		0	SS	2	81,250	0
AB	0		0	SE	0	0	0
AF	0		0	SG	3	131,522	0
AI	0		0	S6	0	0	0
AZ	0		0	S7	0	0	0
PREFERENTIAL				CONSERVATION USE			
Code	Count	Acres	40% Value	Code	Count	40% Value	
P3	0	0	0	S8	0	0	0
P4	1	17	3,402	S9	0	0	0
P5	4	477.91	85,041	SF	96	96,677,442	0
P6	0		0	SA	5	22,111	0
P7	0	0	0	SB	0	0	0
P9	0	0	0				

Code	Count	Acres	40% Value	SP	1,758	1,534,446	0
V3	12	59.88	321,392	Georgia Department of Revenue	72	4,001,628	0
V4	221	2,599.42	6,059,836	SH	0	0	0
V5	245	18,778.06	17,447,916	ST	0	0	0
V6	361		1,242,336	SV	478	20,253,598	0
BROWNFIELD PROPERTY				SJ	13	732,931	0
Code	Count	Acres	40% Value	SW	0	0	0
B1	0	0	0	SX	0	0	0
B3	0	0	0	SN	4,941	177,018,320	0
B4	0	0	0	DO NOT USE CODES L1-L9 ON STATE SHEET			
B5	0	0	0	L1	0	0	0
B6	0	0	0	L2	0	0	0
FOREST LAND CONSERVATION USE				L3	0	0	0
Code	Count	Acres	40% Value	L4	0	0	0
J3	0	0	0	L5	0	0	0
J4	2	31.56	25,437	L6	0	0	0
J5	11	1,433.35	921,366	L7	0	0	0
J9	0	0	0	L8	0	0	0
FLPA FAIR MARKET ASSMT				L9	0	0	0
Code	Count	Acres	40% Value	TOTAL			
F3	0	0	0	35,748 633,718,166 0			
F4	2	31.56	8,564	SUMMARY			
F5	11	1,433.35	296,810	Code	Count	Acres	40% Value
F9	0	0	0	Residential	129,968	46,037.51	2,141,522,348
Total	13	1,464.91	305,374	Residential	0	0	0
ENVIRONMENTALLY SENSITIVE				Transitional	208	20.68	8,423,056
Code	Count	Acres	40% Value	Historical	2,147	29,367.04	64,122,935
W3	0	0	0	Agricultural	5	494.91	88,443
W4	0	0	0	Preferential	839	21,437.36	25,071,480
W5	0	0	0	Conservation Use	0	0	0
COMMERCIAL				Brownfield Property	0	0	0
Code	Count	Acres	40% Value	Forest Land Cons Use	13	1,464.91	946,803
C1	12,710		742,972,459	Environmentally Sensitive	0	0	0
C3	4,278	4,936.75	242,811,472	Commercial	28,217	11,310.23	1,459,212,160
C4	400	2,999.77	56,026,130	Industrial	2,259	5,987.54	340,062,977
C5	70	3,373.71	24,939,342	Utility	61	0	139,563,784
C7	0	0	0	Motor Vehicle	114,120		357,594,990
C9	0	0	0	Mobile Home	1,435		7,302,518
CA	77		9,338,289	Timber 100%	8	0	171,600
CB	0	0	0	Heavy Equipment	5		1,377,833
CF	5,788		229,334,137	Gross Digest	279,285	116,120.18	4,545,460,927
CI	4,846		153,215,850	Exemptions Bond			0
CP	0	0	0	Net Bond Digest			4,545,460,927
CZ	48		574,481	Gross Digest	279,285	116,120.18	4,545,460,927
INDUSTRIAL				Exemptions-M&O			633,718,166
Code	Count	Acres	40% Value	Net M&O Digest			3,911,742,761
I1	1,607		84,182,597	TAX LEVIED			
I3	184	408.5	5,860,456	TYPE	ASSESSED VALUE	MILLAGE	TAX
I4	133	1,428.13	8,258,975	M & O	3,911,742,761	.150	586,761.41
I5	50	4,150.91	6,503,207	BOND	4,545,460,927	.000	0.00
I7	0	0	0				
I9	0	0	0				
IA	0	0	0				
IB	0	0	0				
IF	84		112,433,520				
II	95		23,718,416				
IP	96		96,761,496				
IZ	10		2,344,310				

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Code	Count	Acres	40% Value	SP	1,760	1,550,237	0
V3	13	60.12	325,763	Georgia Department of Revenue	87	4,117,015	0
V4	219	2,635.4	5,936,222	SH	0	0	0
V5	244	18,590.01	17,592,364	ST	0	0	0
V6	361		1,136,451	SV	476	20,151,338	0
BROWNFIELD PROPERTY				SJ	19	1,688,685	0
				SW	0	0	0
Code	Count	Acres	40% Value	SX	0	0	0
B1	0	0	0	SN	4,914	181,434,669	0
B3	0	0	0	DO NOT USE CODES L1-L9 ON STATE SHEET			
B4	0	0	0	L1	0	0	0
B5	0	0	0	L2	0	0	0
B6	0	0	0	L3	0	0	0
FOREST LAND CONSERVATION USE				L4	0	0	0
Code	Count	Acres	40% Value	L5	0	0	0
J3	0	0	0	L6	0	0	0
J4	3	41.44	45,004	L7	0	0	0
J5	16	2,515.99	2,096,153	L8	0	0	0
J9	0	0	0	L9	0	0	0
FLPA FAIR MARKET ASSMT				TOTAL			
Code	Count	Acres	40% Value	34,942 647,888,243 0			
F3	0	0	0	SUMMARY			
F4	3	41.44	11,572	Code	Count	Acres	40% Value
F5	16	2,515.99	739,051	Residential	130,396	45,414.88	2,096,647,260
F9	0	0	0	Residential	0	0	0
Total	19	2,557.43	750,623	Transitional	0	0	0
ENVIRONMENTALLY SENSITIVE				Historical	233	20.9	9,412,483
Code	Count	Acres	40% Value	Agricultural	2,308	29,365.26	64,396,178
W3	0	0	0	Preferential	2	263.67	49,776
W4	0	0	0	Conservation	837	21,285.53	24,990,800
W5	0	0	0	Use	0	0	0
COMMERCIAL				Brownfield	0	0	0
Code	Count	Acres	40% Value	Property	0	0	0
C1	12,505		740,451,397	Forest Land Cons	19	2,557.43	2,141,157
C3	4,285	4,910.65	240,496,226	Use	0	0	0
C4	410	3,128.12	58,193,636	Environmentally	0	0	0
C5	63	2,953.04	24,399,853	Sensitive	27,891	10,991.81	1,455,905,068
C7	0	0	0	Commercial	2,216	5,958.97	360,473,200
C9	0	0	0	Industrial	61	0.01	145,053,995
CA	75		8,546,555	Utility	103,765		301,551,920
CB	0	0	0	Motor Vehicle	1,417		7,048,057
CF	5,706		231,823,236	Mobile Home	10	10	115,580
CI	4,815		150,802,091	Timber 100%	9		32,769
CP	0	0	0	Heavy	269,164	115,868.46	4,467,818,243
CZ	32		1,192,074	Equipment	0		0
INDUSTRIAL				Gross Digest	269,164	115,868.46	4,467,818,243
Code	Count	Acres	40% Value	Exemptions	0		0
I1	1,544		78,973,168	Bond	0		0
I3	182	406.82	5,691,147	Net Bond Digest			4,467,818,243
I4	132	1,401.24	7,912,644	Gross Digest	269,164	115,868.46	4,467,818,243
I5	50	4,150.91	6,458,294	Exemptions-M&O			647,888,243
I7	0	0	0	Net M&O Digest			3,819,930,000
I9	0	0	0	TAX LEVIED			
IA	0	0	0	TYPE	ASSESSED	MILLAGE	TAX
IB	0	0	0	M & O	3,819,930,000	.100	381,993.00
IF	88		113,053,870	BOND	4,467,818,243	.000	0.00
II	100		30,444,917				
IP	107		114,983,460				
IZ	13		2,955,700				

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GEORGIA DEPARTMENT OF REVENUE Local Government Services Division County Digest Section	2015 TAX DIGEST CONSOLIDATED SUMMARY
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County: BIBB County #: 011 Tax District: STATE

Dist #: 01 Assessment %: 040 Tot Parcels: 66140

RESIDENTIAL				UTILITY			
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value
R1	70,802		1,607,857,006	U1	0		0
R3	52,852	19,773.28	332,752,622	U2	48	0	136,318,771
R4	6,341	18,324.92	79,954,375	U3	4	0	482,641
R5	113	6,898.81	6,131,484	U4	1	0	9,250
R6	714		425,508	U5	2	0	564,280
R7	0	0	0	U7	0	0	0
R9	0	0	0	U9	0	0	0
RA	30		5,496,222	UA	2		11,775,160
RB	591		2,160,372	UB	0		0
RF	0		0	UF	0		0
RI	0		0	UZ	0		0
RZ	0		0				
RESIDENTIAL TRANSITIONAL				EXEMPT PROPERTY			
Code	Count	Acres	40% Value	Code	Count	40% Value	
T1	0		0	E0	160	16,128,272	
T3	0	0	0	E1	3,208	513,392,309	
T4	0	0	0	E2	1,925	146,433,627	
				E3	316	17,462,927	
				E4	97	7,757,763	
				E5	70	42,818,099	
				E6	373	102,730,447	
				E7	0	0	
				E8	1	31,018	
				E9	220	48,769,351	
HISTORIC				TOTAL			
Code	Count	Acres	40% Value	6,370 895,523,813			
H1	147		12,926,349	HOMESTEAD AND PROPERTY EXEMPTIONS			
H3	106	24.16	1,651,025	Code	Count	M&O	Bond
				S1	19,685	39,367,780	0
AGRICULTURAL				SC	1,373	88,176,287	0
Code	Count	Acres	40% Value	S2	0	0	0
A1	724		30,100,493	S3	414	828,000	0
A3	38	70.27	767,990	S4	4,754	174,509,692	0
A4	647	5,668.44	13,817,197	S5	135	6,051,231	0
A5	297	23,133.05	17,541,198	SD	100	5,199,906	0
A6	654		1,907,711	SS	0	0	0
A7	0	0	0	SE	0	0	0
A9	0	0	0	SG	3	122,362	0
AA	0		0	S6	0	0	0
AB	0		0	S7	0	0	0
AF	0		0	S8	0	0	0
AI	0		0	S9	0	0	0
AZ	0		0	SF	106	125,117,065	0
PREFERENTIAL				SA	2	12,444	0
Code	Count	Acres	40% Value	SB	0	0	0
P3	0	0	0				
P4	1	17	3,402				
P5	1	246.67	46,374				
P6	0		0				
P7	0	0	0				
P9	0	0	0				
CONSERVATION USE							

Code	Count	Acres	40% Value	SP	1,756	1,598,293	0
V3	14	247.32	492,627	Georgia Department of Revenue	106	8,626,688	0
V4	233	2,830.5	6,339,925	SH	0	0	0
V5	249	19,269.49	17,310,814	ST	496	20,083,451	0
V6	455	1,344,828		SV	19	1,675,384	0
BROWNFIELD PROPERTY				SW	0	0	0
Code	Count	Acres	40% Value	SX	0	0	0
B1	0	0	0	SN	4,857	183,951,076	0
B3	0	0	0	DO NOT USE CODES L1-L9 ON STATE SHEET			
B4	0	0	0	L1	0	0	0
B5	0	0	0	L2	0	0	0
B6	0	0	0	L3	0	0	0
FOREST LAND CONSERVATION USE				L4	0	0	0
Code	Count	Acres	40% Value	L5	0	0	0
J3	0	0	0	L6	0	0	0
J4	3	41.44	45,004	L7	0	0	0
J5	16	2,515.99	2,096,153	L8	0	0	0
J9	0	0	0	L9	0	0	0
FLPA FAIR MARKET ASSMT				TOTAL			
Code	Count	Acres	40% Value	33,806 655,319,659 0			
F3	0	0	0	SUMMARY			
F4	3	41.44	11,792	Code	Count	Acres	40% Value
F5	16	2,515.99	753,095	Residential	131,443	44,997.01	2,034,777,589
F9	0	0	0	Residential	0	0	0
Total	19	2,557.43	764,887	Transitional	0	0	0
ENVIRONMENTALLY SENSITIVE				Historical	253	24.16	14,577,374
Code	Count	Acres	40% Value	Agricultural	2,360	28,871.76	64,134,589
W3	0	0	0	Preferential	2	263.67	49,776
W4	0	0	0	Conservation	951	22,347.31	25,488,194
W5	0	0	0	Use	0	0	0
COMMERCIAL				Brownfield	0	0	0
Code	Count	Acres	40% Value	Property	0	0	0
C1	11,819		771,074,802	Forest Land Cons	19	2,557.43	2,141,157
C3	4,263	4,849.36	236,561,390	Use	0	0	0
C4	420	3,082.49	58,109,244	Environmentally	0	0	0
C5	63	2,774.09	23,476,332	Sensitive	27,087	10,705.94	1,475,420,757
C7	0	0	0	Commercial	2,105	5,842.67	385,341,214
C9	0	0	0	Industrial	57	0	149,150,102
CA	62		8,375,454	Utility	85,101		210,348,700
CB	0		0	Motor Vehicle	1,404		6,781,313
CF	5,651		227,920,141	Mobile Home	24	230.2	441,200
CI	4,760		148,901,036	Timber 100%	11		54,393
CP	0		0	Heavy	250,817	115,840.15	4,368,706,358
CZ	49		1,002,358	Equipment	0		0
INDUSTRIAL				Gross Digest	250,817	115,840.15	4,368,706,358
Code	Count	Acres	40% Value	Exemptions	0		0
I1	1,441		71,794,540	Bond	0		0
I3	182	407.72	5,571,782	Net Bond Digest	0		0
I4	133	1,396.89	7,974,431	Net Bond Digest	0		0
I5	48	4,038.06	6,295,612	Gross Digest	250,817	115,840.15	4,368,706,358
I7	0	0	0	Exemptions-M&O	0		655,319,659
I9	0	0	0	Net M&O Digest	0		3,713,386,699
IA	0	0	0	TAX LEVIED			
IB	0	0	0	TYPE	ASSESSED	MILLAGE	TAX
IF	86		127,594,800	M & O	3,713,386,699	.050	185,669.33
II	96		34,277,775	BOND	4,368,706,358	.000	0.00
IP	106		125,871,111				
IZ	13		5,961,163				

Return

Appendix E: Media Coverage

Macon-Bibb Commissioners consider new Urban Redevelopment Plan - 41NBC News | WMGT-DT

MACON, Georgia (41NBC/WMGT) – Macon-Bibb County is updating its Urban Redevelopment Plan.

Neighborhoods in the Urban Redevelopment Area (URA) have higher crime rates and more blight than other parts of the county.

The City of Macon adopted a URA plan in 2011, but now that the government has consolidated, commissioners want to update it.

"We didn't really revisit any of the data or [look] at the strategies [again]. This was an opportunity to look county-wide at the areas that might needed to have been included had Bibb County done a plan," explained Laura Mathis, the Deputy Director of the Middle Georgia Regional Commission.

Neighborhoods in the URA have more resources available to help improve them than neighborhoods that aren't in the area.

Commissioners plan to vote to adopt the new plan on April 19th.

Share:

Redevelopment plan takes on quality of life in Macon

Macon-Bibb Urban Redevelopment Plan recently updated

Plan outlines strategies to deal with issues plaguing Macon

Commercial, residential blight also to be tackled

By Stanley Dunlap

The president of a south Macon neighborhood organization envisions a new playground that would offer a constructive place for children and teens.

The Lynmore Avenue playground would replace a group of blighted houses that have been sitting dormant for years. Antonio Lewis-Ross, president of a group called the South Macon Arts Revitalization and Technology, said the organization brought the idea to the attention of Macon-Bibb County Commissioner Larry Schlesinger to see if it could receive a portion of \$10 million in blight funds that commissioners have to spend.

Schlesinger said yes and received the green light from the County Commission's blight consultant. Commissioners have approved using \$144,248 of blight money for the project.

The cooperation between a neighborhood group and county officials is part of a strategy listed in the latest [Macon-Bibb County Urban Redevelopment Plan](#). The 60-page report details the depth of the problems that plague Macon-Bibb — from poverty to crime to blight — and provides methods to address them.

SMART's community playground also will offer programs for people to take part in. A portion of the land is also being donated by local churches. The playground will replace the dilapidated structures children walk past after school.

"The best thing to do to start working towards a playground area was getting a group of citizens together working with commissioners," Lewis-Ross said. "We talked with (Schlesinger) to see if we could begin spearheading the use of blight funds as a seed for the playground."

The Urban Redevelopment Plan, recently approved by the County Commission, updates the 2011 version. This new plan expanded the scope of the neighborhoods designated as part of the Urban Redevelopment Area since Macon and Bibb County consolidation in January 2014.

"The trend of increased blight and disinvestment in the Urban Redevelopment Area can be expected to continue if action is not taken," said Crystal Gaillard, the plan's author. "While enormous strides have been made in reducing the blight, a strategic and targeted approach must be taken."

The plan shows that Macon-Bibb's poverty remains concentrated in middle and eastern sections of the county. Overall, Macon has a poverty level of 24 percent, or about 6 percent higher than the statewide average. Also, about 63 percent of crimes committed in 2014 occurred in the Urban Redevelopment Area.

ADVERTISING

"It's a tool box," said Gaillard, government services specialist for the Middle Georgia Regional Commission.

For instance, the plan has different strategies to deal with commercial and residential blight, she said.

One of the plan's suggestions is to catalog each parcel of land throughout Macon-Bibb in order to determine how many properties may be considered blighted. Currently, of the 393 structures that have been identified through the courts as blighted, 375 of them are within the Urban Redevelopment Area, Gaillard said.

Those figures are likely underrepresented, she said.

"A 100 percent survey would be a really big help to the (Macon-Bibb County) Land Bank Authority, the blight consultant and all departments like code enforcement," Gaillard said. "It would give a good, accurate picture of what's going on."

Identifying every property could help uncover some area that might be on the cusp of blight, and possibly an influx of money could prevent further decay, Gaillard said.

A perk of designating an Urban Redevelopment Area is that some tools such as Opportunity Zones are available. They can provide business owners a break by providing incentives.

"Opportunity Zones are one of the most sought-after of these (tools), because employees that are located within that area that create two or more jobs can get a tax credit for \$3,500 per job, which is really significant," Gaillard said. "This isn't coming off local tax rolls, it's coming off state tax."

The plan also outlines issuing bonds that can be used in development, said Alex Morrison, executive director of the Macon-Bibb County Urban Development Authority.

The majority of the money that will be used on a series of blight projects like the the Lynmore Avenue playground comes from bonds approved by the county and Urban Development Authority.

"The (plan) communicates to developers that we are focused on certain areas, and we are focused on redevelopment and reinvestment," Morrison said.

Schlesinger said working with other agencies and groups like SMART will be instrumental in rehabilitating areas throughout the county.

Redevelopment plan takes on quality of life in Macon

"It's a plan for the entire community, and we're going to have to come together as a community in order for the plan to succeed," he said.

Appendix F: Technical Assistance Request Letter



ROBERT A. B. REICHERT
MAYOR

OFFICE OF THE MAYOR

Macon-Bibb County

700 POPLAR STREET
P.O. BOX 247
MACON, GEORGIA 31202-0247
(478) 751-7170
FAX (478) 751-7931

July 7, 2014

Mr. Ralph Nix
Middle Georgia Regional Commission
175 C Emery Highway
Macon, Georgia 31217

Re: Local Assistance Request

Dear Mr. Nix:

As you will recall, the Middle Georgia Regional Commission assisted the City of Macon in the preparation and adoption of an Urban Redevelopment Plan in March 2011. Now that we are consolidated, we are planning to revise the Urban Redevelopment Plan to update the data and look at expanded boundaries of Macon-Bibb County in this plan.

I am hereby officially requesting the assistance of the Middle Georgia Regional Commission to assist with this update and plan revision.

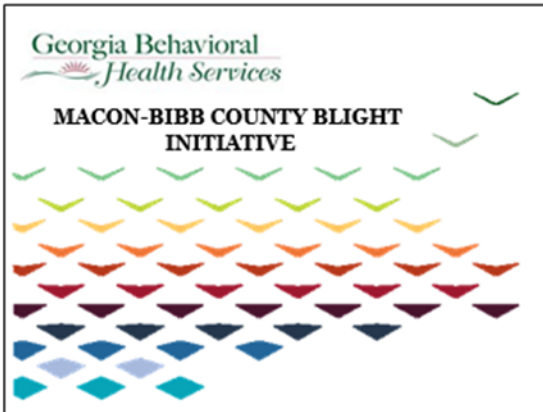
I understand that the first meeting regarding this project will be on Wednesday, July 9, 2014 at 2 p.m. at Middle Georgia Regional Commission. Thank you for your prompt attention to this request.

Yours truly,

Robert A. B. Reichert
Mayor

RABR/ns

Appendix G: Update on “Projects Anticipated to be Undertaken”



WELCOME

Cass Hatcher, CCM
Chief Facilities & Development Officer
Georgia Behavioral Health Services, Inc.
Blight Consultant for Macon-Bibb County, Georgia

Allison Souther Goldey
Executive Director
Macon-Bibb County Land Bank Authority

Georgia Behavioral
Health Services

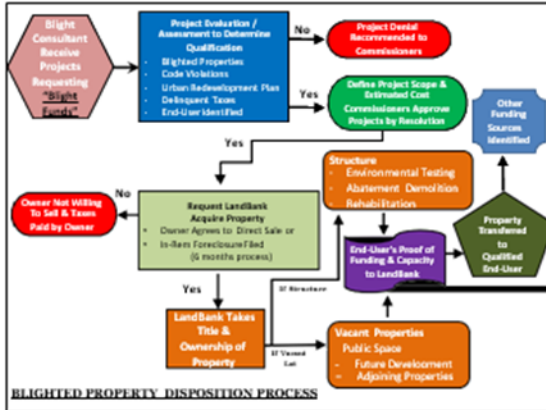
BACKGROUND

- Macon-Bibb County received **\$14,000,000** in Blight Remediation Bond Funds
 - Wise Avenue Recreation Field: **\$2,000,000**
 - Beall's Hill Lighting Improvements: **\$2,000,000**
 - Administrative Oversight: **\$1,000,000**
 - Each Commissioner's Appropriated **\$1,000,000** (**\$9,000,000**)
- Mayor & Commissioners worked together to:
- Selected a Blight Consultant
- Approved a "Process" to remove blight and improve communities

Georgia Behavioral
Health Services

IT TAKES A TEAM!

- Addressing blight and abandonment requires a "TEAM"
 - Mayor
 - Macon-Bibb County Commissioners
 - Blight Consultant
 - Macon-Bibb Land Bank Authority
 - Macon-Bibb Code Enforcement
 - Macon-Bibb Community and Economic Development
 - Macon-Bibb County Parks & Recreation
 - Macon-Bibb County Planning & Zoning
 - Community Residents & Stakeholders
 - Real Estate Professionals
 - Affordable Housing Developers



ROUND #1 BLIGHT PROJECT SUMMARY

- Round #1 Total Number of Projects: 15
 - Total Number of Properties: 227
 - Structures Targeted for Rehabilitation: 8
- Structures Targeted for Demolition: 174
 - 70 Structures Demolished
- Vacant Lot Targeted for Clearing: 45

TASK ORDERS #1 100% COMPLETE

January 2017

- 15 Structures Demolished
 - Lynmore Estate Habitat Project
 - ◆ 18 Properties Acquired
 - ✓ 13 Structures Demolished
 - ✓ 5 Vacant Lots
 - Lynmore Avenue SMART Project
 - ◆ 1 Property Acquired
 - ✓ 1 Structure Demolished
 - Hillcrest Park Improvement Project
 - ◆ Abandoned Restroom Demolished

LYNMORE ESTATE HABITAT PROJECT District #2



TASK ORDERS #2 100% COMPLETE
February 2017

• 19 Blighted Structures Demolished

- **Lynmore Estate Habitat Project**
 - ✦ 2 Blighted Structures
- **Smart Project- Lynmore Avenue**
 - ✦ 7 Blighted Structures
- **Emily Street**
 - ✦ 2 Blighted Structures
- **West Bond Street**
 - ✦ 2 Blighted Structures
- **Kings Park Playground & Community Center Project**
 - ✦ 2 Existing Structures
- **Third Avenue Stabilization Project**
 - ✦ 2 Blighted Structures
- ◆ **Culver Street Commons Project**
 - ✦ 2 Structures/ Asbestos Survey In-Progress

LYNMORE AVENUE SMART PARK
District #2



EMILY STREET BLIGHT REMOVAL
District #9



HENRY BURNS PARK PROJECT

- Awaiting counter offer of \$300,000 from Dover Development for property acquisition Alexander IV
 - Proceed from sale to be returned to Commissioner Jones Blight funding allocation
- Park renovation bids higher than estimated \$275,000

Georgia Behavioral
Health Services
TASK ORDERS #3 100% Complete
March 2017

- **19 Structure to be Demolish**
 - **Wise Avenue Multi Purpose Field Project**
 - ✦ 9 Blighted Structures
 - **Unionville Street Connection**
 - ✦ 3 Blighted Structures
 - **West Bond Street**
 - ✦ 2 Blighted Structures
 - **Hunt School Senior Housing**
 - ✦ 2 Blighted Structures
 - **Napier Avenue Fire Station**
 - ✦ 2 Blighted Structures
 - **Mattie Hubbard Jones Park Enhancement Project**
 - ✦ 1 Blighted Structure

**WISE AVENUE
MULTI-PURPOSE FIELD
District #8**



Georgia Behavioral
Health Services
TASK ORDERS #4
April 2017

- **16 Structure To Be Demolish**
 - **Wise Avenue Multi Purpose Field Project**
 - **Third Avenue Stabilization Project**
 - **Kings Park Neighborhood**
 - **Village Green Stabilization Project**
 - **Mattie Hubbard Jones Park Enhancement Project**
 - **Central South / Tindall Height Project**

Georgia Behavioral
Health Services
ROUND #2
BLIGHT PROJECT SUMMARY

- **Round #2 Total Number of Projects: 8**
 - **Total Number of Properties: 80**

NAPIER HEIGHTS PROJECT (A.L. MILLER)

PROJECT SCOPE: Asphalt Re-Pavement of Montpelier Avenue and Demolition of Blighted Structures in the Neighborhood

- **Blight Funding: \$400,000**
 - Asphalt Pavement by County Engineering
 - Estimated Costs \$91,000
 - Blight Removal 25 Structures
 - Assessments In-Progress
 - Estimated Costs \$309,000



CAPITAL PROJECTS

MILL HILL ART VILLAGE COMMUNITY ART CENTER

- **Project Scope:** Restoration of the auditorium on Clinton St. to create a community art center in Mill Hill East Macon Art Village.
- **Total Development Costs: \$813,654**

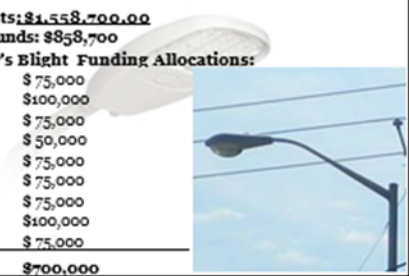


MACON-BIBB COUNTY LED STREET LIGHTING CONVERSION PROJECT

Estimated Costs: \$1,558,700.00
Blight Admin Funds: \$858,700

Commissioner's Blight Funding Allocations:

- District 1-	\$ 75,000
- District 2-	\$100,000
- District 3-	\$ 75,000
- District 4-	\$ 50,000
- District 5-	\$ 75,000
- District 6-	\$ 75,000
- District 7-	\$ 75,000
- District 8-	\$100,000
- District 9-	\$ 75,000
- TOTALS	\$700,000



TINDALL FIELDS SIDEWALK

PROJECT SCOPE: Install sidewalk along College Drive & Sherwood Drive.



HILLCREST PARK IMPROVEMENTS

PROJECT SCOPE Demolish Restroom, Repave Basketball Court, Pavilion, Fencing, Playground Equipment. Blight Funding: \$120,000



KINGS PARK COMMUNITY CENTER

PROJECT SCOPE Demolish Existing Center & Construct New (2,500 Square Feet) Community Center. Estimated Costs \$300,000



FILMORE THOMAS PARK ADDITION

PROJECT SCOPE: Install multi-purpose field, bridge, fencing, and paved road w/ parking.

- Blight Funding: \$230,000
- Received project engineer cost proposal \$23,300
 - o Topographic Survey
 - o Conceptual Layout
 - o Construction Documents
 - o Permitting
 - o Construction Services
- Issued Invitation for Bids (IFB)





BLIGHT BLEXTING SURVEY

PROJECT SCOPE: Middle Georgia Regional Commission (MGRC) Received Proposal from Loveland Technologies to Perform Blexting Project.

- Proposal Costs: **\$183,600**
- Commissioner Watkins Agreed use Blight Bond Funds
- MGRC recommended the contract be directly between Loveland & Macon-Bibb County

BLIGHT BOND INITIATIVE

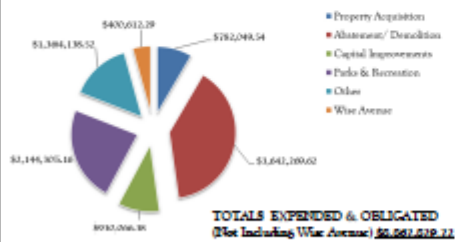


PROGRAM UPDATE
JANUARY 31, 2018

OVERVIEW

- EXPENDED & OBLIGATED BLIGHT BOND FUNDS
- ROUND 1: ACQUISITION & DEMOLITION
- WISE AVENUE: MULTI-PURPOSE FIELD
- ROUND 2: ACQUISITION & DEMOLITION
- CAPITAL PROJECTS
- PARKS & RECREATION PROJECTS
- OTHER PROJECTS
- RECOMMENDATIONS

EXPENDED & OBLIGATED BLIGHT BOND FUNDS



ROUND 1 ACQUISITIONS & DEMOLITIONS

- Properties Acquired: 153
 - Acquisition Pending: 9
- Demolished Blighted Structures: 121
 - Remaining 9
- Vacant Blighted Lots: 24
- Targeted for Rehab: 8



WISE AVENUE MULTI-PURPOSE FIELD

- All 27 Properties Acquired and Demolished
- 100% Complete



ROUND 2 ACQUISITIONS & DEMOLITIONS

- Properties to Acquire: 65
 - Acquisition Pending: 60
- Demolished Blighted Structures: 5
 - Remaining 57
- Targeted for Rehab: 3



CAPITAL PROJECTS

- FUNDING APPROVED & APPROPRIATED
 - Busckowen Right-A-Way Improvements
 - County's Wide Exterior Lighting Upgrade
 - Tisdall Field Sidewalk Project (100% Comp)
 - Repairing of Mountpelier Ave (100% Comp)
 - Drainage Project Barton Street (100% Comp)



- PREPARING For SUBMISSION & APPROVAL
 - Tisdall Field Housing Street Lighting Project

PARKS & RECREATION PROJECTS

- FUNDING APPROVED & APPROPRIATED
 - Hillcrest Park Improvements (100% Comp)
 - Memorial Park Additional Parking Lot (100% Comp)
 - Rosa Jackson Park Plaza (100% Comp)
 - New Kings Park Community Center (100% Comp)
 - Henry Burns Park Improvements (In-Progress)
 - Mattie Hubbard Jones Park Phase II (Acquiring Properties)
 - Filmore Thomas Park Phase II (Out for Bids)
- PREPARING For SUBMISSION & APPROVAL
 - Macon West Baseball Field Improvements

PARKS & RECREATION PROJECTS



FILMORE THOMAS PARK PHASE II



FILMORE THOMAS PARK PHASE II

- **SCOPE OF WORK**
 - Major site grading to create a multi-purpose recreation grass field for soccer and football
 - Access to the multi-purpose field will be off of Hollingsworth Road
 - New parking lot will accommodate 30 cars
 - Walking trail with a pedestrian bridge connecting the field to the basketball courts, splashpad, and pavilion
 - Estimated project costs: \$400,727.00
- Bids are being solicited from general contractors
 - Recommend selection of Contractor in 60 days
 - Work will take an estimated 45 days to complete

OTHER FUNDED ITEMS

- Mill Hill Art Village Community Art Center
- Alexander IV Elementary
- Blexting Survey
- LandBank Authority Contract Fee



TINDALL FIELDS LIGHTING PROJECT

- **Project Scope:** Installation of 29 exterior LED lighting fixtures in support of the Tindall Fields Affordable Housing Development Project
 - Work will be accomplished under the existing Tindall Fields Project
- **Estimated Costs:**

◦ Phase 1. Six (6) Exterior Lights	\$14,100.00
◦ Phase 2. Six (6) Exterior Lights	\$14,100.00
◦ Phase 3. Thirteen (13) Exterior Lights	\$30,350.00
◦ Phase 4. Four (4) Exterior Lights	\$9,400.00
TOTAL	\$68,150.00

 - Blight bond funds committed by Commission District 1
- **End User:** Macon Housing Authority/ In-fill Housing
- **Recommendation:** That Commissioners approve an ordinance to appropriate \$68,150.00 of blight bond funds for a project to construct a new Community Center for Kings Park.

RECOMMENDATIONS

- Auction properties acquired with blight bond funds
 - Accelerate public sale of properties through the LandBank
- Benefits to the County**
- Maintenance costs are eliminated
 - County set terms and conditions
 - Competition among buyers
 - Properties placed back on tax rolls
- Benefits to Buyer**
- County motivated to sale
 - Favorable financing possible

Appendix H Update on Status of Affordable Housing Initiatives

A.L. Miller Village—This is a 71-unit affordable housing development located on Montpelier Avenue. This project received an allocation of Low Income Housing Tax Credits in 2014 from the Georgia Department of Community Affairs. Work began in 2015 and included the renovation of the historic A. L. Miller School as well as 9 new single-family units. This development was completed in 2017 and initial lease-up has occurred.

Hunt School Village—This 60-unit development has transformed the former Henry A. Hunt Elementary School in east Macon for affordable housing low income seniors. The Georgia Department of Community Affairs allocated Low Income Housing Tax Credits for this project in late 2014; in addition, Macon-Bibb County allocated Community Development Block Grant and HOME funds to Hunt School Village due to the need for additional financial resources. Construction of Hunt School Village began in January 2016 and lease-up was underway by March 2017. Full occupancy was achieved in April 2017.

Tindall Seniors Towers—This is the first of four affordable housing developments that is replacing the former Tindall Heights public housing development. The Georgia Department of Community Affairs allocated Low Income Housing Tax Credits for Tindall Seniors Towers in late 2015. Construction began in January 2017 and will be completed in early 2018 with lease-up underway. This 76-unit development is for seniors 62 and older.

Tindall Fields I—This is the second of the four affordable housing developments that will be built as replacement housing for Tindall Heights. The Georgia Department of Community Affairs allocated Low Income Housing Tax Credits for this project in late 2016. Construction began in January 2018, with construction expected to be completed within 12-14 months. This development will contain 64 units for low income families.

Tindall Fields II--This is the third of the four affordable housing developments that will be built as replacement housing for Tindall Heights. The Georgia Department of Community Affairs allocated Low Income Housing Tax Credits for Tindall Fields II in late 2017. Construction is expected to be underway by fall 2018, with construction expected to be completed in late 2019. This development will contain 65 units for low income families.

Tindall Fields III—This will be the fourth and final phase for replacement housing for Tindall Heights. In-Fill Housing, Inc. will apply to the Georgia Department of Community Affairs for Low Income Housing Tax Credits for this project in May 2018. If funded, construction is expected to be underway by late fall 2019, with construction expected to be completed in late 2020 or early 2021. This development will also contain 65 units for low income families.

Appendix E Implementation Measures and Report of Accomplishments

Activity	Report of Accomplishments					Notes
	Timeframe	Completed	In Development Phase	Underway	Canceled	
Strategy 1	May 2018-May 2021			✓		
Strategy 2	May 2018-May 2021			✓		LBA is heavily involved in the blighted property disposition process (see Appendix H). *
Strategy 3	April 2016-April 2019	✓				See "Projects Anticipated to be Undertaken 2017-2018."
Strategy 4	May 2018-May 2021			✓		Will continue to utilize the Blexting application.
Strategy 5	May 2018-May 2021		✓			
Strategy 6	May 2018-May 2021		✓			
Strategy 7	May 2018-May 2021			✓		The County partners with several groups to combat blight. These groups include, but are not limited to, United Way, Mercer University, First Choice Primary Care, the Board of Education, the Land Bank Authority, the Macon Housing Authority (MHA) and the individuals who live in the housing provided through the MHA, private citizens, and the Middle Georgia Regional Commission.
Strategy 8	May 2018-May 2021			✓		
Strategy 9	May 2018-May 2021		✓			
Strategy 10	May 2018-May 2021			✓		
Strategy 11	May 2018-May 2021			✓		
Strategy 12	May 2018-May 2021		✓			
Strategy 13	May 2018-May 2021			✓		See Appendix H and Appendix K .
Owls Rehabilitation Project	May 2018-May 2021		✓			
SMART Community Lynmore Ave	May 2018-May 2021			✓		Acquisition is 100% complete. Owners not willing to sell two properties. Vacant properties slated for new Lynmore Avenue Park.

Mill Hill Art Village Community Art Center	October 2016-October 2017	✓				
Lynmore Estate Phase I Redevelopment	October 2016-October 2017	✓				
Kings Park Playground and Hart Community Center	May 2018-May 2021			✓		Processing in-rem -1 property
Hunt School Senior Housing Support	October 2016-October 2017	✓				
Jeffersonville Road Blight Removal	October 2016-October 2017			✓		
Mattie Hubbard Jones Park Enhancement	May 2018-May 2021			✓		Phase 2: Acquiring properties.
Unionville Street Connection	May 2018-May 2021			✓		Processing in-rem – 4 properties
Third Avenue Stabilization (Pleasant Hill)	May 2018-May 2021			✓		Processing in-rem – 4 properties
Culver Street Commons (Pleasant Hill)	May 2018-May 2021			✓		Processing in-rem – 4 properties
Emily Street	May 2018-May 2021			✓		
West Bond Street Stabilization	May 2018-May 2021			✓		Processing in-rem – 1 property
Central South/Tindall Height Project	October 2016-October 2018	✓				
Wise Avenue Multi-Purpose Field Project	October 2016-October 2017	✓				All 27 properties acquired and demolished.
Henry Burns Park Project	May 2018-May 2021			✓		
Napier Avenue Fire Station	May 2018-May 2021			✓		3 properties slated for in-rem
LED Street Lighting Conversion Project	May 2018-May 2021			✓		
Filmore Thomas Park Addition	May 2018-May 2021			✓		Out for bid.
Hillcrest Park Improvement Project	October 2016-October 2017	✓				Restroom demolished
Village Green Stabilization Project	May 2018-May 2021			✓		Processing in-rem – 15 properties
Napier/Brookdale/Grand Enhancement Project	May 2018-May 2021			✓		5 properties slated for in-rem.
Walnut Street Improvement Project	May 2018-May 2021			✓		9 properties slated for in-rem.

Appendix J: Resolution Adopting Updates to the Plan

SPONSOR: MAYOR ROBERT A.B. REICHERT

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION TO APPROVE AND ADOPT AMENDMENTS TO THE MACON-BIBB COUNTY URBAN REDEVELOPMENT PLAN RELATED TO THE TINDALL FIELDS DEVELOPMENT; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, pursuant to the requirements of O.C.G.A. § 36-61-5, the Macon-Bibb County Commission makes the following findings in support of this Resolution:

- (1) One or more pockets of blight exist in Macon-Bibb County; and
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of Macon-Bibb County; and

WHEREAS, on April 19, 2016, the Macon-Bibb County Commission approved and adopted a Resolution adopting an Urban Redevelopment Plan and designating an Urban Redevelopment Area; and

WHEREAS, on May 16, 2017, the Macon-Bibb County Commission approved and adopted a Resolution amending the Urban Redevelopment Plan; and

WHEREAS, the Macon-Bibb County Commission desires to approve and adopt amendments to its Urban Redevelopment Plan in accordance with the Summary of Plan Amendments attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, a copy of the Urban Redevelopment Plan as amended, (hereinafter the "Plan Amendment"), is on file with the Macon-Bibb County Clerk of Commission; and

WHEREAS, Macon-Bibb County has determined that the actions described in the Plan Amendment are necessary in the interest of the public health, safety, and welfare of the residents of Macon-Bibb County;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission and it is hereby so resolved by the authority of the same that Macon-Bibb County does approve and adopt the Plan Amendment.

BE IT FURTHER RESOLVED the Commission shall retain its urban redevelopment project powers, as described in O.C.G.A. §36-61-17, to act as the implementing agency of the Plan Amendment.

BE IT FURTHER RESOLVED the Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be,

substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution or in the Exhibit(s) hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

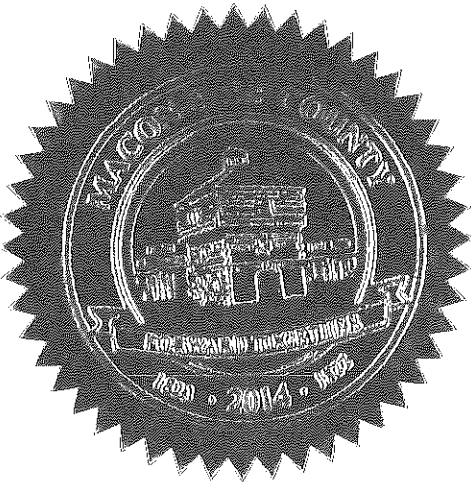
BE IT FURTHER RESOLVED the Commission grants the Mayor and County Attorney the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this 1 day of May, 2018.

By: Robert A.B. Reichert
ROBERT A.B. REICHERT, Mayor

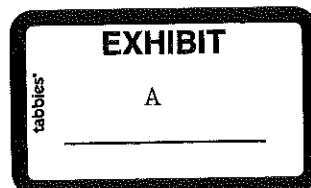
Attest: Janice S. Ross
JANICE S. ROSS, Clerk of Commission



Macon-Bibb Urban Redevelopment Plan

Summary of Proposed 2018 Amendments

1. Introduction – Proposed Changes
 - a. Include language regarding annual updates since 2016.
2. Background – Proposed Changes
 - a. Include language regarding annual updates since 2016
3. About Macon-Bibb County - No change
4. Purpose of the Plan - Proposed changes
 - a. Includes language regarding the 2018 plan amendments
5. Legal Authority – No change
6. Comprehensive Plan Consistency – No change
7. The Planning Process – Proposed changes
 - a. Includes language regarding the 2018 plan amendments
8. Other Redevelopment Efforts – Proposed changes
 - a. Minor update to include opening dates of Frank Johnson Recreation Center and Memorial Park Community Center, trees planted in Mattie Smith Park
9. Distress Indicators – No change
10. Urban Redevelopment Area – No change
11. Boundaries of URA – Proposed changed
 - a. Insert updated map(s) to show defined neighborhood and location of Tindall Fields
12. Conditions within URA – Proposed changes
 - a. Includes Blexting survey results.
13. Field Inventory – Proposed changes
 - a. Includes notation of property survey conducted during the summer of 2017. Updated photographs can be located through the online platform.



14. Strategies for Addressing Need – Proposed changes
 - a. Strategy 1 includes the update on the new Federal Opportunity Zone designation and updates information regarding TADs in Macon-Bibb County.
 - b. Strategy 2 includes an update on the partnership between the UDA and In-Fill Housing, Inc.
15. Redevelopment Authority Agency – No change
16. Plan to Leverage Private Investment – Proposed changes
 - a. Updated to include information regarding private investment and the redevelopment of Tindall Heights.
17. Covenants and Restrictions – No change
18. Parcels to be Acquired – No change
19. Structures to be Demolished or Rehabilitated – No change
20. Relocation of Residents of Demolished Properties – No change
21. Conclusion – No change
- Appendix A – No change
- Appendix B – No change
- Appendix C- Proposed change
 - a. Includes April 27, 2018 Public Hearing documentation.
- Appendix D – No change
- Appendix E – No change
- Appendix F – No change
- Appendix G – Proposed change
 - a. Includes update on blight initiatives
- Appendix H – Proposed change
 - a. Includes update on status of affordable housing initiatives
- Appendix I – Proposed change
 - a. Updates the Report of Accomplishments

Appendix J – Proposed change

- a. Includes the resolution adopting updates to the plan

Appendix K – Proposed change (new)

- a. Includes Transformational Plan excerpt.

Appendix L – Proposed change (new)

- a. Includes Blexting survey website excerpt.

A general update to cover page, table of contents, and page numbers based on the plan amendments has also been completed.

SPONSORED BY

Robert A.B. Reichert
Mayor Robert A.B. Reichert

COMMITTEE REPORT

	Yes	No

ACTION TAKEN AND DATE:

RECOMMEND: *Approved*
(Approved/Disapproved/Approved as Amended)
May 1, 2018
Date

APPROVED AS TO FORM BY COUNTY ATTORNEY

Judd T. Drake
Judd T. Drake
County Attorney

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION TO APPROVE AND ADOPT AMENDMENTS TO THE MACON-BIBB COUNTY URBAN REDEVELOPMENT PLAN RELATED TO THE TINDALL FIELDS DEVELOPMENT; AND FOR OTHER LAWFUL PURPOSES.

Referred to the Committee on _____
Date: _____

REPORT

Rendered *May 1, 2018*
and *Approved*



VOTE

	Yes	No	Abstain	Absent
Schlesinger	✓			
Lucas	✓			
Jones	✓			
Bivins	✓			
Allen	✓			
Shepherd	✓			
Watkins	✓			
Tillman	✓			
Mayor Reichert				
Total:				

A

**Transformation Plan
for Tindall Fields II**

A Catalyst for Meaningful Change

Owner: Tindall Partners III, L.P.

Community Quarterback: United Way of Central Georgia

Community-Based Developer: Macon Housing Authority/In-Fill Housing, Inc.

May 25, 2017

1. Executive Summary

Acknowledgments

This Transformation Plan (the “Plan”) for Tindall Fields II is submitted to the Georgia Department of Community Affairs (DCA) as part of the application for an allocation of Low Income Housing Credits submitted by Tindall Partners III, L.P. To the very best of our knowledge and belief, this Plan responds fully to the DCA requirements found in the QAP Scoring Section VIII; the DCA Webinar dated February 13, 2017; the March 2, 2017 DCA Workshop Guidance and Workshop PowerPoint; the additional 14-page DCA “Scoring Guidance issued on March 17, 2017; the DCA Core Application Scoring section; and the applicable DCA “Q&A Postings.”

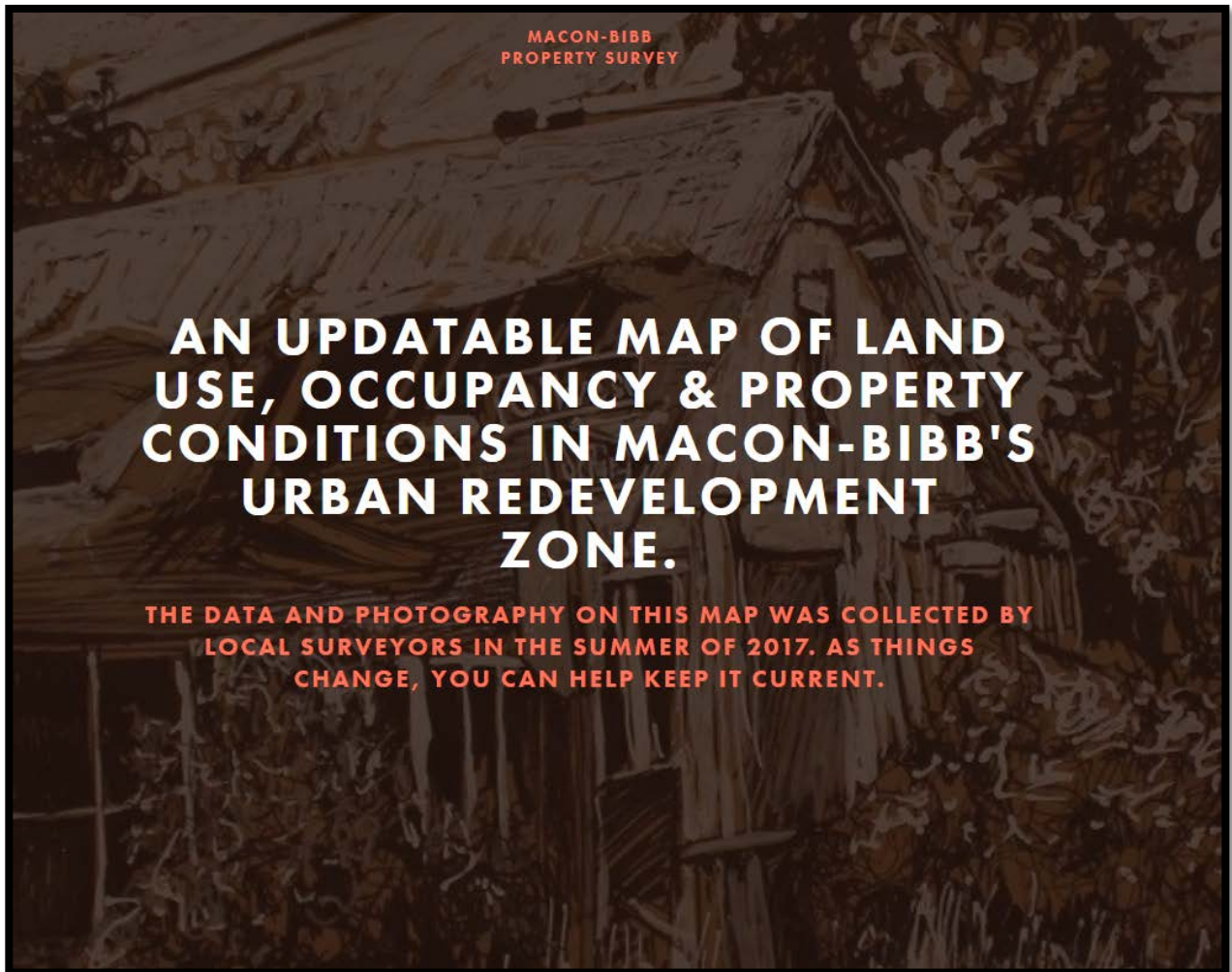
Although numerous agencies and individuals contributed in many ways to the development of this Plan, we wish to acknowledge the following for their significant contributions of time, talent, and leadership. We are fortunate to live and work in a community where collaboration is the norm and not the exception.

- Mayor Robert Reichert
- Macon-Bibb County Government
- The United Way of Middle Georgia
- Macon-Bibb Housing Authority
- Macon Transit Authority
- Mercer University
- Middle Georgia Regional Commission
- The Bibb County School District
- Navicent Health (formerly, the Medical Center of Central Georgia)
- First Choice Primary Care
- The Griffith Family Foundation

About Macon-Bibb County

Macon-Bibb County is in Middle Georgia, approximately 70 miles south of Atlanta and 150 miles northwest of Savannah. Mostly urban in nature, Macon Bibb County encompasses 255 square miles and has a population of 155,524 making it the 13th largest county in the state.

Appendix L: Blexting Survey



MACON-BIBB SURVEY (LO... Overview Feed List Query Search Census Bounds Satellite

(Master Version) Macon-Bibb Survey

Is there a structure on the site? Select value(s)

Occupancy Select value(s)

What is this site used for? Select value(s)

How many residential units? Select value(s)

What type of residences? Select value(s)

What type of commercial occupant(s)? Select value(s)

What type of Industrial occupant(s)? Select value(s)

What type of Institutional occupant(s)? Select value(s)

What is the condition of the structure? Select value(s)

Is the structure fire damaged? Select value(s)

What is the level of fire damage? Select value(s)

Select options to search Clear

Yatesville Culloden Roberta Byron

42 80 129