



**October 01, 2024 9:00 am**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Paulette Chavers
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 09-10-2024 Public Hearing Minutes 12:00 pm
    - b) 09-10-2024 Public Hearing Minutes 6:00 pm
    - c) 09-17-2024 Work Session Minutes
    - d) 09-17-2024 Council Minutes
5. Public hearing and consideration of a motion to approve **Resolution 2024-26**: a Resolution adopting the update to the Urban Redevelopment plan for the City of Statesboro.
6. Consideration of a motion to award a contract for engineering technical services for Birds Pond Dam Temporary Repair and Inspection to Freese and Nichols. Inc. (FNI) in the amount of Not-to-Exceed (NTE) \$40,842.00. The project work will be paid from Stormwater Fund revenues.
7. Consideration of a motion to award a contract for On-Call Professional Engineering & Consulting Services to Atlas Technical Consultants, LLC (Atlas) to provide TSPLOST Program Management support to the City of Statesboro Engineering Department. The annual estimated amount of \$224,640.00 is anticipated for Engineering support services. The project work will be paid from the 2018 and 2023 TSPLOST funds.
8. Other Business from City Council
9. City Managers Comments
10. Public Comments (General)
11. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A 50-14-3(b)
12. Consideration of a Motion to Adjourn



CITY OF STATESBORO  
PUBLIC HEARING MINUTES  
SEPTEMBER 10, 2024 12:00 PM

A Public Hearing was held on September 10, 2024 at 12:00 p.m. in the Council Chambers at City Hall to solicit input from the public on the proposed 2024 millage rate of 9.125 for property taxes.

Present City Manager Charles Penny, Assistant City Manager Jason Boyles, Assistant to the City Manager Olympia Gaines, City Attorney Cain Smith, Public Affairs Manager Layne Phillips, City Clerk Leah Harden, other city staff, news media, and members of the public.

At 12:00 pm City Manager Charles Penny called the public hearing to order.

City Manager Charles Penny presented the City of Statesboro Fiscal Year 2025 operating budget. The objectives to this year's budget is to retain and recruit exceptional employees, increase the tax base, with an emphasis on utility infrastructure growth and public safety. The budget highlights show a 10 % total expense decrease due to less transfers and a 13.5 % increase in general fund expenses. Mr. Penny highlighted the city compensation and benefits that include a new pay plan that was implemented in January of this year, the continuance of pay for performance, and no increases to employee health benefits. The current and future opportunities are to position Statesboro for growth in the region and to keep the pay plan up to date. Concerns and unknowns are that nearly 25% of the total assessed property in Statesboro is tax exempt and there are still labor market challenges. The property tax millage rate comparison with other communities places Statesboro in the middle at 8.125. The current rates for Bulloch County are 11.350, the Board of Education at 7.932, and a proposed rate for the City of Statesboro of 9.125. While the city has experienced growth the tax base is small than that of the county which means it generates less revenue per mill than that of the county and board of education. The increased expenditures in the FY2025 budget are salaries & benefits, debt service, liability insurance, one new position in the planning department, and transfers to the Fire and CIP funds. Of the General Fund budget 62.7% is salary and benefit costs. The police department budget is funded out of the General Fund and is \$11,268,470. In addition the Fire Fund transfer from the General Fund is increased to \$3,200,000 due to the increase of 25 positions, 4 dispatchers and 21 firefighters. A millage rate of 9.125 would bring in 10,045,560 of tax revenue which would provide the needed revenue to operate during fiscal year 2025. The estimated increase on a home with a \$200,000 value would be approximately \$140.00.

The City's current millage rate is 8.125. The revenue neutral rate is 7.326 however is not sufficient to balance the FY2025 budget as adopted. A millage rate of 9.125 will provide the revenue needed to operate during the 2025 fiscal year. The proposed millage rate calculates to be approximately a 24.56% increase.

In summary Mr. Penny stated that the question remains, could we balance the City's budget without increasing the millage rate. The answer is yes however it would require the use of 1.4 million of fund balance which would further erode this "emergency" fund. The recommendation is a 1.799 mill increase to have a balanced budget without using fund balance.

During the public hearing two citizens voiced concerns about the tax increase and asked if there was another way to collect additional revenue needed instead of raising property taxes.

Mr. Penny stated, city governments are limited in the ways they are able to raise revenue. The proposed increase is necessary to balance the budget and to ensure we can continue to pay our employees who are providing city services instead of making cuts to both services and employees.

No action was taken.

The hearing was adjourned at 12:26 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk



CITY OF STATESBORO  
PUBLIC HEARING MINUTES  
SEPTEMBER 10, 2024 6:00 PM

A Public Hearing was held on September 10, 2024 at 6:00 p.m. in the Council Chambers at City Hall to solicit input from the public on the proposed 2024 millage rate of 9.125 for property taxes.

Present was Mayor Pro Tem Shari Barr. Also present was City Manager Charles Penny, Assistant City Manager Jason Boyles, Assistant to the City Manager Olympia Gains, Public Affairs Manager Layne Phillips, Director of Finance Cindy West, City Clerk Leah Harden, other city staff, news media, and members of the public.

At 6:00 pm City Managers Charles Penny called the public hearing to order.

City Manager Charles Penny presented the City of Statesboro Fiscal Year 2025 operating budget. The objectives to this year's budget is to retain and recruit exceptional employees, increase the tax base, with an emphasis on utility infrastructure growth and public safety. The budget highlights show a 10 % total expense decrease due to less transfers and a 13.5 % increase in general fund expenses. Mr. Penny highlighted the city compensation and benefits that include a new pay plan that was implemented in January of this year, the continuance of pay for performance, and no increases to employee health benefits. The current and future opportunities are to position Statesboro for growth in the region and to keep the pay plan up to date. Concerns and unknowns are that nearly 25% of the total assessed property in Statesboro is tax exempt and there are still labor market challenges. The property tax millage rate comparison with other communities places Statesboro in the middle at 8.125. The current rates for Bulloch County are 11.350, the Board of Education at 7.932, and a proposed rate for the City of Statesboro of 9.125. While the city has experienced growth the tax base is small than that of the county which means it generates less revenue per mill than that of the county and board of education. The increased expenditures in the FY2025 budget are salaries & benefits, debt service, liability insurance, one new position in the planning department, and transfers to the Fire and CIP funds. Of the General Fund budget 62.7% is salary and benefit costs. The police department budget is funded out of the General Fund and is \$11,268,470. In addition the Fire Fund transfer from the General Fund is increased to \$3,200,000 due to the increase of 25 positions, 4 dispatchers and 21 firefighters. A millage rate of 9.125 would bring in 10,045,560 of tax revenue which would provide the needed revenue to operate during fiscal year 2025. The estimated increase on a home with a \$200,000 value would be approximately \$140.00.

In summary Mr. Penny stated that the question remains, could we balance the City's budget without increasing the millage rate. The answer is yes however it would require the use of 1.4 million of fund balance which would further erode this "emergency" fund. The recommendation is a 1.799 mill increase to have a balanced budget without using fund balance.

A citizen asked where the City of Statesboro is with its emergency fund is currently, in percentage.

Mr. Penny stated the fund is at 27 – 28 percent.

There were other questions related to the digest and the growth the city is expected to have with the approval of approximately 4,000 new units.

Mr. Penny stated it will take some time before we see the growth reflected on the digest.

One citizen inquired about imposing an impact fee on new developments as a way to bring in more revenue and keep the millage rate down.

Mr. penny stated that an impact fee at this point would not help the General Fund because it would go to a fund that is would be impacting, such as infrastructure. For the City's Fiscal Year 2025 budget, an impact fee would not help with this budget even if Council adopted it now.

Someone asked how much debt the City has.

Mr. Penny stated in the General Fund has very little. There is roughly \$10 million in the water/sewer enterprise funds. The city borrowed money for park improvements to Luetta Moore and Grady Street parks, we borrowed \$4.5 million, which the county is helping to pay that. The City borrowed \$4.5 million for the Old Register TAD. We are now getting to a point where the TAD is preforming to help with the debt services. We are talking about property taxes but the SPLOST really helps us with equipment such as police cars. If we didn't have SPLOST the number we would be asking for would be a lot higher help pay for the equipment.

Someone asked how much the city had to dip into the emergency fund for 2024.

Mr. Penny stated \$700,000 - \$800,000 that was last year. This year our recommendation in the budget is to use about \$700,000 plus the tax adjustment. If we stay where we are we will have to use \$1.4 million and that gets us down right at the 25% mark.

Mr. Penny stated we are going to have a council meeting next Tuesday at 5:30pm and this item will be on the agenda again. I'll make the same presentation again before mayor and council.

Mayor Pro Tem Shari Barr stated she appreciates folks coming out and asking questions. And she appreciates Mr. Penny and staff to be here to answer the questions. Thank you.

No action was taken.

The hearing was adjourned at 7:10 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk



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CITY OF STATESBORO  
WORK SESSION MINUTES  
SEPTEMBER 17, 2024

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Mayor & Council Work Session

50 East Main Street

4:00 PM

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A Work Session of the Statesboro City Council was held on September 17, 2024 at 4:00 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar and Council Members: Paulette Chavers, John Riggs, and Shari Barr. Also present was City Clerk Leah Harden, City Manager Charles Penny, Assistant City Manager Jason Boyles City Attorney Cain Smith and Public Affairs Manager Layne Phillips. Absent was Councilmember Ginny Hendley.

Mayor Jonathan McCollar called the meeting to order.

**1. Transportation Master Plan Presentation**

Glenn Coyne with GMC presented an update on the Transportation Master Plan to Mayor and Council. The last update was 2009, this updated plan goes out to 2045. The plan covers vehicles, bikes, walk and transit, looking at the functionality of transportation in the region while maintaining the character of the community. The process began August 2023 with data collection and identifying the needs in transportation deficiencies. In March and April of this year we established some goals and objectives as well as developed solutions for deficiencies. In August of this year the draft plan was presented to the city and county staff. Public involvement included public open house workshops, online community surveys, website and social media posts, the creation of a Technical Advisory Committee, and updates to the city and county governing bodies. A final public open house meeting will be this Thursday evening starting at 6pm at the First United Methodist Church near downtown. During the planning process we came up with a four step travel demand model that includes trip generation, trip distribution, mode choice, and trip assignment. Prioritization & Evaluation Criteria include 23 metrics in 8 categories. Funding sources for the projects come from federal, state and local funds. There are 87 identified projects organized by project type and listed in priority order based on public input and the Technical Advisory Committee. The City of Statesboro has 28 of those projects to be funded between 2025 - 2029. A draft of the Long-Range Transportation Plan is currently under review with a public open house meeting taking place this Thursday for input. Next will be edits to the plan based on input from the public and the final plan will be submitted for adopting by the City and the County.

**2. Housing Rehabilitation Program**

Justin Williams, Planning and Housing Administrator presented an update to the City's Housing Rehabilitation Program. The housing rehabilitation program has been active since 2022. As of the last bid opening on September 11, 2024, the program has awarded over \$3.6 million towards both rehab and reconstruction in the community. We have worked through multiple properties, correcting some small and some major issues. Property progress pictures were shown of a home that had the floor redone. The first reconstruction home should be ready within the next two weeks. The second reconstruction home is slated to begin in the next few weeks. On September 11, 2024, bids were opened to award contracts on 4 additional homes for reconstruction. The City did open up a second round of applications for the program that lasted approximately 2 weeks where we received nearly 40 new applications. Of the applications received 17 were completed correctly, and staff is working with the remaining applicants to correct any noted paperwork issues for submission. An amendment to the contract with Insight Planning and Development is necessary to continue working on the rehabilitation and remaining reconstruction homes. The proposed contract amendment is for \$175,000 and will be for your consideration on the upcoming agenda.

### **3. Water and Wastewater System Presentation**

Water and Wastewater system presented by Assistant City Manager Jason Boyles. Statesboro's drinking water comes from the Floridan Aquifer utilizing six active deep wells. The water from this aquifer is of very high quality and is the principle aquifer of the United States and the most productive in the world. It covers approximately 100,000 square miles of the southeast and is the primary source of drinking water in the region. This aquifer is also used for industrial and agricultural uses and accounts for nearly 50% of the total withdrawal rate. Mr. Boyles presented a map of the city's existing water system that operates under two different water permits issued through the State of Georgia Environmental Protection Division one is a permit to use groundwater and the other is a permit to operate a public water system. The permit to use groundwater has assigned flow limitations broken up for a monthly average and an annual average. The drinking water system serving the City of Statesboro is comprised of three basic components: Raw Water Supply, Water Treatment and Water Distribution System. The water system has been expanded to exceed the demand as the City of Statesboro has grown over the years. Services are provided to approximately 13,000 water customers with an average daily water consumption of 3.7 million gallons. Statesboro has approximately 256 miles of water main and 1720 fire hydrants. Water for drinking/potable use, as well as fire protection, is available to over 99% of the incorporated areas of the city. The water system also provides service to all industrial parks in Bulloch County, outside the city limits. There are 6 active deep wells ranging from 525 ft. in depth to 660 ft. in depth with the oldest one being on Savannah Ave dating back to 1908, and the latest one on Goldkist Rd. dating back to 2011. Statesboro has six elevated storage tanks, the oldest and smallest is on Hill Street with 150,000 gallons. City Manager Charles Penny stated that we would be adding a well. Assistant City Manager Jason Boyles stated that the well addition is in the CIP which is needed patricianly for fire protection.

Mr. Boyles continued with his presentation of the City's sanitary sewer system. The Waste Water Treatment Plant (WWTP) operates under a National Pollutant Discharge Elimination System permit issued through the State of Georgia Environmental Protection Division. The permit contains many contaminant level limitations that the WWTP must meet in order to discharge into "waters of the state" which in the city's case is Little Lotts Creek. It also limits the amount of flow that can be pumped and discharged. The permit flow limits on a weekly basis is set at 12.5 MGD and on a monthly basis 10 MGD. The City of Statesboro's sewer system is comprised of 209 miles of sewer collection pipes, 6,379 manholes, twenty-seven sewage pump stations, and the wastewater treatment plant. The WWTP was originally constructed in the 1950's on Briarwood Road. The plant was upgraded to expand its treatment capacity and efficiency in 1978 with the addition of a conventional activated sludge system. Other upgrades were made throughout the 1990's expanding treatment capacity from 5 MGD to 10 MGD and converting from chlorine to ultraviolet disinfection. In the years since the last major upgrade, many of the original operating systems have been replaced including the dewatering belt presses in 2001, effluent filters in 2013, and a more efficient UV system in 2019.

### **4. Strategic Plan Update**

Planning Director Kathy Field presented Mayor and Council with the City Strategic Plan. In 2017 The City of Statesboro undertook Strategic Planning Process which was finalized in 2018. Ross & Associates, in collaboration with Amec-Foster-Wheeler served as the consultant for this plan. The plan was developed as a 5 year plan, and was drafted with the intent of guiding short term projects listed in the Capital Improvement Plan. Ms. Field explained the difference between strategic plan and the comprehensive plan. The Strategic Plan outlines goals and supporting strategies for local needs, recommends potential revenue opportunities, and guides the development of the city's capital improvement program. The Comprehensive Plan addresses long-term growth within the city, identifies development areas and types, and recommends a mix of potential long-term projects. The Strategic Plan is not a required plan for the city to have where on the other hand the Comprehensive plan is required in order to maintain a "Qualified Local Government" status with the Georgia Department of Community Affairs. The 2018 Strategic Initiatives included TSPLOST approval and implementation, Blue Mile Streetscape improvements, neighborhood development initiative, salary & staffing survey and a joint economic assessment survey for business retention. Staff is

requesting to contract with the Coastal Regional Commission in order to complete a revised 2025-2030 Strategic Plan in the amount of \$25,800. The performance period for the plan will be from January 1, 2025 until June 30, 2025. The scope of services include, inventory and assessment, public participation, implementation and final deliverables.

The meeting was adjourned at 5:03 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk





CITY OF STATESBORO  
COUNCIL MINUTES  
SEPTEMBER 17, 2024

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

**1. Call to Order**

Mayor Jonathan McCollar called the meeting to order

**2. Invocation and Pledge**

Mayor Pro Tem Shari Barr gave the Invocation and Councilmember John Riggs led the Pledge of Allegiance.

**ATTENDANCE**

| Attendee Name     | Title         | Status  | Arrived |
|-------------------|---------------|---------|---------|
| Jonathan McCollar | Mayor         | Present |         |
| Vacant            | Councilmember | Vacant  |         |
| Paulette Chavers  | Councilmember | Present |         |
| Ginny Hendley     | Councilmember | Present |         |
| John Riggs        | Councilmember | Present |         |
| Shari Barr        | Mayor Pro Tem | Present |         |

Other staff present: City Manager Charles Penny, Assistant City Manager Jason Boyles, Public Affairs Manager Layne Phillips, City Attorney Cain Smith and City Clerk Leah Harden

**3. Recognitions / Public Presentation:**

**A) Presentation of a retirement Award to Don Hollingsworth in the Public Utilities Department, who is retiring effective October 1, 2024 after 31 years of service.**

Mayor Jonathan McCollar read a statement made by Matt Aycock, Assistant Director of Public Utilities, honoring Don Hollingsworth's years of dedicated service to the City of Statesboro. He then presented to him at retirement award.

**4. Public Comments (Agenda Item): None**

**5. Consideration of a Motion to approve the Consent Agenda**

**A) Approval of Minutes**

**a) 09-03-2024 Council Minutes**

**b) 09-03-2024 Executive Session Minutes**

**B) Consideration of a motion to approve the surplus and disposition of a 1996 Freightliner RV (CAFÉ 1) in the Statesboro Fire Department.**

**C) Consideration of a motion to approve the due date of December 20<sup>th</sup>, 2024 for the City of Statesboro property tax bills.**

A motion was made to approve the consent agenda.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Councilmember John Riggs      |
| <b>SECONDER:</b> | Mayor Pro Tem Shari Barr      |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

**6. Public Hearing and Consideration of a Motion to Approve:**

**(a) APPLICATION AN 24-07-01: Blue Fern Management, LLC requests Annexation of approximately 714 +/- acres of property in order to allow for the development of a mixed-use subdivision on Burkhalter Road (Tax Parcel # 093 000004 000).**

**(b) APPLICATION V 24-07-02: Blue Fern Management, LLC requests a Variance from Section 2.2.12.F of the Unified Development Code in order to reduce the mixed-use concurrency requirement on a proposed 714 acre development on Burkhalter Road (Tax Parcel# 093 000004 000).**

**(c) APPLICATION RZ 24-07-03: Blue Fern Management, LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to develop a 1794 unit mixed housing residential subdivision on approximately 714 acres of property on Burkhalter Road (Tax Parcel # 093 000004 000).**

**The applicant requests removal of this project from the agenda and place a temporary hold on the request.**

A motion was made to accept the applicants request removing this request from the agenda.

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| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Mayor Pro Tem Shari Barr      |
| <b>SECONDER:</b> | Councilmember Ginny Hendley   |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

**7. Public Hearing and Consideration of a motion to approve Resolution 2024-25: A Resolution setting the millage rate for Ad Valorem (Property) Taxes for the 2024 calendar year for the City of Statesboro, Georgia.**

A motion was made to open the public hearing.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Councilmember John Riggs      |
| <b>SECONDER:</b> | Councilmember Ginny Hendley   |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

City Manager Charles Penny reviewed the Fiscal Year 2025 budget. The objectives to this year’s budget is to retain and recruit exceptional employees, increase the tax base, with an emphasis on utility infrastructure growth and public safety. The budget highlights show a 10 % total expense decrease due to less transfers and a 13.5 % increase in general fund expenses. Mr. Penny highlighted the city compensation and benefits that include a new pay plan that was implemented in January of this year, the continuance of pay for performance, and no increases to employee health benefits. The current and future opportunities are to position Statesboro for growth in the region and to keep the pay plan up to date. Concerns and unknowns are that nearly 25% of the total assessed property in Statesboro is tax exempt and there are still labor market challenges. The property tax millage rate comparison with other communities places Statesboro in the middle at 8.125. The current rates for Bulloch County are 11.350, the Board of Education at 7.932, and a proposed rate for the City of Statesboro of 9.125. While the city has experienced growth the tax base is smaller than that of the county which means it generates less revenue per mill than that of the county and board of education. The increased expenditures in the FY2025 budget are salaries & benefits, debt service, liability insurance, one new position in the planning department, and transfers to the Fire and CIP funds. Of the General Fund budget 62.7% is salary and benefit costs. The police department budget is funded out of the General Fund and is \$11,268,470. In addition the Fire Fund transfer from the General Fund is increased to \$3,200,000 due to the increase of 25 positions, 4 dispatchers and 21 firefighters. A millage rate of 9.125 would bring in \$10,045,560 of tax revenue which would provide the needed revenue to operate during fiscal year 2025. The estimated increase on a home with a \$200,000 value would be approximately \$140.00.

In summary Mr. Penny stated that the question remains, could we balance the City’s budget without increasing the millage rate. The answer is yes however it would require the use of 1.4 million of fund balance which would further erode this “emergency” fund. The recommendation is a 1.799 mill increase to have a balanced budget without using fund balance.

Don Armel stated that he lives in the city and supports the plan because of the safety feature we’re talking about EMS, fire, and police. Keeping their salaries current and to be competitive across other municipalities. With approximately 4,000 new housing units coming the city needs to be looking further down the road and prepare now for the increase in population. He also stated his concern about balancing the budget by taking the city’s “emergency fund” down to its minimum, because we may still need those funds in the future. We got lucky with the last storm but we don’t know what the year is going to be weather wise. We may still have more that we need to be ready for. Another important part is the city’s ability to respond for citizens’ safety and also not ignoring the other employees in public works, streets, parks, etc. Ed Neubert stated he did not know about the public meeting last week until he seen it on a Savannah news station and that he is troubled that for such an important subject none of the council members were present during the first two public hearings and asked why they were not here. He stated they don’t have to answer but that is was troubling to him that the people elected to be at public meetings are not there to hear what the public has to say.

Councilmember Paulette Chavers stated she would like to respond. She stated she was unable to attend because her father was in the hospital.

Mr. Neubert asked that with all the new building coming up that would increase the tax revenue. Is that correct.

City Manager Charles Penny stated that yes it would eventually. At this point we cannot project what the increase in tax revenue would be because it is not built yet.

Cassandra Mikell stated that the city is not in compliance with the Tax payer Bill of Rights due to the lack of a quorum during the public hearings. She stated that if the city wants to get the tax bills out by October 1<sup>st</sup> the only option would

be to adopt the full rollback rate of 7.326. She continued to state otherwise she will be forced to file an injunction against the city if they adopt the proposed rate of 9.125.

A motion was made to close the public hearing.

|                  |                                |
|------------------|--------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)           |
| <b>MOVER:</b>    | Councilmember John Riggs       |
| <b>SECONDER:</b> | Councilmember Paulette Chavers |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr  |
| <b>ABSENT</b>    |                                |

Mayor Pro Tem Shari Barr stated she assumes we will move forward with our deliberations and vote on the millage what it should be and then if there's any legal complications we have to deal with we'll deal with them later but we'll proceed because as we understand we are in compliance right now.

Councilmember Paulette Chavers stated that before we go forward with the meeting, this same thing came up last year and I begged you guys, let's do it now it was a couple of people who came in and influenced you to do something differently but we are here again. I don't like to keep taxing people over and over and over again. That was the purpose of doing it the first time. Now we are back in this situation and I'm a little pissed off that we're back in this situation because we could have handled it when we had the opportunity but now here all these people are going to be upset with us because we have to do what we have to do but we should have done that last year.

Mayor Pro Tem Shari Barr asked may I clarify, I understated you wish a majority had agreed to increase it more last year because if that had happened we might now be in the same position as the county in that we would have more money coming in and we could've rolled back instead, or we might not have to increase as much. Is that what you're thinking?

Councilmember Chavers stated she is saying that we should have increased it to the full amount last year. So we wouldn't have to be in this spot this year coming back talking about increasing taxes. My statement was let's do it now so that we won't be back here again this year. That's on record.

Mayor McCollar I think the public kind of needs some context about the conversation that's occurring. The context of this conversation is that we knew last year that it was going to be a \$2.3 million dollar pay plan implementation and so what the staff wanted to do was get out in front of that and recommended an increase of 2.1 some odd mills last year. Council decided to not raise it to the full extent but we still moved forward with paying our police officers, firefighters, and other employees that work in our water department in public utilities and public works. The city went from having a police department that had eighteen vacancies and now we have seven. We have expanded the fire department we have also been able to address sanitation, water, and public works. The city organization is stable right now because the community decided that we needed to make sure our police officers, firefighters, and those that support this city are worth keeping. Mayor McCollar stated regardless of what the decision is his stance is to back the blue and it's time for us to pay the blue.

Councilmember Ginny Hendly stated she respects everything the Mayor and Mr. Penny said and she also backs the blue and fire department and all the city employees they do a great job. She continued stating she hears what you're saying also about the city expanding and growing. My point of view, I'm not asking that we decrease millage but I cannot support going up on it at this time. I feel for many it might be too much of a hardship on a lot of people to function and continue their businesses, and single family homeowners as well. I think that there's enough in the fund balance if an emergency were happen. I just don't feel comfortable rolling it up at this time.

Mayor pro Tem Shari Barr stated that she think similarly and appreciates everything the mayor said. We certainly want public safety but that's not really the debate we've already agreed to that. The debate now is how we are going to pay for it. Whether we're going to increase taxes to cover all this necessary expense or whether we're going to dip into the rainy day fund and get it closer to the level we said we don't want to go beneath. And I'm of all with you and I hear you Ms. Chavers and I remember clearly you tried to talk us into doing it last time but I can't go back and say if we had where might we be now. Where we are now is deciding how we're going to pay for this very important, necessary budget.

So I'm with you I want to pay for it with a little less of a tax increase I'm more comfortable with getting the 28% to the 25% margin that we try to maintain in our fund balance.

Councilmember John Riggs state he is voting against this item as a real estate appraiser, that's my day job, which is what I was out doing during the two hearings. As real appraiser I have witnessed the unprecedented and steady rise in market values over the past two years in Bulloch County I want to attempt to prognosticate the future but I do feel that this is not the time to raise the millage rate. I'll follow up on some things that Ginny Hendley said I appreciate you, you put it well.

Ms. Chavers stated y'all do understated that we are going to have to come back to this next year. We're here to look out for the present and the future. I'm just tired of being in the spot over and over and over again when we can take care of it now. We should have taken care of it last year but now just like I stated we are back here again and we're going to have to come back next year. Just be assured we will be back in the same spot next year.

There was council discussion regarding the fund balance and what the impact of a lower millage rate would make on it.

Mayor McCollar stated that as a point of privilege he would allow public comment.

Len Fatica came forward and stated they needed to consider that if the city cuts firefighters the City's ISO rating would drop which would place tax indirectly on the homeowners because their insurance rates would increase. Ed Neubert stated he thinks the best way to compromise would be to look into the "emergency fund" and see what's reasonable to take out of it and then drop the millage rate. People would agree with some increase because of the need for police and all of those things that's so vital to the community.

Councilmember John Riggs stated no matter what we decide today, raise it, lower it, or make a compromise no one who works for the City of Statesboro, PD, Fire, Public Works, everybody up here, and everybody out there is not going to lose their job. There will be no decrease in public safety, it's not going to happen.

After further discussion Mayor Pro Tem Shari Barr made a motion to approve **Resolution 2024-25** setting the City of Statesboro millage rate at 8.625.

Mayor McCollar stated we have been having this discussion for the past three years and if we are unable to go with the 9.125 he would advocate for 8.725

Mayor Pro Tem Shari Barr amended her motion to setting the City of Statesboro millage rate at 8.725.

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | Approved 3-2 (Mayor McCollar broke the tie in favor of the motion ) |
| <b>MOVER:</b>    | Mayor Pro Tem Shari Barr  |
| <b>SECONDER:</b> | Councilmember Paulette Chavers                                      |
| <b>AYES:</b>     | Chavers, Barr, Mayor McCollar – as the tie breaker                  |
| <b>NAYS</b>      | Councilmember John Riggs and Councilmember Ginny Hendley            |

**8. Public Hearing and Consideration of a Motion to Approve:**

**A. APPLICATION AN 24-08-01: Nesmith Properties, LLLP requests Annexation of approximately 139.2 acres of property in order to develop a single-family detached subdivision on Lakeview Road (Tax Parcel # MS57000012 000).**

**B. APPLICATION RZ 24-08-02: Nesmith Properties, LLLP requests a Zoning Map Amendment from the R-40 (Single-Family Detached) zoning district to the R-6 (Single-Family Detached) zoning district in order to construct an approximately 253-unit subdivision on Lakeview Road (Tax Parcel # MS57000012 000).**

A motion was made to open the public hearing.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Councilmember John Riggs      |
| <b>SECONDER:</b> | Councilmember Ginny Hendley   |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

Ryan Porter a civil engineer with Maxwell Reddick & Associates representing the applicant spoke in favor of the request. Lawton Sack voiced his concern about flooding on the property.

Mr. Porter stated the 100 year flood plain is on the backside of the property and the sketch plan shows the proposed development is out of the flood zone.

A motion was made to close the public hearing.

|                  |                                |
|------------------|--------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)           |
| <b>MOVER:</b>    | Councilmember Paulette Chavers |
| <b>SECONDER:</b> | Councilmember John Riggs       |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr  |
| <b>ABSENT</b>    |                                |

A motion was made to approve with staff conditions APPLICATION AN 24-08-01: Nesmith Properties, LLLP requests Annexation of approximately 139.2 acres of property in order to develop a single-family detached subdivision on Lakeview Road (Tax Parcel # MS57000012 000) and APPLICATION RZ 24-08-02: Nesmith Properties, LLLP requests a Zoning Map Amendment from the R-40 (Single-Family Detached) zoning district to the R-6 (Single-Family Detached) zoning district in order to construct an approximately 253-unit subdivision on Lakeview Road (Tax Parcel # MS57000012 000).

|                  |                                |
|------------------|--------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)           |
| <b>MOVER:</b>    | Councilmember Paulette Chavers |
| <b>SECONDER:</b> | Councilmember John Riggs       |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr  |
| <b>ABSENT</b>    |                                |

**9. Consideration of a Motion to Approve: APPLICATION SUB 24-08-03: Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a portion of a 111-acre parcel, in order to develop the townhome phase of the proposed subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).**

A motion was made to approve APPLICATION SUB 24-08-03: Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a portion of a 111-acre parcel, in order to develop the townhome phase of the proposed subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).

|                  |                                |
|------------------|--------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)           |
| <b>MOVER:</b>    | Councilmember John Riggs       |
| <b>SECONDER:</b> | Councilmember Paulette Chavers |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr  |
| <b>ABSENT</b>    |                                |

**10. Consideration of a Motion to Approve: APPLICATION SUB 24-08-04: Horizon Home Builders requests a Preliminary Subdivision PLAT in order to develop a 220-unit townhome subdivision on approximately 39.97 acres of property on East Main Street & Abbey Road (Tax Parcel # MS82000035 000).**

A motion was made to approve APPLICATION SUB 24-08-04: Horizon Home Builders requests a Preliminary Subdivision PLAT in order to develop a 220-unit townhome subdivision on approximately 39.97 acres of property on East Main Street & Abbey Road (Tax Parcel # MS82000035 000).

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Councilmember Ginny Hendley   |
| <b>SECONDER:</b> | Councilmember John Riggs      |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

**11. Consideration of a motion to approve Public Hearing and Consideration of a Motion to Approve:**

**A. APPLICATION AN 24-08-05: Dennis Rhodes requests Annexation of approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).**

**B. APPLICATION RZ 24-08-06: Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).**

**C. APPLICATION AN 24-08-07: Dennis Rhodes requests Annexation of approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 000).**

**D. APPLICATION RZ 24-08-08: Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).**

A motion was made to open the public hearing.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Councilmember John Riggs      |
| <b>SECONDER:</b> | Mayor Pro Tem Shari Barr      |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

Planning Director Kathy Field stated that due to the proposed density and lack of compatibility with the adjacent road network staff recommends denial of the requests. However if approved by Mayor and Council, the amendment does not grant site and/or building plan approval as submitted and staff recommends that the project will be required to meet all City Ordinances and applicable building codes, the applicant must submit a traffic impact analysis before completion of the project subdivision to ensure the appropriate right-of-way and traffic calming measures can be implemented, and the applicant will be required to provide right-of-way to enhance the section of Whispering Pines Boulevard being impacted by the development of this subdivision in accordance with any traffic study requirements. The Planning Commission recommended approval the requests and staff conditions with a 3-2 vote.

John Dotson with Maxwell Reddick & Associates representing the applicant spoke in favor of the request. Paul Newman stated he feels this will be an asset to the community.

No one spoke against the request.



A motion was made to close the public hearing.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Mayor Pro Tem Shari Barr      |
| <b>SECONDER:</b> | Councilmember John Riggs      |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

A motion was made to approve with staff conditions **APPLICATION AN 24-08-05**: Annexation of approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002); **APPLICATION RZ 24-08-06**: a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002); **APPLICATION AN 24-08-07**: Annexation of approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 000), and **APPLICATION RZ 24-08-08**: a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | Approved 3-1                |
| <b>MOVER:</b>    | Councilmember Ginny Hendley |
| <b>SECONDER:</b> | Councilmember John Riggs    |
| <b>AYES:</b>     | Chavers, Hendley, Riggs     |
| <b>NAYS</b>      | Mayor Pro Tem Shari Barr    |

**12. Public hearing and consideration of a motion to approve APPLICATION RZ 24-08-09: Mitchell Ball requests a zoning map amendment from the R-15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning district to the R-6 (Single-Family Residential) zoning district on a portion of approximately 3.69-acre property in order to develop a residential subdivision on Zetterower Road (Tax Parcel #S06 000002 000).**

A motion was made to open the public hearing.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Mayor Pro Tem Shari Barr      |
| <b>SECONDER:</b> | Councilmember Ginny Hendley   |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

Hadyon Rollins with Hussey Gay Bell representing the applicant spoke in favor of the request. No one spoke against the request.

A motion was made to close the public hearing.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Councilmember John Riggs      |
| <b>SECONDER:</b> | Mayor Pro Tem Shari Barr      |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

A motion was made to approve **APPLICATION RZ 24-08-09**: Mitchell Ball requests a zoning map amendment from the R-15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning district to the R-6 (Single-Family Residential) zoning district on a portion of approximately 3.69-acre property in order to develop a residential subdivision on Zetterower Road (Tax Parcel #S06 000002 000).

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Mayor Pro Tem Shari Barr      |
| <b>SECONDER:</b> | Councilmember John Riggs      |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

**13. Consideration of a motion to approve an award of contract with the Coastal Regional Commission to complete the City of Statesboro Strategic Plan.**

A motion was made to approve an award of contract with the Coastal Regional Commission to complete the City of Statesboro Strategic Plan.

|                  |                                |
|------------------|--------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)           |
| <b>MOVER:</b>    | Councilmember Paulette Chavers |
| <b>SECONDER:</b> | Councilmember Ginny Hendley    |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr  |
| <b>ABSENT</b>    |                                |

**14. Consideration of a motion to approve a contract amendment with Insight Planning & Development, LLC to complete remaining Housing Rehabilitation projects.**

A motion was made to approve a contract amendment with Insight Planning & Development, LLC to complete remaining Housing Rehabilitation projects.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Mayor Pro Tem Shari Barr      |
| <b>SECONDER:</b> | Councilmember John Riggs      |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

**15. Consideration of a motion to approve the purchase of six (6) new patrol vehicle for the Statesboro Police Department in the amount of \$272,903.56 from Metter Ford. This purchase will be paid from 2019 SPLOST funds.**

Mayor McCollar announced that this item has been removed from the agenda due to a discrepancy with the bid numbers. This item will be placed on a future agenda.

**16. Consideration of a motion to approve the purchase of one (1) Sutphen 75' Aerial Apparatus and one (1) 100' Aerial Platform Apparatus for the Statesboro Fire Department through Sourcewell contract #113021-SUT with Williams Fire and Equipment in the amount of \$3,674,819.32. This purchase will be paid for from 2019 SPLOST funds.**

A motion was made to approve the purchase of one (1) Sutphen 75' Aerial Apparatus and one (1) 100' Aerial Platform Apparatus for the Statesboro Fire Department through Sourcewell contract #113021-SUT with Williams Fire and Equipment in the amount of \$3,674,819.32. This purchase will be paid for from 2019 SPLOST funds.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Mayor Pro Tem Shari Barr      |
| <b>SECONDER:</b> | Councilmember Ginny Hendley   |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

**17. Other Business from City Council**

Mayor Pro Tem Shari Barr congratulated the Finance Department for receiving an award of excellence. She also announced that the city is currently accepting applications for the One Boro Commission and the Keep Statesboro Bulloch Beautiful Advisory Board. She encouraged anyone who may be interested to turn in their application to the City Clerk before the applications close on Friday September 27<sup>th</sup>.

**18. City Managers Comments**

City Manager Charles Penny recognized that participants of this year’s Leadership Bulloch class was in attendance of this evenings meeting but had to leave before being officially recognized. He stated that the Assistant to the City Manager Olympia Gaines is a participant in Leadership Bulloch this year.

Mr. Penny announced there will be a public meeting regarding the Brannen Street Corridor Study on Thursday September 26<sup>th</sup>, 2024 beginning at 5:30 pm at the Statesboro YMCA, where members of the public are invited to share their ideas and vision for the Brannen Street corridor.

Mr. Penny also shared that Bill Gross developer of Brayant’s Landing at the old Julia P Bryant School has been approved for the second phase of the development. An additional 50- 60 units will be added.

The last item Mr. Penny brought to Mayor and Council’s attention was a memo in their FYI packet regarding the Whitesville Park and the use of \$1.2 million in ARPA funding for park improvements. It is taking longer than expected to commit the remaining money toward sewer projects before the December 31, 20204 deadline.

A motion was made to approve the use of \$1.2 million of ARPA funds for the Whitesville Park project.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | Approved (Unanimous)          |
| <b>MOVER:</b>    | Mayor Pro Tem Shari Barr      |
| <b>SECONDER:</b> | Councilmember Ginny Hendley   |
| <b>AYES:</b>     | Chavers, Hendley, Riggs, Barr |
| <b>ABSENT</b>    |                               |

**19. Public Comments (General):**

Marcus Toole with Habitat for Humanity stated that the Statesboro Re-Store has been barley breaking even for a number of years and Habitat got an opportunity to make enough money on the sale of the building to build a fair number of homes which is what habitat does. Mr. Toole shared some statistics on the Habitat for Humanity orgainizaiton.

**20. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A 50-14-3(b).**

No Executive Session was held.

## 21. Consideration of a Motion to Adjourn

A motion was made to adjourn.

**RESULT:**

Approved (Unanimous)

**MOVER:**

Councilmember John Riggs

**SECONDER:**

Councilmember Paulette Chavers

**AYES:**

Chavers, Hendley, Riggs, Barr

**ABSENT**

The meeting was adjourned at 8:02 pm.

---

Jonathan McCollar, Mayor

---

Leah Harden, City Clerk

# CITY OF STATESBORO

## COUNCIL

Vacant, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari Barr, District 5



Jonathan McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348  
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 19, 2024

RE: October 1, 2024 City Council Agenda Items

Policy Issue: *Urban Redevelopment Plan: 2024 Update*

Recommendation: Staff Recommends adoption of the 2024 Urban Redevelopment Plan Update.

Background: In accordance with O.C.G.A. 36-61-1, the City previously undertook the creation of an Urban Redevelopment Plan in 2020. In order to align with the approval of the update of the City's Comprehensive Plan in 2024, The City of Statesboro hired the Coastal Regional Commission to provide services to update the plan.

Budget Impact: \$17,400

Council Person and District: All

Attachments: Resolution and Updated Plan

RESOLUTION 2024- 26:

A RESOLUTION OF THE CITY OF STATESBORO ADOPTING THE UPDATE TO THE URBAN REDEVELOPMENT PLAN

WHEREAS, pursuant to the Urban Redevelopment Law (Section 36- 61- 1, et seq. of the Official Code of Georgia Annotated (" O. C. G. A".), as amended (the " Act"), the Board of Mayor and Council ("the Governing Body") of the City of Statesboro, Georgia (the "City") adopted a resolution on December 15, 2020 making the required finding that slum areas existed within the City limits and that the redevelopment of such slum areas is necessary in the interest of the public health, safety, morals and welfare of the residents of the City; and

WHEREAS, the City adopted an Urban Redevelopment Plan on January 5, 2021 after completion of a public hearing in accordance with the "Act"; and

WHEREAS a public notice of a public hearing was published in the Statesboro Herald, a newspaper having a general circulation in the area of operation of the City on September 19, 2024, and proof of such publication is on file with the City; and

WHEREAS, the City has prepared and adopted a general plan for the physical development of the City as a whole and referred to by the City as the Comprehensive Master Plan (2024); and

WHEREAS, the Urban Redevelopment Plan conforms to the Comprehensive Master Plan and has been reviewed for approval by the City; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Statesboro that the Governing Body that the Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment by private enterprise of the Urban Redevelopment Area described in the Urban Redevelopment Plan.

BE IT FURTHER RESOLVED that the Urban Redevelopment Plan and the urban redevelopment projects set forth in said plan are hereby adopted and approved.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Governing Body.

SO RESOLVED this 1<sup>st</sup> Day of October, 2024

ATTEST:

\_\_\_\_\_  
Jonathan McCollar, Mayor

\_\_\_\_\_  
Leah Harden, City Clerk

# URBAN REDEVELOPMENT AREA PLAN UPDATE (2024)

For the “Core Area” of  
Statesboro, Georgia

Prepared by  
Statesboro Planning and Community Development Department  
and  
The Coastal Regional Commission of Georgia



Approved by the City of Statesboro

October 1<sup>st</sup>, 2024



**Table of Contents**

i. EXECUTIVE SUMMARY..... 3

ii. INTRODUCTION..... 4

1. BACKGROUND AND FACTORS AFFECTING DESIGNATION AND PLAN ..... 5

    1.1 City of Statesboro History and Demographics..... 5

2. THE URBAN REDEVELOPMENT PLAN FOR STATESBORO 2021-2031 ..... 7

    2.1 Boundary of the URP Area ..... 7

    2.2 Core Area Target Neighborhoods in the URP Area.....7

    2.3 Housing Conditions and Characteristics within the URP Area..... 8

    2.4 Neighborhood Blight and Blighting Influences within the URP Area ..... 8

    2.5 Socio-Economic and Housing Conditions within the URP Area ..... 9

    2.6 Public Facilities and Parks ..... 9

    2.7 Downtown Commercial Center and the Blue Mile Corridor .....10

3. URP REQUIREMENTS PER GEORGIA CODE (SECTION 36-61-1 URBAN REDEVELOPMENT LAW) -  
FINDINGS FROM THIS  
REPORT..... 13

4. IMPLEMENTATION OF THE URBAN REDEVELOPMENT PLAN ..... 16

    4.1 Ten–Year Action Plan for Redevelopment and Revitalization of Statesboro’s Core Area.....16

    4.2 Implementation Responsibility and Oversight .....20

    4.3 Partnerships to be Developed for Implementation.....21

    4.4 Funding for URP Implementation ..... 22

5. ADOPTION OF URBAN REDEVELOPMENT PLAN ..... 24

    5.1 Stakeholder Participation.....24

    5.2 Public Participation and Hearing ..... 24

    5.3 Adoption of the Plan by the City of Statesboro..... 24

6. EXHIBITS AND TABLES .....25

7. APPENDIX.....42

## I. EXECUTIVE SUMMARY

The Urban Redevelopment Plan (URP) for the Core Area of Statesboro embraces the following areas of Statesboro:

1. Downtown Statesboro as defined by the Downtown Master Plan adopted in 2012.
2. The Blue Mile Corridor connecting Downtown Statesboro to the Georgia Southern University Campus as defined in the Blue Mile Plan adopted in 2015.
3. The following neighborhoods were first identified in the City's 2019 Comprehensive Plan, and again identified in the 2024 Comprehensive Plan as needing revitalization.
  - a. Johnson Street Community.
  - b. MLK Community
  - c. Whitesville Community; and
  - d. Mulberry Street Community.

Conditions that exist in Downtown Statesboro and a plan for its redevelopment and revitalization are documented in the 2022 Downtown Statesboro Master Plan and have been included in this URP by reference. Likewise, existing physical and economic conditions and plans for revitalization for the Blue Mile Corridor are well documented in the Blue Mile Tax Allocation District Proposal Study and accompanying Redevelopment Plan. That Redevelopment Plan is likewise included in this URP by reference.

The underlying study for this Urban Redevelopment Plan (URP) is primarily the four neighborhoods identified in the City's Comprehensive Plan as requiring Revitalization. This study focused on:

1. **Housing conditions** using data obtained from Bulloch County tax records which identified single family residence conditions from inspections conducted during property tax reassessment as: Poor (likely beyond rehabilitation) or Fair (requiring rehabilitation). Windshield surveys were used to verify these condition ratings and to identify residential structures which were dilapidated and vacant (uninhabitable).
2. **Identification of blighting influences** such as incompatible land uses adversely affecting the living conditions in the neighborhood; inadequate or failing infrastructure; lack of public facilities such as parks, pedestrian walkways, poorly maintained streetscapes, and unmaintained vacant lots.
3. **Socio-economic conditions of residents** of each neighborhood including the number and percent of families living below poverty levels, status of home occupancy, median family income, family size and composition. This data is needed to determine the affordable housing needs of families within the neighborhoods who might be displaced because of revitalization plan implementation.
4. **Survey of public facilities** available to neighborhoods including schools, parks, and government services.

This data, as presented in the report, was used to define the proposed URP Area Boundary and Neighborhood Target Areas for specific future revitalization planning and implementation.

## II. INTRODUCTION

The City of Statesboro adopted an update of its Comprehensive Land Use Plan in 2024. Two of the main goals stated in the Comprehensive Plan was the revitalization of the City's downtown area and the connecting commercial corridor to the Georgia Southern University Camps (termed "The Blue Mile") as well as the revitalization of the neighborhoods surrounding Downtown Statesboro and The Blue Mile. These areas are generally referred to as the **Core Area** of Statesboro. The adopted URP Boundary corresponds to the Core Area of Statesboro.

To achieve these revitalization goals in its Core Area, the City of Statesboro has chosen to adopt an Urban Redevelopment Plan (URP) as defined by Georgia Code 36-61-1 which allows it to use various tools, including land acquisition, to accomplish URP objectives.

The City's Department of Planning and Development was charged with the responsibility of presenting a viable URP to the City Council for adoption. The Coastal Regional Commission of Georgia was asked to assist the Department with the preparation of the URP. In 2024 The Coastal Regional Commission of Georgia was asked to assist the Department to provide an update to the original URP.

The provisions in the Georgia Code for urban redevelopment by municipalities requires that certain conditions must exist within an area designated for redevelopment. These conditions are:

1. "One or more slum areas exist in the city; 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 City".

To meet these conditions, the City must also find that:

1. A feasible method exists for the relocation of families who will be displaced from the urban redevelopment area(s) in decent safe and sanitary housing within their means.
2. The urban redevelopment plan conforms to the City's Comprehensive Plan; and
3. The urban redevelopment plan will afford maximum opportunity for private enterprises to participate in the rehabilitation or redevelopment activities contemplated by the plan.

After extensive investigations and study, an Urban Redevelopment Area boundary was proposed, and an Urban Redevelopment Plan prepared, which meets these conditions and findings as indicated in this report. Subsequent Revitalization Area Strategy Plans will be developed for Neighborhood Target Areas delineated in the URP which will address the specific redevelopment and revitalization activities to be carried out including acquisitions and rehabilitation of blighted properties; relocation of families and individuals from those properties into decent safe and sanitary housing; removal of blighting influences and improvement of neighborhood infrastructure and facilities.

## 1.0 – BACKGROUND AND FACTORS AFFECTING URP AREA DESIGNATION AND PLAN

### 1.1 City of Statesboro History and Demographics

Incorporated in 1803, The City of Statesboro thrived for many years as a center of production of Sea Island Cotton. As the county seat for Bulloch County, it is one of four incorporated cities within the County. Today, Statesboro remains relevant as an economic center due to the rapid growth of Georgia Southern University located within Statesboro. According to Census data, the 2020 population of Statesboro was estimated to be about 33,000, making it one of the larger cities in the Coastal Georgia region. Excluding student population, the city's permanent population is around 12,000.

Statesboro did not experience significant growth until 1980 when Georgia Southern University began to grow and expand to a current student population of over 20,000. Even with the addition of some new industry located in Statesboro and the surrounding area, the levels of unemployment and poverty have remained high. It is estimated (2018) that nearly half of all families living in Statesboro are living below the poverty levels established by the U S Census.

Even though the University campus is located within a mile of Downtown Statesboro, the downtown area has failed to capitalize on the economic activity created by the large student population. Housing developed to accommodate the students has been primarily located away from downtown as opportunities for in-town student housing were never developed.

The **Core Area** of Statesboro encompasses Downtown Statesboro as outlined in the Comprehensive Plan Character Area Map and generally four adjacent established residential neighborhoods.

Downtown remains an area of older commercial buildings with only a limited number having been modernized or rehabilitated. It is also the center of City and County Government.

The adjacent residential neighborhoods consist of older homes; most built prior to 1980; many built prior to 1960. Neighborhoods east of downtown (Johnson Street and MLK neighborhoods) have a substantial number of deteriorating or dilapidated single-family rental and owner-occupied housing units and other blighting influences. Likewise, the Whiteville neighborhood north of Downtown, has similar conditions. The Mulberry Street and Black Bottom neighborhoods to the west of Downtown have a few pockets of dilapidated housing and a number of homes requiring rehabilitation. Each of these neighborhoods have continued to deteriorate over time and have not experienced any growth or new development.

Existing Land Uses within the City of Statesboro are shown on Exhibit 1. The age of housing in the City built prior to 1960 and 1980 is shown on Exhibit 2. A Socio-Economic Profile of City residents is presented in Table 1.

Community infrastructure is old and failing in many of the Core Area and older neighborhoods. Sidewalks, underground storm drainage (vs. open ditch drainage) and adequate streets are lacking in many areas. Blighting influences such as vacant and abandoned housing and non-residential structures, abandoned vehicles and household debris stored on lots or vacant land areas and conflicting land uses are found throughout most of these core area neighborhoods.

The Comprehensive Plan, adopted by the City of Statesboro in 2019 and recently updated in 2024, places a high priority on the revitalization of neighborhoods in decline and the revitalization of the

downtown commercial area. The Character Areas Map, shown on Exhibit 3, and adopted by the City of Statesboro in 2024, designates Downtown Statesboro as outlined in the Statesboro Master Plan as a Character Area, and the areas surrounding Downtown as a Redevelopment Area. This area shall be revitalized through restoration and redevelopment including rehabilitation of older structures and infrastructure.

The City of Statesboro has yet to fully capitalize on the presence of more than 20,000 college students located within a mile of its downtown area. Yet the opportunity exists for many of the older yet attractive and architecturally significant structures to be rehabilitated for mixed commercial and residential uses attractive to college students seeking to live in a more urban environment. The connecting mile long corridor from the downtown area to the University, dubbed “The Blue Mile”, is now the focus of implementation of an adopted redevelopment plan funded, in part, by revenues by a Tax Allocation District (TAD) created for that purpose. Similarly, a redevelopment plan for Downtown Statesboro has also been adopted and is currently being implemented by an active Downtown Development Authority and Main Street Program and has shown some signs of success.

To address the revitalization needs of inner-city neighborhood areas, the City of Statesboro has prepared this updated Urban Redevelopment Plan for adoption and implementation through Revitalization Area Strategy Plans for each of the target neighborhoods identified in the URP.

## **2.0 THE URBAN REDEVELOPMENT PLAN FOR STATESBORO 2021-2031**

In order to define the Urban Redevelopment Plan (URP) Area, specific data on housing conditions, socio-economic profiles of families living within the planning area boundary, and an evaluation of the condition of community facilities was gathered and analyzed. Additionally, the following City plans were examined: Future Land Use; plans for future infrastructure and public facility scheduled improvements; and approved plans for the redevelopment of Downtown Statesboro and establishment of the connecting corridor to the University, The Blue Mile.

### **2.1 Boundary of the URP Area**

From the analysis of data collected within the Core Area of Statesboro, a boundary for the Urban Redevelopment Area has been proposed that includes:

1. The greatest concentrations of slum, vacant and deteriorating housing;
2. The greatest concentrations of blight and blighting influences such as incompatible land uses, poorly maintained property, and inadequate access;
3. Inadequate or lack of public infrastructure;
4. Inadequate or lack of public facilities and services;
5. The greatest concentrations of poverty; and
6. Currently approved Redevelopment Plans for Downtown Statesboro and the Blue Mile Corridor.

The data used to establish this boundary is presented in this Part 2 of the report and the recommended URP Boundary is shown on Exhibit 4 and Exhibit 6.

### **2.2 The Core Area Target Neighborhoods in the URP Area**

The Statesboro City Council approved the recommendation of the City's Georgia Initiative for Community Housing (GICH) Program committee and has designated four neighborhood target areas for revitalization activities, all located within the Core Area. These include:

1. Johnson Street Community;
2. MLK Community;
3. Whitesville Community; and
4. Mulberry Street Community.

Each of these neighborhoods is located entirely within the URP boundary and are shown on Exhibit 4 and 6.

The City has expanded and directed its focus on several major actions in preparation for undertaking neighborhood revitalization activities. These include:

1. Addition of two code enforcement officers to address property maintenance issues;
2. Adoption of a comprehensive property maintenance code;
3. Revitalization of the Statesboro Housing Authority through the appointment of new Commissioners to serve on its board and the recruitment of a new Executive Director.

4. The re-instituted Statesboro – Bulloch County Land Bank Authority began to function in 2022 with a focus on assembling tax-foreclosed properties for redevelopment with affordable housing; and
5. A planned submission of a Community Housing Improvement Program (CHIP) grant to the Georgia Department of Community Affairs (January 2025) to begin the rehabilitation of owner-occupied substandard housing in the Johnson Street Neighborhood Target Area.
6. Improvements were made in the MLK (Luetta Moore Park) and Johnson Street Neighborhood (Grady Street Park) Target Areas.

### **2.3 Housing Conditions and Characteristics within the URP Area**

Within Statesboro as a whole, it is currently estimated that there are approximately 13,408 housing units. Nearly 75% of the housing in Statesboro has been built since 1990 when a development boom caused by the rapid expansion of Georgia Southern University started. As of 2022, only 17% of housing units are estimated to be owner-occupied, a continuing decrease since 2000 (when estimated at 28%). A major cause of this low percentage has been the development of many housing units for Georgia Southern University students.

Within the URP Area, most of the housing units, an estimated total of approximately 1,800 were built prior to 1980, and a significant number prior to 1960, as shown on Exhibit 2. Further, it is estimated from Census Block Group data that an even smaller percentage of housing units within the URP area are owner-occupied, perhaps as low as 20%.

PLEASE NOTE that data on the condition of housing was collected and mapped for the City from the property records of the Bulloch County Tax Assessor.

Within the City as a whole, the number of housing units rated as Poor (dilapidated) by the Bulloch County Tax Assessor is 116 (3%) and a total of 365 (9%) were judged to be Fair (requiring significant rehabilitation).

Within the URP Area, conditions are significantly worse. Of the total estimated 1000 single family units in the URP Area, 288 (29%) are rated as Fair and 110 (11%) rated as Poor by the Tax Assessor. From field investigations, it was determined that this data was reasonably accurate.

### **2.4 The condition of housing within the City is shown on Exhibit 4 and solely within the URP on Exhibit 6 (including vacant dilapidated residential structures). The tabulation of housing data is presented in Table 2**

Most multi-family housing in Statesboro is located outside the Core Area and has been developed since 1990. Within the URP, there are a few older apartment buildings; mostly less than 20 units each that are in fair condition except for two newer small duplex rental complexes with less than 20 units each. Two large public housing complexes totaling approximately 120 units are located within the Core Area.

Within the Mulberry Street neighborhood and along the S. Main Street Corridor, there are a few older and historic homes with a few listed on the National Register of Historic Places. These homes, for the most part, appear to be well maintained. However, there is community concern that these structures and the neighborhood in which they are located be preserved and that blighting influences, such as incompatible uses, not be allowed to encroach into these areas.

Finally, a visual inspection was made of the URP area to locate and inventory vacant dilapidated residential and other structures. A total number of almost 75 were identified. These buildings are also shown on Exhibit 6.

Photographs of a representative sample of these vacant units and other blighting influences are presented in Appendix 3 with their location identified within neighborhood areas.

### **2.5 Neighborhood Blight and Blighting Influences within the URP Area:**

Within the URP, there exists many blighting influences that have affected the overall appearance and physical condition of the four neighborhood target areas.

The most serious of these are many vacant and abandoned (often boarded up) residential, and to a slightly lesser extent, non-residential structures. In many neighborhood areas, vehicles are stored, often undrivable, in front, side and rear yards of homes. Also prevalent are piles of household and unusable building materials in yard areas waiting to be removed.

The City has added code enforcement staff that are successfully addressing these conditions and are having a positive impact. Expanding and improving on these activities, particularly removal of dilapidated vacant structures is a priority of the URP, particularly in the early years of the program. The 2025 City budget proposes a \$100,000 line item for demolitions.

Other blighting influences include inadequate or difficult to maintain open drainage systems; an unused park in Whitesville which has not been maintained in some time, narrow and inadequate streets; poorly maintained street rights of way; and incompatible land uses negatively affecting adjacent or nearby residences. These issues will require replacement, improvements and/or removal. There is a pending CDBG application to eradicate the previously mentioned issues.

One very noticeable defect in the neighborhood target areas is the lack of safe pedestrian walkways. Attention to this will be extremely important particularly offering school children and residents the opportunity to walk to school or to nearby shopping, parks or recreation areas. Likewise, pedestrian access to nearby shopping areas will be a healing asset for these target neighborhoods.

### **2.6 Socio Economic Profile of Residents in the URP Area:**

The population of Statesboro is approximately 33,438 (2020 - US Census). The "daytime population" is somewhat higher and estimated at 37,600. These population figures include the 20,000 plus students at Georgia Southern University. Of the total city population, 49% are white, 43% African American, with a growing Hispanic segment currently around 5% (2022).

The median family income for 2022 was estimated at \$38,845 with nearly 37.2% of families falling below the median family income poverty level, this represents a significant drop from near 50% in 2018.

Employment within Statesboro has been relatively stable, however, unemployment among Statesboro's workforce is currently estimated to be 11.3% (2022) which is a significant decline from close to 20% when the URP was originally adopted. Higher unemployment rates are estimated within Core Area neighborhoods.

Socio-economic characteristics within the URP area are similar to those for the rest of Statesboro with some exceptions, particularly poverty levels.



Exhibit 5 shows the various Census Block Groups within Census Tracts in the URP with population and poverty levels indicated for each Census Block Group. The Block Groups or portions of Block Groups falling outside the URP Boundary generally estimate less than 20% of families below the family income poverty level.

Table 1 presents a summary of Socio-Economic Data for Statesboro, obtained from the Georgia Department of Community Affairs and the US Census Bureau for the City and for the URP.

## **2.7 Public Facilities and Parks**

Parks and public open spaces exist throughout the core area and are generally well maintained. Plans are currently being prepared to improve the parks within the Johnson Street and MLK Neighborhood Target Areas. Improvements and addition of facilities at the Luetta Moore Park, located in the MLK Neighborhood, are estimated to run \$2,629,000; improvements and additions to the Grady Street Park, located in the Johnson Street Neighborhood are estimated to run \$1,352,543. The Statesboro City Council has approved the funding for design of these park projects and funding for construction is to be through a bond issue by the City's Urban Redevelopment Agency to be formed at the time of approval of the URP Area.

The Blue Mile Corridor, as previously discussed, is to benefit from the addition of small public parks and streetscapes to make pedestrian traffic more attractive to students at Georgia Southern University.

Most City and County government services are conveniently located in the center of the Core Area of Statesboro.

There is approximately \$500,000 set aside for park and infrastructure improvements in the Whitesville Community. There is also an additional pending \$1,000,000 CDBG application.

## **2.8 Downtown Commercial Center and The Blue Mile Connector**

A significant amount of time and effort has been devoted by the City and the Downtown Statesboro Development Authority to the study, analysis and development of plans for the revitalization of Statesboro's downtown areas and the corridor connecting it to the Georgia Southern University campus. The revitalization of downtown is important for the adjacent core city neighborhoods as significant employment and upward family income mobility would result from new businesses locating in Downtown Statesboro or within the Blue Mile Corridor.

In 2012, a Downtown Master Plan was prepared. Its theme, "*Downtown Needs a Vision, a Plan and Leadership*" resulted in a vision and a plan to be carried out by the Downtown Statesboro Development Authority. The plan focused on a redevelopment area created when the DSDA was formed in 1981. This area comprises 75 city blocks totaling 390 acres with approximately 300 commercial establishments occupying some 900,000 square feet. Approximately 1,000 residents live in adjacent neighborhoods within the DSDA boundary. *Reference Exhibit 4.* The Downtown Master Plan was updated in 2022.

The study evaluated the physical condition of buildings within the DSDA. While several buildings (estimated less than 20%) were considered either substandard, deteriorated or dilapidated (beyond economic repair), most buildings were in good condition. Eight buildings within the DSDA were classified as historic and listed on the National Register of Historic Places.

The plan identified a number of opportunities for revitalization of Downtown Statesboro, the most noteworthy being the development of housing in mixed use commercial structures, particularly unused upper floors of downtown commercial buildings; a large public open space for daily use and public events; an improved and inviting connection of Downtown Statesboro to the University; and, a more inviting appearance for entrances into and within the Downtown area. Extensive streetscape planning has subsequently been completed including phase 1 of the “Blue Mile” Corridor.

The resulting plan focused on the following major objectives for action by the City and the Downtown Statesboro Development Authority:

1. Creation of large and small public open spaces with a focus on the County Courthouse Square for public gatherings and enjoyment;
2. Streetscape improvements within Downtown to create a more inviting pedestrian environment;
3. Streetscape improvements to corridors leading into Downtown along with secondary new retail development within those corridors;
4. Capitalize on available housing development in underutilized structures in Downtown;
5. Develop improved pedestrian and bicycle routes leading into and through Downtown;
6. A transit plan has been completed linking pedestrian and university housing areas to Downtown;
7. Maintain a commercial support structure for existing business and for the attraction of complimentary new businesses; and
8. Capitalize on the proximity of the University and its large population base of students and staff.

While initiatives have been undertaken to implement these and other recommendations in the plan, much remains to be done. To capitalize on the Downtown’s proximity to the University, the DSDA led the effort for the creation of a Tax Allocation District (TAD) as a major funding tool for implementing the Downtown Master Plan. The Downtown Master Plan was updated in 2022 by the City and the DSDA.

The Blue Mile focuses on the component of the Downtown Master Plan to connect the University Campus with Downtown as a part of an economic development strategy to increase commercial activity in downtown and to see the development of new business and offices as a result of this increase.

Priorities of the Blue Mile Project and the Creek on Blue Mile include:

1. Creation of a pedestrian friendly corridor with open spaces, wide sidewalks and bike lanes for safe movement as well as attractive streetscape providing a Blue Mile identity;
2. Development of new complimentary businesses to Downtown and targeted to student traffic.

Plans for the Downtown Redevelopment and the Blue Mile Corridor have been duly adopted by the City of Statesboro and are included in this Urban Redevelopment Plan by reference. It should be noted that the Redevelopment Plans for Downtown and the Blue Mile in the TAD do not meet the requirements of the Urban Redevelopment Plan being presented in this report. The plans adopted, however, meet the requirements under TAD Legislation to enable their implementation. Both plans are incorporated in this

Urban Redevelopment Plan by reference, so their components now conform with the legal requirements of Georgia Code (Section 36-61-1 – Urban Redevelopment Law).

*The boundaries of the Downtown Development Authority’s redevelopment plan and The Blue Mile as well as the TAD are shown on Exhibit 6.*

### **3.0 - URP REQUIREMENTS PER GEORGIA CODE (SECTION 36-61-1 URBAN REDEVELOPMENT LAW) – FINDINGS FROM THIS REPORT**

For the Urban Redevelopment Plan to be a legal, effective, and usable tool for the City of Statesboro, the Plan must:

#### **1. “Conform to the City’s approved Comprehensive Plan.”**

The Comprehensive Plan, approved by the City in 2019 and amended in 2020, recommended that a plan for the revitalization of neighborhoods include the removal of dilapidated (slum) housing and other blighting influences. In addition, an aggressive program of code enforcement and housing rehabilitation programs was recommended. To address this need, the Comprehensive Plan work program reflects the need for the designation of an Urban Redevelopment Area and plan(s) to address the revitalization of Core Area neighborhood areas and the downtown commercial center.

Additionally, the Comprehensive Plan recommends an Affordable Housing Plan be prepared to address the housing needs of City residents, including those living in the neighborhood target areas within the Urban Redevelopment Plan Area boundary. That recommendation was added to the Work Program and was completed.

The Comprehensive Plan also identifies two parks, Luetta Moore and Grady Street, both located within the URP Area in the MLK and Johnson Street Neighborhoods, for substantial improvements, which have been completed. The 2024 Comprehensive Plan recommends improvements for the Whitesville Park.

Redevelopment Plans have been developed for the revitalization of the downtown commercial Core Area as well as the Blue Mile Corridor to connect the Georgia Southern University Campus to Downtown Statesboro. A Downtown Statesboro Development Authority and a Tax Allocation District (complete with an adopted Redevelopment Plan) for these areas have been approved by the City to provide a funding mechanism for the implementation of plans approved by the City. These areas are included in the overall Urban Redevelopment Area and Plan contained in this report. Reference Exhibit 3.

The Comprehensive Plan was updated in 2024 and recommended a continuation of the proposed revitalization of the Core Area of Statesboro.

#### **Finding: The Urban Redevelopment Plan conforms to the City of Statesboro’s Comprehensive Plan Approved by the City of Statesboro in 2019 and as amended (2020) and updated in 2024.**

- 1. “Be sufficiently complete to indicate that redevelopment activities proposed by the plan, including acquisition, demolition and removal of dilapidated (slum) structures; rehabilitation of sound structures; removal of blighting influences; redevelopment and improvements to land and sites acquired, or any combination of these activities, are for the purpose of removing slums and blighting influences and will stimulate new development and stabilization of areas within the Urban Redevelopment Area boundary and beyond”.*

Four neighborhoods in the core city area have been identified as in decline and requiring removal of dilapidated and often vacant slum housing as well as blighting influences like incompatible land uses, badly maintained vacant properties, inadequate or poorly maintained infrastructure and lacking community facilities such as parks. Rehabilitation of other substandard housing as well as the

improvement of infrastructure serving these neighborhoods is likewise a priority. The four neighborhood areas identified include:

1. Johnson Street Community;
2. MLK Community;
3. Whitesville Community; and
4. Mulberry Street Community.

Within each of these communities there exists a substantial number of dilapidated and deteriorating housing as well as blighting influences. **Reference Exhibit 4.** The determination of the degree of blight and housing conditions was made through individual structure inspections by the Bulloch Co. Tax Assessor (reference individual property tax records) and verified by field investigations conducted by the Coastal Regional Council and the Statesboro Planning Department staff.

In instances where dilapidated properties or blighting influences are acquired, those properties will be developed as affordable housing or needed community facilities. The proposed improvements to the Luetta Moore and Grady Street Parks will likewise help stabilize the neighborhoods.

A Ten-Year Plan Implementation Program for the URP (and beyond) has been developed to address the blight and blighting influences within the four neighborhood target areas through redevelopment and revitalization efforts. **Reference Section 4.1.**

- 2. “Afford maximum opportunity consistent with the sound needs of the City of Statesboro for the rehabilitation or redevelopment of any designated Urban Redevelopment Area by private enterprise”.**

The City of Statesboro is participating in the Georgia Initiative for Community Housing (GICH) Program and has an active committee formed to address the housing needs for the City. This collaboration will seek to bring all resources, public and private, to bear in expanding the base of affordable housing in Statesboro. One focus will be to arrest the declining percentage of homeownership among families in Statesboro.

Additionally, a revitalized Statesboro Housing Authority beginning with a new and diverse board membership and recruitment of a new Executive Director with a broad background in affordable housing development and revitalization of neighborhoods has been completed.

The City recently received \$5,000,000 in ARPA funds for Housing rehabilitation. Private contractors will be used for rehabilitation of owner-occupied housing within the Neighborhood Target Areas.

**Finding: Continuation of the GICH Initiative will assure continued efforts to build a strong public-private housing coalition to address the affordable housing needs of Statesboro. The City of Statesboro completed an Affordable Housing Plan for the City in cooperation with the GICH initiative. Initiatives will focus on expanding the capacity and incentives for non-profit and private initiatives to develop affordable housing within the URP target neighborhoods and the URP Area.**

- 3. “Be determined by the City of Statesboro as necessary and appropriate to address the decline of neighborhoods, commercial core areas and to provide new affordable housing opportunities for families and individuals”.**

The 2021 Urban Redevelopment Plan was reviewed and discussed at stakeholder meetings held before final consideration by the Mayor and City Council of Statesboro. Stakeholder attendance and concerns are recorded and included in the Appendix.

The start of preparation of an Affordable Housing Plan by the City, with input and leadership by the GICH Committee, will help guide Statesboro to marshal resources for the development of new affordable rental and ownership housing. This will help meet the needs of families possibly displaced by implementation of the Urban Redevelopment Plan.

**Finding: Through public participation, stakeholder involvement in the preparation of this plan and consideration by the Statesboro City Council at workshops and public hearings, the City has determined that the implementation of this URP is appropriate to address the decline of neighborhoods and for offering new and expanded affordable housing opportunities. Likewise, it has been determined by the City Council that the proposals contained in the URP are consistent with the Comprehensive Plan recommendations originally adopted by the City in 2019, and updated in 2024.**

#### 4.0 IMPLEMENTATION OF THE URBAN REDEVELOPMENT PLAN

##### 4.1 A Ten – Year Urban Redevelopment Implementation Plan for Statesboro (2024 Update)

The ten-year schedule for implementation of the Urban Redevelopment Plan (URP) calls for the preparation of a Redevelopment Area Strategy for each of the neighborhood target areas shown on Exhibit 4. Following adoption of the URP, a Revitalization Area Strategy Plan will be prepared and adopted for the Johnson Street Community.

Following is an update to the Ten-Year Program designed to begin to address the affordable housing needs and neighborhood revitalization within the Core Area of Statesboro. This plan will continue to be evaluated annually and revised or amended as necessary.

| No.             | Project / Activity  | Status      | Comments  |
|-----------------|---|-------------|---|
| <b>Year One</b> |   |             |   |
| 1               | Begin implementation of the Revitalization Area Strategy (RAS) for the Johnson Street Community, MLK Community, Whitesville Community and Mulberry Street Community.  | In progress | Will require revision for new area.                           |
| 2               | Complete a detailed analysis of infrastructure and public facility needs in the Johnson Street Community, MLK Community, Whitesville Community and Mulberry Street Community and prepare a plan and cost estimates for improvements;  | In Progress |   |
| 3               | Complete an Affordable Housing Plan for Urban Redevelopment Area target neighborhoods that focuses on expanding the capacity of the local housing agencies and private enterprise to develop new housing units and rehabilitate others. This plan will be created in-house by the Planning Staff or under contract with a second party; | Complete    | May need update at year 6+.                                   |
| 4               | A focused effort to remove abandoned and vacant substandard housing in all targeted neighborhoods with an initial goal of removing ten structures per year;   | In Progress | A number of vacant, substandard houses demolished in the area |

| No.   | Project / Activity  | Status      | Comments  |
|---|---|-------------|---|
| 5   | Adoption and implementation of a property maintenance code with a focus on vacant and dilapidated homes, un-maintained lots, partially demolished structures, stored unusable vehicles and debris remaining on vacant property in all targeted neighborhoods; | Complete    |   |
| 6   | Increased efforts by the City maintenance crews to maintain street rights of way and removal of debris on vacant private property using code enforcement tools;   | In Progress |   |
| 7   | Hire and train staff for a comprehensive housing rehabilitation program to be funded by ARPA funding. This program will be administered and carried out by either the City of Statesboro, the Statesboro Housing Authority or both; and                       | Complete    | Insight Planning & Development hired as consultant firm |
| 8   | Using the tools available to the Land Bank Authority, begin to acquire tax foreclosed properties for redevelopment in affordable housing or other neighborhood enhancing use.   | In Progress | Land Bank Re-established by Council and County          |
| 9   | Complete the design of improvements to the Luetta Moore and Grady Street Parks and issue bonds totaling approximately four million dollars to complete all planned improvements.  | Complete    |   |
| <i>Note: Sources of Funding for Year One: City of Statesboro, Urban Redevelopment Authority, CDBG, CHIP, Statesboro Housing Authority</i> |   |             |   |
| <b>Year Two</b>   |   |             |   |
| 1   | Begin the inspection of homes to be rehabilitated within the Johnson Street Focus Area and initiate at least ten rehabilitation projects funded by loans and grants administered by the City;   | Complete    |   |
| 2   | Identify housing and other structures requiring acquisition in the Johnson Street Neighborhood, establish their FMV and develop a relocation plan for those displaced;  | Cancelled   |   |



| No.               | Project / Activity  | Status      | Comments  |
|-------------------|---|-------------|---|
| 3                 | Continue property maintenance code inspections and initiate remedial action by the City Code Enforcement staff in all target neighborhoods;   | In Progress |   |
| 4                 | Working with affordable housing public and private developers, including Habitat for Humanity and other non-profits, for multi-family housing development.                              | In Progress | Bryant's Landing phase 1 LIHTC funded. Phase 2 currently under consideration.           |
| 5                 | Continue Land Bank Authority actions to acquire and assemble tax delinquent properties for affordable housing redevelopment or other public uses in all target neighborhoods;           | In Progress |   |
| 6                 | Begin improvements to public infrastructure in areas where housing rehabilitation and/or acquisition of dilapidated housing is concentrated in the Johnson Street neighborhood;         | Complete    |   |
| 7                 | Begin implementation of the Affordable Housing Plan through the leadership of the Housing Authority, the City of Statesboro, the GICH Committee and other public and private entities). | In Progress |   |
| 8                 | Complete improvements to the Luetta Moore and Grady Street Parks.   | Complete    |   |
| <b>Year Three</b> |   |             |   |
| 1                 | Initiate and complete preparation of a Redevelopment Area Strategy for the MLK Community;   | Postponed   | Currently working in Whitesville Community due to private development interest (Year 5) |
| 2                 | Complete a detailed analysis of infrastructure and public facility needs in the MLK target area and prepare a plan and cost estimates for improvements                                  | Postponed   |   |
| 3                 | Continue home rehabilitation activities in the Johnson Street Neighborhood and complete ten projects;   | In Progress |   |
| 4                 | Begin the inspection of homes to be rehabilitated within the MLK Focus Area and initiate at least 10 ten rehabilitation projects funded by loans and grants administered by the City;   | Complete    |   |

| No.              | Project / Activity   | Status      | Comments           |
|------------------|--|-------------|--------------------|
| 5                | Begin improvements to public infrastructure in areas where housing rehabilitation and/or acquisition of dilapidated housing is concentrated in the MLK Street neighborhood. Continue infrastructure activities in the Johnson Street neighborhood; | Complete    |                    |
| 6                | Continue code enforcement, affordable housing development and Land Bank Authority activities in all targeted neighborhoods;  | In Progress |                    |
| 7                | Identify housing and other structures requiring acquisition, establish their FMV and develop a relocation plan for those displaced;  | Complete    | Land Bank Activity |
| 8                | Begin property acquisition and relocation of families in the MLK Neighborhood;   | Cancelled   |                    |
| 9                | Continue implementation of the Affordable Housing Plan.  | In Progress |                    |
| <b>Year Four</b> |  |             |                    |
| 1                | Continue home rehabilitation activities in the Johnson Street and MLK Neighborhoods and complete 20 projects;  | In Progress |                    |
| 2                | Continue code enforcement, affordable housing development and Land Bank Authority activities in all targeted neighborhoods;  | In Progress |                    |
| 3                | Begin improvements to public infrastructure in areas where housing rehabilitation and/or acquisition of dilapidated housing is concentrated in the MLK Street neighborhood. Continue infrastructure activities in the Johnson Street neighborhood; | Complete    |                    |
| 4                | Continue implementation of the Affordable Housing Plan.  | In Progress |                    |
| <b>Year Five</b> |  |             |                    |
| 1                | Initiate and complete preparation of a Redevelopment Area Strategy for the Whitesville Community;  | In progress |                    |
| 2                | Complete a detailed analysis of infrastructure and public facility needs in the Whitesville target area and prepare a plan and cost estimates for improvements;  | Complete    |                    |

| No.                        | Project / Activity   | Status      | Comments  |
|----------------------------|--|-------------|---|
| 3                          | Begin improvements to public infrastructure in areas where housing rehabilitation and/or acquisition of dilapidated housing is concentrated in the MLK Street neighborhood. Continue infrastructure activities in the Johnson Street neighborhood;   | In Progress |   |
| 4                          | Begin the inspection of homes in the Whiteville community and initiate at least 5 rehabilitation projects in the community;  | Complete    |   |
| 5                          | Begin property acquisition and relocation of families in the Whiteville target area;   | In Progress | City recently acquired park in area                                   |
| 6                          | Complete all project activities in Johnson Street and MLK target areas;  | In Progress |   |
| 7                          | Develop relocation policy for Gordon Street Neighborhood   | In Progress |   |
| 8                          | Work with the Agape Worship Center and Habitat for Humanity to pursue a CHIP grant to build affordable housing in the Johnson Street neighborhood.   | In Progress |   |
| <b>Year Six and Beyond</b> |  |             |   |
| 1                          | Beginning in Year seven, develop a Revitalization Area Strategy (RAS) for the Mulberry Street target area and initiate owner-occupied housing rehabilitation and acquisition of blighted structures and influences within the neighborhood. Continue and complete activities in the Whiteville neighborhood in Year seven. Continue to monitor target areas. | Complete    | Project completed with collaboration with private developer and DSDA. |
| 2                          | Develop a city-wide general displacement policy  |             |   |
| 3                          | Develop a CDBG Consolidated Plan to continue supporting housing efforts  |             |   |

#### 4.2 Implementation Responsibility and Oversight

Implementation of The Urban Redevelopment Plan is assigned by the City of Statesboro and its Urban Redevelopment Authority and to the City's Planning and Development Department under the management of its Director. Staffing by the Planning and Community Development Department for the

implementation of any revitalization and redevelopment project will include both direct employees and consultant personnel.

Implementation activities and staffing responsibilities will include the following (Responsible staff shown in **bold**):

1. Overall program oversight. **Statesboro Urban Redevelopment Authority (City Council)**
2. Overall program administration. **Director of Planning and Development and a Project Manager.**
3. Ongoing planning for the appropriate reuse of any property acquired to remove blighted housing or blighting influences in neighborhood target areas. This will include general land use plans within the target neighborhoods and specific site plans for specific reuse proposals. Department staff will prepare plans and URP updates and amendments to be reviewed and approved by City Council. **Planning and Development Staff.**
4. Evaluation of existing public infrastructure serving target neighborhoods and the design of improvements necessary to bring those facilities to standard. **Planning and Development Staff using Consulting Engineering Firm(s) in consultation with the City Department of Public Works and City Engineer.**
5. Planning and design of needed public facilities such as passive or active parks. **Planning and Development Staff using Consulting Planning and Landscape Design Consulting Firms working with the City of Statesboro – County Parks Department.**
6. Inspection of homes for rehabilitation. Write up of necessary repairs to bring the home to standards set by the program and to the City’s Property Maintenance and building codes. Assist the owners with the solicitation of repair bids and award of contract(s). Conduct periodic and final inspections and assist property owner with repair project close-out. **Planning and Development Staff using Consultant Building Inspectors.**
7. Acquisition activities relating to removal of blighted structures and blighting influences including appraisal of property values. Negotiations of purchase and relocation services for families or businesses displaced by the acquisition. **Planning and Development Staff using Contract Appraiser, Contract Real Estate Professionals. Planning and Development Staff to provide relocation services.**
8. Administration of Rehabilitation Loans and Grants and Relocation Assistance Payments for owners involved with the rehabilitation of their property or those displaced by the acquisition of their property. **Planning and Development Staff assisted by the City Finance Department.**

#### **4.3 Partnerships to be Developed for Implementation**

To achieve the redevelopment and revitalization objectives outlined in the URP, the City, acting through its Department of Planning and Development, will continue and further develop partnerships with local

organizations with similar and complimentary affordable housing and neighborhood revitalization program objectives. These existing and future partnerships will fall into these program categories:

**1. Affordable Housing**

**Habitat for Humanity – Local Chapter:** The City and Habitat for Humanity have had a long and productive partnership since 2003. Habitat partnered with the city to produce 23 homes for low- and moderate-income families to purchase in a subdivision located in the MLK Neighborhood. The subdivision was constructed by the City of Statesboro using a CDBG Grant. Assistance for building and financing the 23 homes in the subdivision was provided by a CHIP Program grant to the City. The City will seek to expand that relationship by enabling Habitat to increase its capacity to build more affordable housing as well as its homeownership counseling and financing programs, particularly within the target URP neighborhoods.

**Georgia Initiative for Community Housing -GICH:** The City of Statesboro was awarded a GICH Grant to begin a local program designed to promote and facilitate the development of affordable housing. The GICH Committee has called for the preparation of a housing study to address both market rate and affordable housing needs within the City of Statesboro. Future efforts of the GICH Committee will focus on developing new partnerships with a commitment to develop affordable housing. These could include faith-based organizations within the community, local business interests, the housing development businesses within the community and county and area developers who could be attracted to participate in the efforts to produce affordable housing with available tax credits and special bond financing.

**2. Downtown Redevelopment and Implementation of The Blue Mile Initiative**

**Downtown Statesboro Development Authority (DSDA):** This entity was formed in 2010 by the City to oversee the redevelopment activities planned for the revitalization of Downtown Statesboro. The organization receives funding from the City’s Hotel/Motel Tax collection. When the Blue Mile Initiative was created, its implementation was assigned to the DSDA.

**4.4 Funding for Urban Redevelopment Plan Implementation**

Over the Ten – Year period projected for complete implementation of the revitalization of the four URP Target Areas, the following project costs have been estimated using data from the Bulloch County Tax Assessor’s property data and cost estimates shown on the Department of Public Works long term plan for street and drainage improvements.

Following is the estimated project cost for the revitalization of the Johnson Street Neighborhood:

- |  |                    |
|--|--------------------|
| 1. Acquisition of dilapidated housing properties –60 @ \$25,000 ea.                    | \$1,500,000        |
| 2. Rehabilitation of approximately 140homes @<br>an average of \$70,000 grant per home | \$2,100,000        |
| 3. Street and storm drainage improvements – Estimate                                   | \$2,000,000        |
|  | \$ 600,000         |
|  | <u>\$ 400,000</u>  |
| 4. TOTAL HARD COST   | \$6,600,000        |
| 5. Administrative and Consulting Costs @   | <u>\$1,215,000</u> |
| 6. GRAND TOTAL   | \$7,815,000        |

SAY \$8,000,000



## **5.0 ADOPTION OF URBAN REDEVELOPMENT PLAN**

### **5.1 Stakeholder Participation**

The 2021 URP involved numerous public briefings at Statesboro City Council Workshop meetings (held prior to City Council Public Meetings) were conducted by the Department of Planning and Community Development beginning in June 2020 following the engagement of The Coastal Regional Council's staff to define the Urban Redevelopment Area and Plan. Additionally, several briefings were held as a part of the Georgia Initiative for Community Housing (GICH) regular meetings held monthly the second Tuesday of each month. Additionally, there were information exchanges with the Downtown Statesboro Development Authority's staff regarding their initiatives to revitalize Downtown Statesboro and develop the Blue Mile Corridor linking downtown to The Georgia Southern University Campus.

### **5.2 Public Participation and Public Hearing**

The public hearing for approval of the 2021 Urban Redevelopment Area and Plan for Statesboro was held on January 5, 2021. Public Notice (attached) was published two weeks prior to the Public Hearing.

The public hearing for approval of the updated Urban Redevelopment Area and Plan for Statesboro was held on September 8<sup>th</sup>, 2024. Public Notice (attached) was published two weeks prior to the Public Hearing.

### **5.3 Approval of Urban Redevelopment Area and Plan**

The City Council of Statesboro approved the establishment of the Urban Redevelopment Area and Plan included in this document at its regular meeting held on January 5, 2021. Resolutions approving the Area designation and Plan are attached.

The City Council of Statesboro approved the update of the Urban Redevelopment Area and Plan included in this document at its regular meeting held on September 8<sup>th</sup>, 2024. Resolutions approving the Area designation and Plan are attached.

## **6.0 EXHIBITS AND TABLES**

|           |  |
|-----------|--|
| EXHIBIT 1 | URP BOUNDARY                                     |
| EXHIBIT 2 | AGE OF HOUSING (PRIOR TO 1980)                   |
| EXHIBIT 3 | CHARACTER AREAS                                  |
| EXHIBIT 4 | HOUSING CONDITIONS CITY OF STATESBORO – URP AREA |
| EXHIBIT 5 | CENSUS TRACT AND BLOCK GROUPS                    |
| EXHIBIT 6 | URP HOUSING CONDITIONS AND VACANT STRUCTURES     |

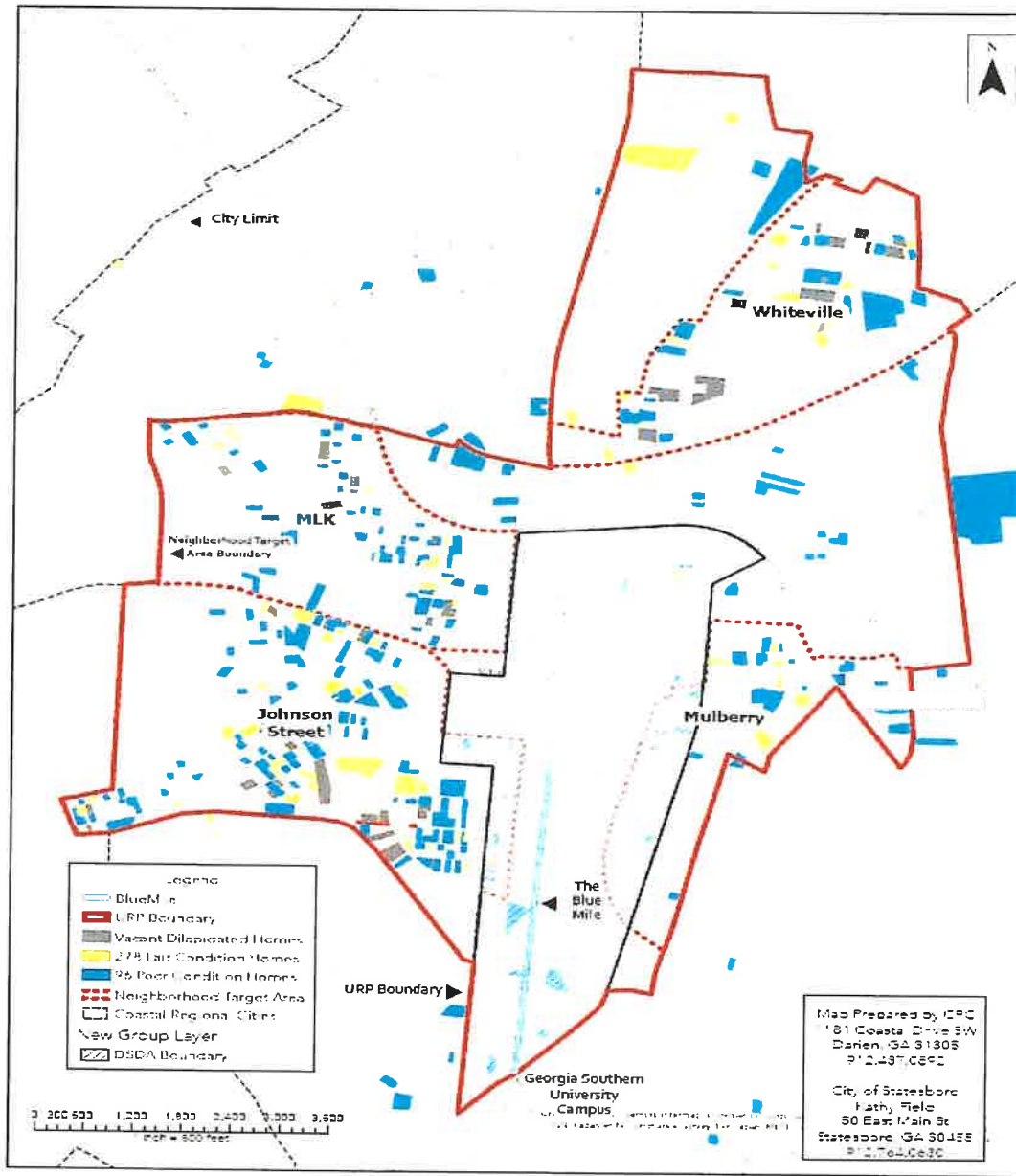
### **TABLES REFERENCED IN REPORT**

|         |  |
|---------|--|
| TABLE 1 | SOCIO – ECONOMIC DATA FOR STATESBORO AND URP AREA  |
| TABLE 2 | HOUSING DATA AND CONDITIONS FOR STATESBORO AND URP |
| TABLE 3 | CENSUS BLOCK-GROUP DATA FOR URP                    |

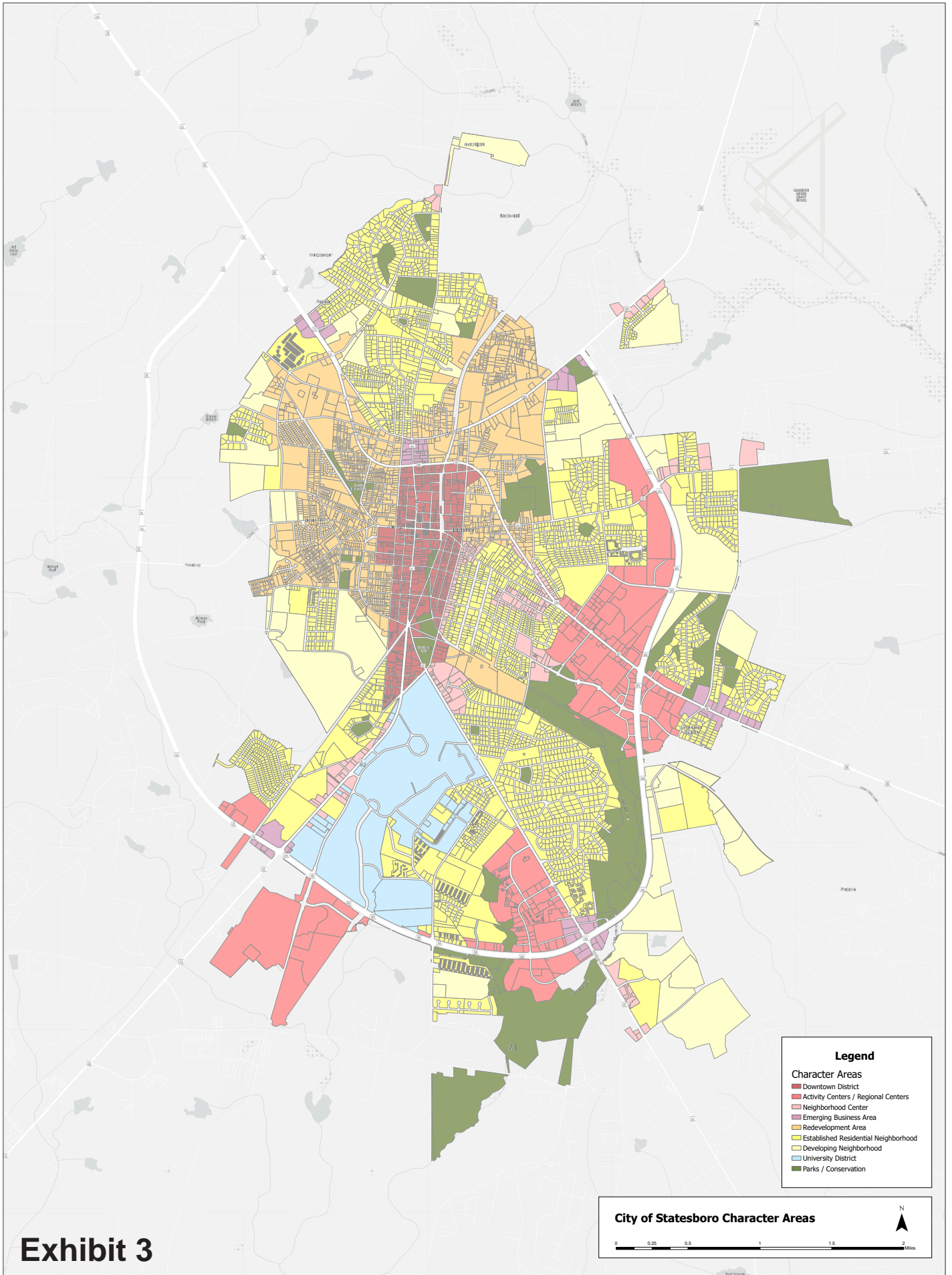


## EXHIBIT 1

The area within the City designated as the Urban Redevelopment Area by this Resolution is roughly bound Ladd Circle in the Northwest along the City boundary, Packinghouse Road in the West, Donaldson Street in the Southwest, Tillman Drive in the South, Bruce Street in the Southeast, Cypress Lake Road in the East, and Williams Road in the Northeast, and is depicted with specificity in the map below. The Urban Redevelopment Area is located within the Municipal City Limits of the City of Statesboro in Bulloch County, GA.







**Legend**

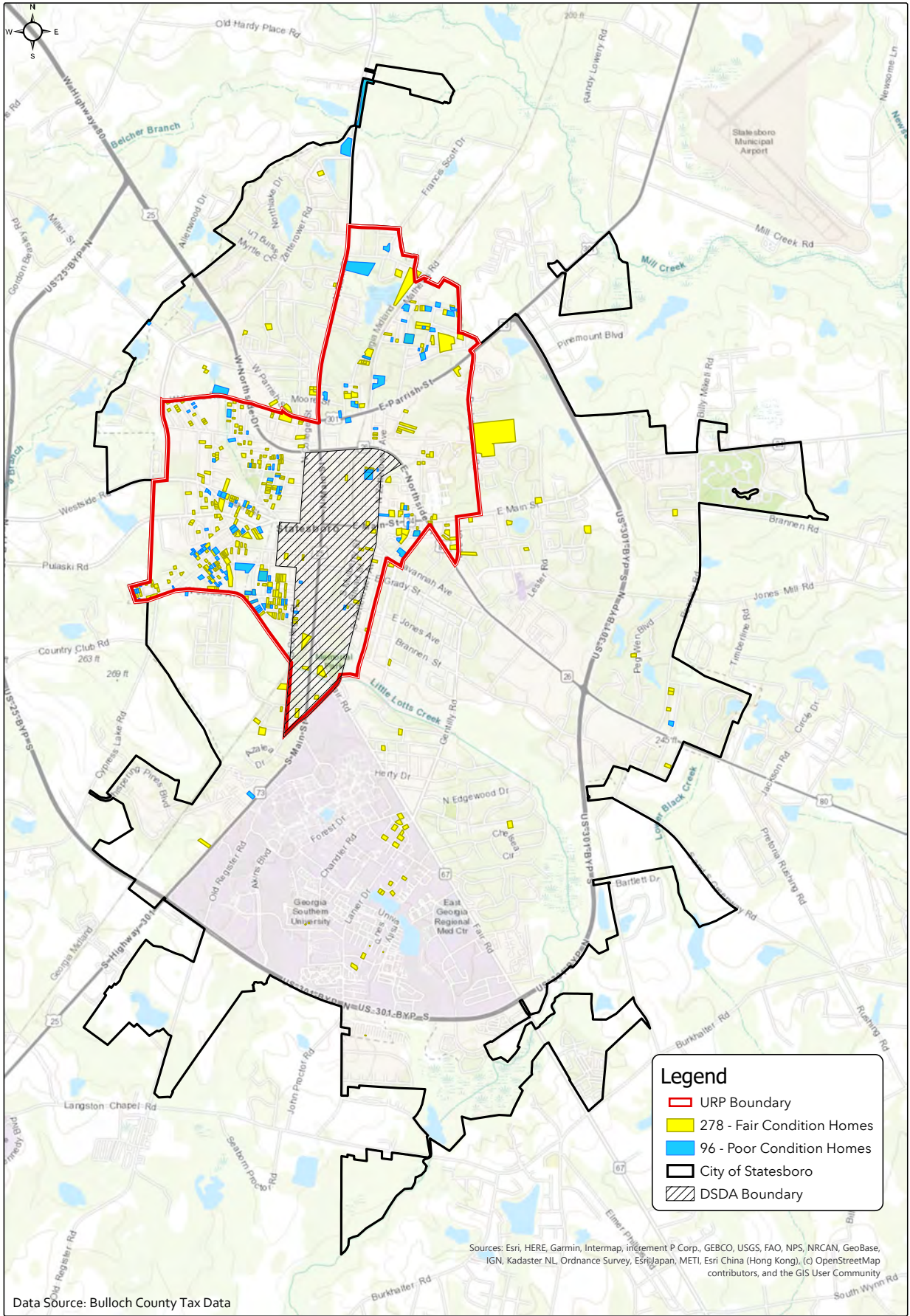
- Downtown District
- Activity Centers / Regional Centers
- Neighborhood Center
- Emerging Business Area
- Redevelopment Area
- Established Residential Neighborhood
- Developing Neighborhood
- University District
- Parks / Conservation

**City of Statesboro Character Areas**

0 0.25 0.5 1 1.5 2 Miles

N

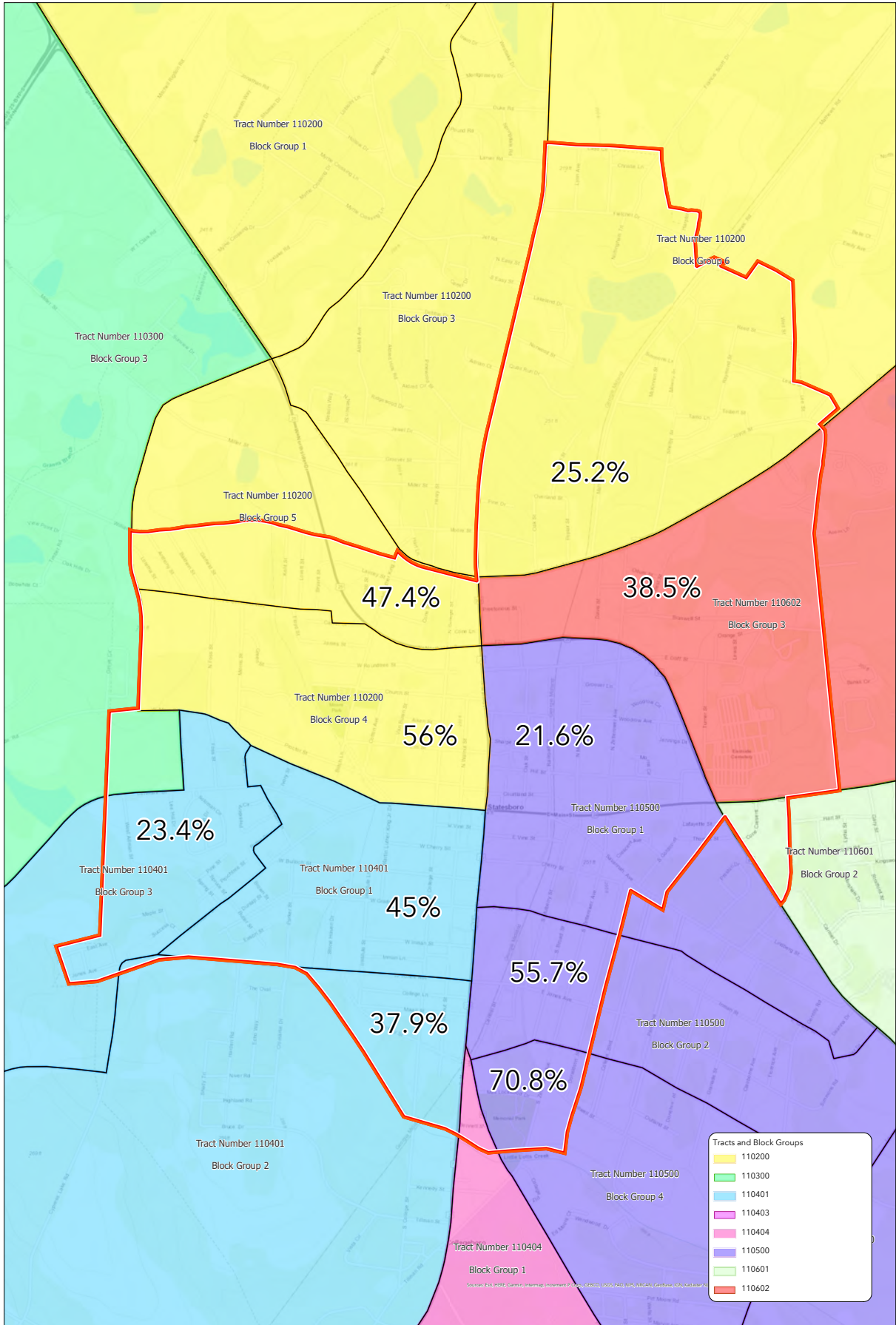
**Exhibit 3**



**Exhibit 4**

Housing Conditions  
and  
Urban Redevelopment Area Boundary  
City of Statesboro, Georgia

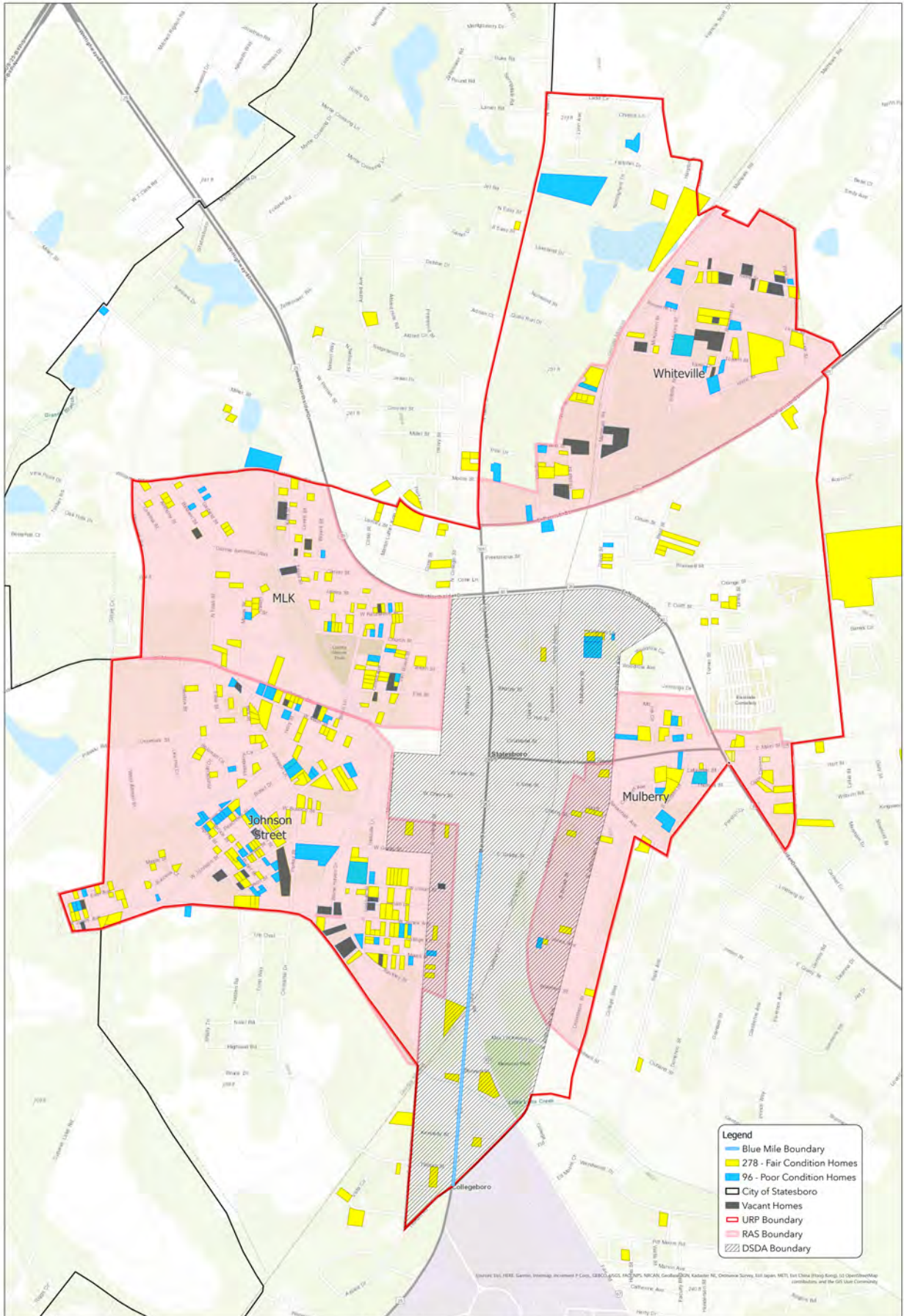




**Exhibit 5**

**Census Block Groups  
% Families below Poverty Levels - 2018  
City of Statesboro, Georgia**





**Exhibit 6**

Urban Redevelopment Area  
and  
Housing Conditions & Vacant Homes  
City of Statesboro, Georgia



**EXHIBIT 7  
Urban Redevelopment Plan Ten - Year Implementation Schedule Summary**

| ACTIVITY   | TARGET AREAS   |                |                |                         | Notes  |
|--|----------------|----------------|----------------|-------------------------|--|
|  | Johnson Street | MLK            | Whiteville     | Mulberry / Black Bottom |  |
| <b>Planning</b>  |                |                |                |                         |  |
| Complete Revitalization Area Plan and Strategy   | Completed      | Year 3         | Year 5         | Year 7                  | Activity to be led by City Planning and Development Department   |
| Complete Relocation Plan   | Year 1         | Year 3         | Year 5         | Year 7                  | Activity to be led by City Planning and Development Department   |
| Complete Affordable Housing Plan   | Year 1         | Year 1         | Year 1         | Year 1                  | Activity to be led by GHIC Committee   |
| Implement Affordable Housing Plan with Housing Development Partnerships                                    | Year 2         | Year 2         | Year 2         | Year 2                  | Activity to be undertaken by public - private partnerships under the leadership of the Statesboro Housing Authority and the City of Statesboro |
| Update Urban Redevelopment Plan  | NA             | Year 3         | Year 5         | Year 7                  | Activity to be led by City Planning and Development Department   |
| <b>Code Enforcement:</b>   |                |                |                |                         |  |
| Removal of Vacant/Dilapidated Structures   | Year 1 - 5     | Year 1 - 5     | Year 1 - 5     | Year 1 - 5              | Activity to be undertaken by City P&D Dept. Code Enforcement Staff   |
| Property Management Code Enforcement   | Year 1 - 10    | Year 1 - 10    | Year 1 - 10    | Year 1 - 10             | Activity to be undertaken by City P&D Dept. Code Enforcement Staff   |
| <b>Infrastructure / Public Facilities</b>  |                |                |                |                         |  |
| Update Analysis and Plan for Infrastructure and Public Facility Improvements                               | Year 1         | Year 3         | Year 5         | Year 7                  | Activity to be undertaken by City Planning and Development Staff / Consultants   |
| Initiate Infrastructure Improvements   | Year 2         | Year 4         | Year 6         | Year 8                  | Activity to be undertaken by City Planning and Development Staff / Consultants   |
| Increased Maintenance of Rights of Way, Easements, Public Spaces   | Year 1 - 10    | Year 1 - 10    | Year 1 - 10    | Year 1 - 10             | Activity to be undertaken by City Public Works staff   |
| <b>Acquisition of Property</b>   |                |                |                |                         |  |
| Begin Acquisition of Dilapidated Structures  | Year 2         | Year 4         | Year 6         | Year 8                  | Activity to be undertaken by City P&D Department and Revitalization Program Staff  |
| Make Acquired Property Available for Affordable Housing or Public Improvements                             | Year 2 - 5     | Year 4 - 7     | Year 6 - 8     | Year 8 - 10             | Activity to be undertaken by City P&D Department and Revitalization Program Staff  |
| <b>Initiate Housing Rehabilitation Program</b>   |                |                |                |                         |  |
| Hire staff and train   | Year 2         | Year 3         | Year 5         | Year 7                  | Activity to be undertaken by City P&D Dept. and Revitalization Program Staff/Consultants   |
|  | Year 1 - 10    | Year 1 - 10    | Year 1 - 10    | Year 1 - 10             | Same as above  |
| <b>Land Bank Authority</b>   |                |                |                |                         |  |
| Begin Citywide Acquisition of Tax Foreclosed Properties and Accept Donated Property for Affordable Housing | Year 1         | Year 1         | Year 1         | Year 1                  | Bulloch County - City of Statesboro Land Bank Authority  |
| <b>Funding Activities to Support Neighborhood Revitalization</b>   |                |                |                |                         |  |
| CDBG Grants  | Year 1 - 5     | Year 3 - 6     | Year 5 - 8     | Year 7 - 10             | Activity to undertaken by City Planning and Development Department and Revitalization Program Staff  |
| CHIP Program Grants  | Year 1 - 3 - 5 | Year 3 - 5 - 7 | Year 5 - 7 - 9 | Year 5 - 7 - 9          | Activity to undertaken by City Planning and Development Department and Revitalization Program Staff  |

**EXHIBIT 8**

**VACANT HOMES IN TARGET NEIGHBORHOODS**

**Johnson Street Neighborhood**



**Vacant Houses on Rackley Street (above/below)**



**Vacant House on Mikell Street (below)**





**VACANT HOMES IN JOHNSON STREET NEIGHBORHOOD (CONT.)**



**Vacant Houses on W. Inman Street (above/below)**



**Vacant House on Peachtree Street (below)**



**VACANT HOMES IN JOHNSON STREET NEIGHBORHOOD (CONT.)**



**Vacant Homes on Johnson Street (above/below)**



**Vacant Home on W. Inman Street (below)**



**VACANT HOMES IN MLK NEIGHBORHOOD**



**Vacant Homes on W. Main Street (above/below)**



**Vacant Home on W. Main Street (below)**



**VACANT HOMES IN MLK NEIGHBORHOOD**

**Vacant Home on W. Main Street (below)**



**Vacant Home on Baldwin Street ( Below - Evidence of fire damage)**



**Vacant Home on Garfield Street (below)**



**VACANT HOMES IN WHITESVILLE NEIGHBORHOOD**

**Abandoned Home on Raymond Street (below)**



**Abandoned Home on Raymond Street (below)**



**VACANT HOMES IN MULBERRY**

**NEIGHBORHOOD**

**Vacant Home on East Main Street (Below)**



**Table 1  
Socio - Economic Data**

| <b>SOCIO-ECONOMIC DATA</b>                            | <b>Estimated *<br/>Statesboro City</b> | <b>Estimated Urban **<br/>Redevelopment Aea</b> |
|---|--|---|
| Total Population 2020 Estimate                        | 31,600                                 | 5,690   |
| Total Population 2010 US Census                       | 25,471                                 | 4,500   |
| Number of Households 2020 Estimate                    | 11,241                                 | 2,400   |
| Average Household Size                                | 2.37                                   | 2.37%   |
| Median Household Income                               | \$ 31,124                              | NA ---  |
| Number of Families - 2020 Estimate                    | 4,329                                  | 780   |
| Average Family Size - 2020                            | 2.98                                   | 2.98  |
| Household Income Average - 2020 Estimate US<br>Census | \$ 45,480                              | NA  |
| Less than \$15,000                                    | 23.3%                                  | Est +++   |
| \$15,000 - 24,999                                     | 18.9%                                  | Est +++   |
| \$25,000 - 34,999                                     | 11.4%                                  | Est +++   |
| \$35,000 +  | 46.4%                                  | Est +++   |
| Percent Below Family Poverty Levels                   | 45.00%                                 | 50%   |
| Ethnicity - 2020 Estimate US Census                   |  |   |
| White   | 51.90%                                 | NA ---  |
| Black   | 41.40%                                 | NA +++  |
| Hispanic  | 4.30%                                  | NA  |
| All Other   | 2.40%                                  | NA  |
| Employment - 2020 Est. US Census                      |  |   |
| Labor Force Age 16 +                                  | 13,868                                 | NA  |
| Employes  | 80.50%                                 | NA  |
| Unemployed  | 19.50%                                 | NA  |
| Unemployed Under 25 Years of Age                      | 27.80%                                 | NA  |

NA - Likely Lower  
NA + Likely Greater

**Sources**

\* US Census Bureau - Estimate for 2020

\*\* Coastal Regional Commission Estimate

**Table 2  
Housing Data - Statesboro / URP Area**

|                                     | <b>Estimated *</b><br><b>Statesboro City</b> | <b>Estimated **</b><br><b>Urban Redevelopment Area</b> |
|-------------------------------------|--|--|
| Total Housing Units Est 2020        | 12,750                                       | 1800   |
| Est MF Rental Units                 | 8,750  | 800  |
| Est. SF Units                       | 4,000  | 1000   |
| Owner Occupied - SF                 | 23.50%                                       | 650  |
| Rental - SF                         | 64.70%                                       | 300  |
| Vacant - SF / MF                    | 11.80%                                       | 50   |
| Average Owner / Occ Home Value - \$ | \$ 170,675                                   | \$ 65,000  |

**SF Housing Conditions**

|      |            |           |
|------|------------|-----------|
| Fair | 365 - 9.1% | 288 - 29% |
| Poor | 116 - 2.9% | 110 - 11% |

**By URP Target Areas**

**Johnson Street**

|                        |           |
|------------------------|-----------|
| Total SF Housing Units | 240       |
| Fair                   | 139 - 58% |
| Poor                   | 58 - 24%  |

**MLK**

|                        |          |
|------------------------|----------|
| Total SF Housing Units | 300      |
| Fair                   | 87 - 29% |
| Poor                   | 34 - 11% |

**Whitesville**

|                     |          |
|---------------------|----------|
| Total Housing Units | 60       |
| Fair                | 18 - 30% |
| Poor                | 10 - 16% |

**Mulberry**

|                     |          |
|---------------------|----------|
| Total Housing Units | 245      |
| Fair                | 44 - 18% |
| Poor                | 8 - 3%   |

\* US Census 2020 Estimate

\*\* Estimate by CRC

**Table 3  
Census Block Group Data**

| Census Tract | Block Group (BG) | 2018 - Total<br>BG Population | 2018 Population<br>within URP Area* | Poverty<br>Rate - <u>URP Area</u> |
|--------------|------------------|-------------------------------|-------------------------------------|-----------------------------------|
| 1104-01      | 1                | 684                           | 684                                 | 45.00%                            |
| 1104-01      | 2                | 2224                          | 150                                 | 37.90%                            |
| 1104-01      | 3                | 597                           | 500                                 | 23.40%                            |
| 1102         | 4                | 561                           | 561                                 | 41.40%                            |
| 1102         | 5                | 287                           | 287                                 | 47.40%                            |
| 1102         | 6                | 1734                          | 1000                                | 25.20%                            |
| 1106-02      | 3                | 2660                          | 1300                                | 38.50%                            |
| 1106.01      | 2                | 1342                          | 160                                 | 27.30%                            |
| 1105         | 1                | 880                           | 510                                 | 21.60%                            |
| 1105         | 2                | 648                           | 310                                 | 55.70%                            |
| 1105         | 4                | 575                           | 220                                 | 70.80%                            |
|              |                  | 12192                         | 5682                                |                                   |

Source:

\* Estimated by CRC from US Census Data



## 7.0 APPENDIX

# Planning and Development Department

*City of Statesboro*

P.O. Box 348

Statesboro, Georgia 30459

(912) 764-0630

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## PUBLIC HEARING NOTICE

A Public Hearing will be held and taken by the Mayor and City Council of the City of Statesboro, Georgia, at City Hall, 50 East Main Street, at 9:00 A.M., on Tuesday, January 5, 2021 for or against the following requests under the *Statesboro Zoning Ordinance* and/or the *Statesboro Subdivision Regulations*:

1. **Urban Redevelopment Area & Plan:** The Department of Planning & Development requests the passage of an Urban Redevelopment Plan, and Urban Redevelopment Area to establish the boundaries of the Redevelopment Area, delineate the housing conditions and demographics of the area, and to outline how the Plan meets the requirements of the Georgia Code-Urban Redevelopment Law. This Plan will include modifications to the area that covers both the Luetta Moore Park and Rev W.D. Kent Park.

**RESOLUTION 2021-02: A RESOLUTION OF THE CITY OF STATESBORO GEORGIA**

**ADOPTING AN URBAN REDEVELOPMENT PLAN**

WHEREAS, pursuant to the Urban Redevelopment Law (Section 36-61-1, et seq. of the Official Code of Georgia Annotated ("O.C.G.A.), as amended (the "Act"), the Board of Mayor and Council (the "Governing Body") of the City of Statesboro, Georgia (the "City") adopted a resolution on December 15, 2020 making the required finding that slum areas existed within the City limits and that the redevelopment of such slum areas is necessary in the interest of the public health, safety, morals and welfare of the residents of the City; and

WHEREAS, pursuant to the Act, the City may itself prepare an urban redevelopment plan to outline the general scope of the rehabilitation, conservation, redevelopment, or combination thereof, contemplated for the urban redevelopment areas; and

WHEREAS, the City proposes to adopt an urban redevelopment plan entitled "Urban Redevelopment Plan of the City of Statesboro " (the "Urban Redevelopment Plan"), which describes the urban redevelopment projects contemplated in the designated Redevelopment Area, a copy of which is on file with the City and hereby incorporated herein by reference; and

WHEREAS, to comply with the requirements of the Act, on January 5 2021, the Governing Body held a public hearing for the Urban Redevelopment Plan; and

WHEREAS a public notice of such public hearing was published in the the Statesboro Herald, a newspaper having a general circulation in the area of operation of the City on December 22, 2020, and proof of such publication is on file with the City; and

WHEREAS, the City has prepared and adopted a general plan for the physical development of the City as a whole and referred to by the City as the Comprehensive Plan (2019) (the "General Plan"); and

WHEREAS, the Urban Redevelopment Plan conforms to the General Plan; and

WHEREAS, no families will be displaced from the Urban Redevelopment Area described in the Urban Redevelopment Plan<sup>1</sup> and therefore no method for relocation of such families need be provided; and

WHEREAS, the Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment by private enterprise of the Urban Redevelopment Area described in the Urban Redevelopment Plan; and

WHEREAS, the Urban Redevelopment Plan constitutes an appropriate part of the City's workable program for utilizing appropriate private and public resources to eliminate and prevent the impairment of the sound growth of the City and to encourage needed urban rehabilitation all as set forth in the Act; and

WHEREAS, after careful study and investigation, the City desires to approve the Urban Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Statesboro that the Governing Body hereby makes the following findings:

- (a) no families will be displaced from the Urban Redevelopment Area described in the Urban Redevelopment Plan and therefore no method for relocation of such families need be provided;
- (b) the Urban Redevelopment Plan conforms to the General Plan;
- (c) the Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment by private enterprise of the Urban Redevelopment Area described in the Urban Redevelopment Plan.

BE IT FURTHER RESOLVED that the Urban Redevelopment Plan and the urban redevelopment projects set forth in said plan are hereby adopted and approved.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

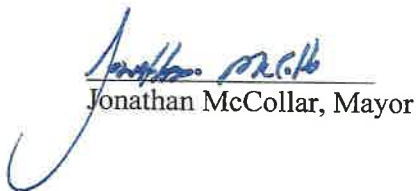
BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Governing Body.

**SO RESOLVED** this 5<sup>th</sup> day of January, 2021

City of Statesboro

Attest:

  
Leah Harden, City Clerk

  
Jonathan McCollar, Mayor

Approved as to form:

  
Cain Smith, City Attorney



**RESOLUTION 2021-03**

**AN ACTIVATING RESOLUTION OF THE CITY OF STATESBORO, GEORGIA TO AUTHORIZE THE URBAN REDEVELOPMENT AGENCY OF THE CITY OF STAESBORO TO TRANSACT BUSINESS AND EXERCISE POWERS UNDER THE PROVISIONS OF THE URBAN REDEVELOPMENT LAW; TO DETERMINE THE NUMBER AND TERMS OF OFFICE OF THE BOARD OF COMMISSIONERS OF THE URBAN REDEVELOPMENT AGENCY; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

**WHEREAS**, the Urban Redevelopment Law (Section 36-61-1, et seq. of the Official Code of Georgia Annotated (O.C.G.A)), as amended (the "Act"), created in the City of Statesboro, Georgia (the "City") a public body corporate and politic to be known as the "Urban Redevelopment Agency of the City of Statesboro" (the "Agency"); and

**WHEREAS**, the Act allows the Agency to exercise the "urban redevelopment project powers" (as defined in the Act) provided that the City determines that it is in the public interest for the Agency to exercise such powers;

**WHEREAS**, after careful study and Investigation, the City desires that the Agency exercise the urban redevelopment project powers other than the power of eminent domain, which shall be reserved to the City.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body, that there is hereby found, determined and declared that it is in the public interest for the Agency to exercise the urban redevelopment project powers, and the City hereby elects to have the Agency exercise the urban redevelopment project powers other than the power of eminent domain, which is reserved to the City.

**BE IT FURTHER RESOLVED** that to the extent required by the Act, the Agency is hereby activated.

**BE IT FURTHER RESOLVED** that the Board of Commissioners of the Agency shall consist of six members who shall serve for terms of office of up to four years.

**BE IT FURTHER RESOLVED** that terms of office of the members shall be coterminous with the members' terms of office on the Governing Body.

**BE IT FURTHER RESOLVED** that that the Mayor, with the advice and consent of the Governing Body, hereby appoints the Mayor and the Members of Council as members of the Initial Board of Commissioners of the Agency. A copy of this resolution is on file with the City Clerk and shall serve as the certificate of appointment required by the Act.

**BE IT FURTHER RESOLVED** that the Mayor, with the advice and consent of the Governing Body, shall appoint the Chairman and Vice Chairman of the Board of Commissioners at a subsequent meeting of the Governing Body.

**BE IT FURTHER RESOLVED** that the Board of Commissioners of the Agency hereinbefore appointed shall organize Itself, carry out its duties and responsibilities, and exercise its powers and prerogatives in accordance with the terms and provisions of the Act as It now exists and as It might hereafter be amended or modified.

**BE IT FURTHER RESOLVED** that any and all resolutions in conflict with this Resolution be and the same are hereby repealed.

**BE IT FURTHER RESOLVED** that this resolution shall be effective immediately Upon its adoption by the Governing Body:

**SO RESOLVED** this 5th day of January, 2021

City Of Statesboro

  
Jonathan McCollar, Mayor

Attest:

  
Leah Harden, City Clerk



RESOLUTION 2020- 34: A RESOLUTION OF THE CITY OF STATESBORO, GEORGIA  
DESIGNATING URBAN REDEVELOPMENT AREA

WHEREAS the Urban Redevelopment Law (Section 36-61-1, et seq. of the Official Code of Georgia Annotated O.C.G.A.), as amended (the "Act"), authorizes the City of Statesboro, Georgia (the "City") to designate an "urban redevelopment area," which is defined to mean a "pocket of blight" which the Mayor and Council of the City ("Governing Body") designate as appropriate for urban redevelopment projects meaning 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; 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; and

WHEREAS, after careful study and investigation, the Governing Body desires to designate the area described in Exhibit A attached to this resolution (the ' Urban Redevelopment Area') as an urban redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Statesboro, Georgia that it is hereby found, determined and declared that the Urban Redevelopment Area described in Exhibit A attached to this Resolution is, determined to be a "pocket of blight" by reason of the presence of unsanitary or unsafe conditions and the deterioration of site or other improvements which constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare of the residents of the City in the present condition and user and that each such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Governing Body.

Adopted this 15<sup>th</sup> day of December, 2020.

City of Statesboro, Georgia

  
Jonathan McCollar, Mayor

  
Leah Harden, City Clerk



# CITY OF STATESBORO

## COUNCIL

Vacant, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari Barr, District 5



Jonathan McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348  
STATESBORO, GEORGIA 30459-0348

**To:** Charles Penny, City Manager  
Jason Boyles, Assistant City Manager

**From:** John Washington, Director – Public Works and Engineering

**Date:** September 22, 2024

**RE:** Recommendation for Approval of Stormwater Proposal – Freese and Nichols, Inc.  
Birds Pond Dam Temporary Repair and Inspection

**Policy Issue:** Purchasing

### **Recommendation:**

Staff recommends consideration of a motion to approve proposal by Freese and Nichols, Inc. (FNI) to provide engineering and inspection services associated with Bird Pond Dam in the amount of \$40,842.00 from Freese and Nichols.

### **Background:**

This project proposes to address temporary dam repairs needed at Birds Pond from flooding from Tropical Storm Debby. The flooding overtopped the dam and bypassed the limits of the structure. This project proposes to provide construction plans to repair the earthen dam at the ends of the dam and the dam emergency overflow weir.

The proposal includes field inspection, project management, temporary repair design and preparation of construction documents, and final inspection of temporary repairs. Temporary repair design will include proposed Site Plan and Repair Details with specifications. The work will be performed by City forces to make the repairs to the dam.

This is needed in the event another storm occurs this hurricane season to mitigate flooding in the downstream area. After completion of this work, the City will consider the option to utilize the consultant, FNI, for a permanent design installation project management and/or construction project management for a full understanding of the dam's purpose and flood control.

**Budget Impact:** This project is to be paid from the Stormwater fund balance.

**Council Person and District:** Councilmember Ginny Hendley, District 3

**Attachments:** Fee Proposal

**Cc:** Darren Prather, Director of Central Services

**Georgia Municipal Association City of Excellence**  
Telephone: (912) 764-5468 • Fax: (912) 764-4691 • email: cityhall@statesboroga.net



September 3, 2024

John Washington, PE, RLS  
Director – Public Works and Engineering  
City of Statesboro  
50 E. Main Street  
Statesboro, GA 30458

**Subject: Bird Pond Dam Temporary Repair and Inspection**

Dear Mr. Washington,

Freese and Nichols, Inc. (FNI) prepared this proposal to provide the City of Statesboro (City) to provide engineering and inspection services associated with Bird Pond Dam in Statesboro, Georgia. Specifically, the scope of services is to prepare a temporary repair design for the Bird Pond Dam embankment and to provide formal inspection of the repair once completed by City personnel.

## Background

Bird Pond Dam (NID: GA00225) is a 9-ft tall, 1,500-ft long earthen embankment dam with a ~50-ft-long broad crested weir that regulates flow from Little Lotts Creek and the adjacent watershed to provide a baseflow for the City's water treatment system outfall located downstream. Bird Pond has a normal and maximum storage capacity of 165 and 687 acre-feet, respectively. The weir consists of a sheetpile wall, which is capped with cast-in-place concrete. The sheetpile wall appears to extend to the left and right of the weir into the embankment and the upper 5-ft of sheetpile wall is encased a nominal distance within concrete to form wing walls. The Georgia Safe Dams Program (SDP) classifies the dam as Category II (low hazard).

In early August 2024, Hurricane Debbie impacted the southeastern United States coastline bringing torrential rainfall to Statesboro, Georgia. During this event, Statesboro received between 9 and 12 inches of rainfall over 48 hours during this event, which caused flooding within the City and Bulloch County. At Bird Pond Dam, the right abutment overtopped, and the sandy embankment soils eroded exposing the sheet pile wall to almost the weir elevation. James McNash, P.E. (FNI), a GA SDP Engineer of Record, visited Bird Pond Dam on August 14<sup>th</sup> to meet with John Washington, P.E. and Marcos Trejo, P.E., (City) and inspect damage. From the inspection, FNI understands that a 5 to 8-ft wide headcut formed within the right embankment, a 4-ft deep scour hole against the sheet pile wall in the left abutment, and the right wingwall concrete was damaged. In addition, the concrete rubble slope protection appeared to be undercut once the dam was overtopped.

The City requested a proposal from FNI to prepare a temporary repair plan and to provide a final inspection once repaired. We understand that the City is evaluating the future use of Bird Pond and the reservoir, and may request an additional proposal to rehabilitate the dam and outlet channel to achieve stormwater runoff attenuation in the future.

## Scope of Services

### Task 1 – Project Management

FNI continue to manage and will perform the following services to execute the project:

- Perform necessary project management activities including monitoring project progress and schedule, coordinating the FNI team, and managing project financials.
- Prepare monthly invoices and progress reports.
- Facilitate monthly virtual progress meetings (up to 3 meetings) with the City and prepare meeting notes.
- Maintain the project quality plan and perform quality control and quality assurance reviews.
- The effort spent from the site visit to meet the City at Bird Pond Dam on August 14<sup>th</sup> has been included under this task.

### Task 2 – Temporary Repair Design

Under this Phase, FNI will prepare a temporary repair design to repair the erosion damage from Hurricane Debbie for the City to implement while permanent repair design, modeling, and processes are considered over next few years. The design documents will consist of a construction drawing set and technical specifications that will allow the City to repair the dam.

At a minimum, the drawing set will include the following drawings:

- Cover
- Legend, Abbreviations, and General Notes
- Existing Conditions and Demolition Plan
- Proposed Site Plan and Repair Details

FNI understands that as-built drawings or survey files are not presently available for the dam. The proposed site and grading plans will be estimated from existing aerial imagery, publicly available aerial topography, and field measurements. The design will be based on a standard detail and indicate that the repair will return the embankment dam to adjacent grade. A survey will not be performed to support design and the estimation of quantities. In addition, FNI will prepare technical specifications and will include:

- 03 11 00 – Concrete Forming
- 03 30 00 – Concrete
- 31 05 13 – Soils for Earthwork
- 31 11 00 – Clearing and Grubbing
- 31 23 10 – Structural Excavation and Backfill
- 31 23 19.01 – Care of Water During Construction
- 31 25 13.13 – Grass for Erosion Control
- 31 37 00 – Rock Riprap

The technical specifications and drawings as the predominant deliverables for the project.

#### Phase Deliverables:

FNI will prepare the following deliverables during this Phase.

- Draft and Final Design Packages (Technical Specifications, and Drawings)

We understand the City will utilize its own resources to perform the work per FNI's design documents prepared by FNI. No bid phase support to retain a contractor will be required for this project.

### Task 3 – Final Inspection

Once the City completes the temporary repair, FNI will visit Bird Pond Dam and observe the constructed condition of the dam and repair area for consistency with the design intent. Furthermore, we will also document our inspection within a report, complete with representative photographs pre-repair and repaired conditions. An as-built survey of the dam was not included in this scope of work and it is anticipated that a pre-design survey will be requested by the City in a subsequent proposal for the permanent dam design phase.

#### Phase Deliverables:

FNI will prepare the following deliverables during Phase 2.

- Inspection Report
- Record Drawing

### Project Schedule

FNI will begin services within one week of the written notice to proceed. Given the scope, FNI expects to complete Task 2 within 5 weeks of notice to proceed and complete Task 3 within 4 weeks of construction completion.

### Fee

The Time and Materials (T&M) fee this Not-to-Exceed Authorization is Forty Thousand, Eight Hundred and Forty-Two Dollars (\$40,842), which will be invoiced monthly. Attachment 1 to this proposal includes our rate sheet for the project; while Attachment 2 contains the personnel and hours estimate planned for the project. Attachment 3 contains our terms and conditions for this project.

You can indicate your approval by signing below. Thank you once again for the opportunity to serve the City of Statesboro.

Sincerely,  
**FREESE AND NICHOLS, INC.**

Charles E. Crowell, Jr., PE  
Project Manager



Charles Archer  
Principal/Vice President

Authorized By:

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**ATTACHMENT 1**  
**Proposed Rate Sheet**

**COMPENSATION**

Compensation to FNI for Basic Services in Attachment SC shall be computed on the basis of the following Schedule of Charges, but shall not exceed Forty Thousand Eight Hundred Forty Two Dollars (\$40,842).

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

| <u>Position</u>               | <u>Hourly Rate</u> |
|-------------------------------|--------------------|
| Professional 1                | 131                |
| Professional 2                | 160                |
| Professional 3                | 178                |
| Professional 4                | 206                |
| Professional 5                | 241                |
| Professional 6                | 275                |
| Construction Manager 1        | 113                |
| Construction Manager 2        | 140                |
| Construction Manager 3        | 152                |
| Construction Manager 4        | 191                |
| Construction Manager 5        | 230                |
| Construction Manager 6        | 262                |
| Construction Representative 1 | 101                |
| Construction Representative 2 | 113                |
| Construction Representative 3 | 140                |
| Construction Representative 4 | 152                |
| CAD Technician/Designer 1     | 111                |
| CAD Technician/Designer 2     | 143                |
| CAD Technician/Designer 3     | 177                |
| Corporate Project Support 1   | 106                |
| Corporate Project Support 2   | 128                |
| Corporate Project Support 3   | 170                |
| Intern / Coop                 | 65                 |

**Rates for In-House Services and Equipment**

| <u>Mileage</u>     | <u>Bulk Printing and Reproduction</u> |                | <u>Equipment</u> |  |
|--------------------|---------------------------------------|----------------|------------------|--|
| Standard IRS Rates |                                       | <u>B&amp;W</u> | <u>Color</u>     | Valve Crew Vehicle (hour) \$75             |
|                    | Small Format (per copy)               | \$0.10         | \$0.25           | Pressure Data Logger (each) \$500          |
|                    | Large Format (per sq. ft.)            |                |                  | Water Quality Meter (per day) \$100        |
|                    | Bond                                  | \$0.25         | \$0.75           | Microscope (each) \$150                    |
|                    | Glossy / Mylar                        | \$0.75         | \$1.25           | Ultrasonic Thickness Guage (per day) \$275 |
|                    | Vinyl / Adhesive                      | \$1.50         | \$2.00           | Coating Inspection Kit (per day) \$275     |
|                    |                                       |                |                  | Flushing / Cfactor (each) \$500            |
|                    | Mounting (per sq. ft.)                | \$2.00         |                  | Backpack Electrofisher (each) \$1,000      |
|                    | Binding (per binding)                 | \$0.25         |                  |  |
|                    |                                       |                |                  | <u>Survey Grade</u> <u>Standard</u>        |
|                    |                                       |                |                  | Drone (per day) \$200 \$100                |
|                    |                                       |                |                  | GPS (per day) \$150 \$50                   |

**OTHER DIRECT EXPENSES:**

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.15. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

**These ranges and/or rates will be adjusted annually in February. Last updated 2024.**

ATTACHMENT 2  
Proposed Hours Estimate

| <b>City of Statesboro - Bird Pond Dam</b><br><b>9/3/2024</b><br><b>Detailed Cost Breakdown</b> | Project Fee Summary     |           |
|--|-------------------------|-----------|
|  | <b>Basic Services</b>   | \$ 40,842 |
|  | <b>Special Services</b> | \$ -      |
|  | <b>Total Project</b>    | \$ 40,842 |

| Tasks   | Labor           |             |              |              |             |                |              |               |           | Total Hours |
|---|-----------------|-------------|--------------|--------------|-------------|----------------|--------------|---------------|-----------|-------------|
|   | Charles Crowell | Tony Grubbs | Kyle Horsham | James McNash | Joy Chapman | Alex Rodriguez | Grant Brewer | Billy Metzger | Bob Pence |             |
| <b>Phase 1 - Project Management</b>               |                 |             |              |              |             |                |              |               |           |             |
| Internal kickoff meeting                          | 0.5             | 0.5         |              | 0.5          | 0.5         | 0.5            |              |               |           | 3           |
| External kickoff meeting                          |                 |             |              | 1.0          | 1.0         |                |              |               |           | 2           |
| Periodic client meetings                          | 3               | 3           |              | 1            |             |                |              |               |           | 7           |
| Maintain and monitor scope / schedule / budget    | 1.5             |             |              |              | 3           |                |              |               |           | 5           |
| One Page Reports / Periodic client communications | 1.5             |             |              |              | 3           |                |              |               |           | 5           |
| Corporate Support                                 |                 |             |              |              |             |                |              | 2             |           | 2           |
| Site Visit and Travel (Initial Inspection)        | 3               |             |              | 15           |             |                |              |               |           | 12          |
| <b>Quality Management</b>                         |                 |             |              |              |             |                |              |               |           |             |
| Develop quality management plan                   |                 |             |              |              | 2           |                |              |               |           | 2           |
| Senior Advisor                                    |                 | 2           |              |              |             |                |              |               |           | 2           |
| Quality Assurance reviews                         | 1               |             |              |              |             |                |              |               | 1         | 2           |
| <b>Phase 2: Temporary Repair Design</b>           |                 |             |              |              |             |                |              |               |           |             |
| Prepare Drawing Detail Design                     | 2               |             |              | 8            | 16          | 70             |              |               |           | 96          |
| Prepare Technical Specifications                  |                 |             | 6            |              | 2           |                |              |               |           | 8           |
| Prepare Design Quantities                         |                 |             | 4            |              | 4           |                |              |               |           | 8           |
| Quality Control reviews                           | 4               | 4           |              | 6            |             |                | 4            |               |           | 18          |
| Implement Client Comments                         | 2               | 2           |              | 2            |             | 8              |              |               |           | 14          |
| <b>Phase 3: Post - Construction Inspection</b>    |                 |             |              |              |             |                |              |               |           |             |
| Site Visit by EOR                                 |                 |             |              | 10           |             |                |              |               |           | 10          |
| Photolog and Inspection Memo                      | 1               | 1           |              | 3            | 4           |                |              |               |           | 9           |
| <b>Total Hours / Quantity</b>                     | <b>20</b>       | <b>13</b>   | <b>10</b>    | <b>47</b>    | <b>36</b>   | <b>79</b>      | <b>4</b>     | <b>2</b>      | <b>1</b>  | <b>210</b>  |

**ATTACHMENT 3**  
**Terms and Conditions**



## TERMS AND CONDITIONS OF AGREEMENT

1. **DEFINITIONS:** As used herein: (1) City refers to the party named as such in the Agreement between the City and FNI; (2) FNI refers to Freese and Nichols, Inc., its employees and agents, and its subcontractors and their employees and agents; and (3) Services refers to the professional services performed by FNI pursuant to the Agreement.
2. **INFORMATION FURNISHED BY CITY:** City will assist FNI by placing at FNI's disposal all available information pertinent to the project, including previous reports and any other data relative to design or construction of the project. FNI shall have no liability for defects or negligence in the Services attributable to FNI's reliance upon or use of data, design criteria, drawings, specifications, or other information furnished by City. To the fullest extent permitted by law, City agrees to indemnify and hold FNI harmless from any and all claims and judgments, and all losses, costs, and expenses arising therefrom. FNI shall disclose to City, prior to use thereof, defects or omissions in the data, design criteria, drawings, specifications, or other information furnished by City to FNI that FNI may reasonably discover in its review and inspection thereof.
3. **STANDARD OF CARE:** FNI will perform all professional services under this Agreement with the professional skill and care ordinarily provided by competent members of the subject profession practicing under the same or similar circumstances and professional license as expeditiously as is prudent considering the ordinary professional skill and care of a competent member of the subject profession. FNI makes no warranties, express or implied, under this Agreement or otherwise, in connection with any Services performed or furnished by FNI.

4. **INSURANCE:** FNI shall provide City with certificates of insurance with the following minimum coverage:

|  |                               |
|--|-------------------------------|
| <u>Commercial General Liability</u>    | <u>Workers' Compensation</u>  |
| \$2,000,000 General Aggregate          | As required by Statute        |
| <u>Automobile Liability (Any Auto)</u> | <u>Professional Liability</u> |
| \$1,000,000 Combined Single Limit      | \$3,000,000 Annual Aggregate  |

5. **CHANGES:** City, without invalidating the Agreement, may order changes within the general scope of Services required by the Agreement by altering, adding, and/or deducting from the Services to be performed. If any such change under this clause causes an increase or decrease in FNI's cost or time required for the performance of any part of the Services, an equitable adjustment will be made by mutual agreement and the Agreement will be modified in writing accordingly.

FNI will make changes to the drawings, specifications, reports, documents, or other deliverables as requested by City. However, when such changes differ from prior comments, directions, instructions, or approvals given by City or are due to causes not solely within the control of FNI, FNI shall be entitled to additional compensation and time required for performance of such changes to the Services authorized under this Agreement.

6. **OPINION OF PROBABLE CONSTRUCTION COSTS:** No fixed limit of project construction cost shall be established as a condition of the Agreement, unless agreed upon in writing and signed by the parties hereto. If a fixed limit is established, FNI shall be permitted to include contingencies for design, bidding, and price escalation in the construction contract documents to make reasonable adjustments in the scope of the project to adjust the project construction cost to the fixed limit. Such contingencies may include bid allowances, alternate bids, or other methods that allow FNI to

determine what materials, equipment, component systems, and types of construction are to be included in the construction contract documents. Fixed limits, if any, shall be increased by the same amount as any increase in the contract price after execution of the construction contract.

FNI will furnish an opinion of probable construction or program cost based on present day pricing, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by FNI hereunder will be made on the basis of FNI's experience and qualifications and represent FNI's judgment as an experienced and qualified design professional. It is recognized, however, that FNI does not have control over the cost of labor, material, equipment, or services furnished by others or over market conditions or contractors' methods of determining prices. Accordingly, FNI cannot and does not warrant or represent that bids or cost proposals will not vary from the City's project budget or from any estimate or opinion of probable construction or program cost prepared by or agreed to by FNI.

7. **PAYMENT:** Progress payments may be requested by FNI based on the amount of Services completed. Payment for Services shall be due and payable upon submission of a statement for Services to City and in acceptance of Services as satisfactory by City. Statements for Services shall not be submitted more frequently than monthly. Any applicable taxes imposed upon the Services, expenses, and charges by any governmental body after the execution of this Agreement will be added to FNI's compensation.

If City fails to make any payment due FNI for Services, expenses, and charges within 30 days after receipt of FNI's statement for Services therefore, the amounts due FNI will be increased at the rate of 1 percent per month from said 30th day, and, in addition, FNI may, after giving 7 days' written notice to City, suspend Services under this Agreement until FNI has been paid in full for all amounts due for Services, expenses, and charges.

If FNI's Services are delayed or suspended by City or are extended for more than 60 days through no fault of FNI, FNI shall be entitled to equitable adjustment of rates and amounts of compensation to reflect reasonable costs incurred by FNI in connection with such delay or suspension and reactivation and the fact that the time for performance under this Agreement has been revised.

8. **OWNERSHIP OF DOCUMENTS:** All drawings, reports, data, and other project information developed in the execution of Services provided under this Agreement shall be the property of City upon payment of FNI's fees for Services. FNI may retain copies for record purposes. City agrees such documents are not intended or represented to be suitable for reuse by City or others. Any reuse by City or by those who obtained said documents from City without written verification or adaptation by FNI, will be at the City's sole risk and without liability or legal exposure to FNI, or to FNI's independent associates or consultants. To the fullest extent permitted by law, City shall indemnify and hold harmless FNI and FNI's independent associates and consultants from all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle FNI to further reasonable compensation. FNI may reuse all drawings, report data, and other project information in the execution of Services provided under this Agreement in FNI's other activities. Any reuse by FNI will be at FNI's sole risk and without liability or legal exposure to City, and FNI shall indemnify and hold harmless City from all claims, damages, losses, and expenses including reasonable attorneys' fees arising out of or resulting therefrom.

9. **TERMINATION:** The obligation to provide Services under this Agreement may be terminated by either party upon 10 days' written notice. In the event of termination, FNI will be paid for all Services rendered and reimbursable expenses incurred to the date of termination and, in addition, all reimbursable expenses directly attributable to termination.
10. **CONSTRUCTION REPRESENTATION:** If required by the Agreement, FNI will furnish construction representation according to the defined scope for these Services. FNI will observe the progress and the quality of work to determine in general if the work is proceeding in accordance with the construction contract documents. In performing these Services, FNI will report any observed deficiencies to City, however, it is understood that FNI does not guarantee the contractor's performance, nor is FNI responsible for the supervision of the contractor's operation and employees. FNI shall not be responsible for the contractor's means, methods, techniques, sequences, or procedures of construction or the safety precautions and programs incident to the work of the contractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the project site or otherwise performing any of the work of the project. If City designates a resident project representative that is not an employee or agent of FNI, the duties, responsibilities, and limitations of authority of such resident project representative will be set forth in writing and made a part of this Agreement before the construction phase of the project begins.
11. **GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT:** City agrees to include provisions in the general conditions of the construction contract that name FNI: (1) as an additional insured and in any waiver of subrogation rights with respect to such liability insurance purchased and maintained by the contractor for the project (except workers' compensation and professional liability policies); and (2) as an indemnified party in any indemnification provisions where City is named as an indemnified party.
12. **POLLUTANTS AND HAZARDOUS WASTES:** It is understood and agreed that FNI has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, or otherwise dangerous substance or condition at the project site, if any, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss that may be caused by exposures to such substances or conditions. The parties agree that in performing Services required by this Agreement, FNI does not take possession or control of the subject site, but acts as an invitee in performing Services, and is not therefore responsible for the existence of any pollutant present on or migrating from the site. Further, FNI shall have no responsibility for any pollutant during clean-up, transportation, storage or disposal activities.
13. **SUBCONTRACTS:** If, for any reason and at any time during the progress of providing Services, City determines that any subcontractor for FNI is incompetent or undesirable, City shall notify FNI accordingly and FNI shall take immediate steps for cancellation of such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing contained in the Agreement shall create any contractual relation between any subcontractor and City.
14. **PURCHASE ORDERS:** If a purchase order is used to authorize FNI's Services, only the terms, conditions, and instructions typed on the face of the purchase order shall apply to this Agreement. Should there be any conflict between the purchase order and the terms of this Agreement, then this Agreement shall prevail and be determinative of the conflict.

15. **CONSEQUENTIAL DAMAGES:** In no event shall FNI be liable in contract, tort, strict liability, warranty, or otherwise for any special, indirect, incidental, or consequential damages (such as loss of product, loss of use of equipment or systems, loss of anticipated profits or revenue, non-operation or increased expense of operation), arising out of, resulting from, or in any way related to this Agreement or the project.
16. **ARBITRATION:** No arbitration, arising out of or relating to this Agreement, involving one party to this Agreement may include the other party to this Agreement without their approval.
17. **SUCCESSORS AND ASSIGNMENTS:** City and FNI and the partners, successors, executors, administrators, and legal representatives of each are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

Neither City nor FNI shall assign, sublet, or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent FNI from employing such independent associates and consultants as FNI may deem appropriate to assist in the performance of Services hereunder.

# CITY OF STATESBORO

## COUNCIL

Vacant, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari R Barr, District 5



Jonathan McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348  
STATESBORO, GEORGIA 30459-0348

**To:** Charles Penny, City Manager  
Jason Boyles, Assistant City Manager

**From:** John Washington, Director – Public Works and Engineering

**Date:** September 22, 2024

**RE:** Recommendation of Contract Award - On-Call Professional Engineering & Consulting Services

**Policy Issue:** Purchasing

### **Recommendation:**

Staff recommends consideration of award of the On-Call Professional Engineering & Consulting Services to Atlas Technical Consultants, LLC (Atlas) based on qualifications submitted. The qualifications received from Atlas meets the requirements of the qualifications package requested.

### **Background:**

This project proposes to provide all personnel, materials and services necessary to provide professional Engineering & Consulting Services for various TSPLOST projects and additional services to include but not limited to Construction Engineering, and Inspection (CEI) of roadway and sidewalk projects, all roads and related drainage infrastructure being constructed for proposed subdivisions that must be built to city standards that need to be inspected at all stages of construction. Other services provided by Atlas, if needed, include right-of-way acquisition, traffic engineering, soils and materials testing, environmental, historical, and cultural management and permitting review, landscape architectural services, and construction management services.

The City of Statesboro issued Requests for Qualifications (RFQ) for consulting engineering services for management of the City's TSPLOST Program. The qualifications responses were evaluated and ranked on each response received based on the criteria set forth in the RFQ.

### **Budget Impact:**

After selecting the consultant based on qualifications, an hourly rate fee schedule was submitted in a separately sealed envelope. The estimated fee impact based on one-year [(24hrs/week) x 52 weeks x PM rate] for a Project Manager's rate is an estimated amount of \$224,640.00. The Contract Agreement shall become effective as of the date of its execution and shall continue in effect for three (3) years with an option to renew for an additional one-year period contingent upon annual appropriations of funds by the City of Statesboro City Council. The fee is within budget to meet TSPLOST funded projects and the expense will be assigned to each TSPLOST funded project. An estimated average amount of \$7,488.00 will spread out among approximately 30 projects annually, possibly more and reducing the average amount. The work is to be paid from 2018 and 2023 TSPLOST funds.

**Council Person and District:** All

**Attachments:** Rate Schedule

**Cc:** Darren Prather, Director of Central Services