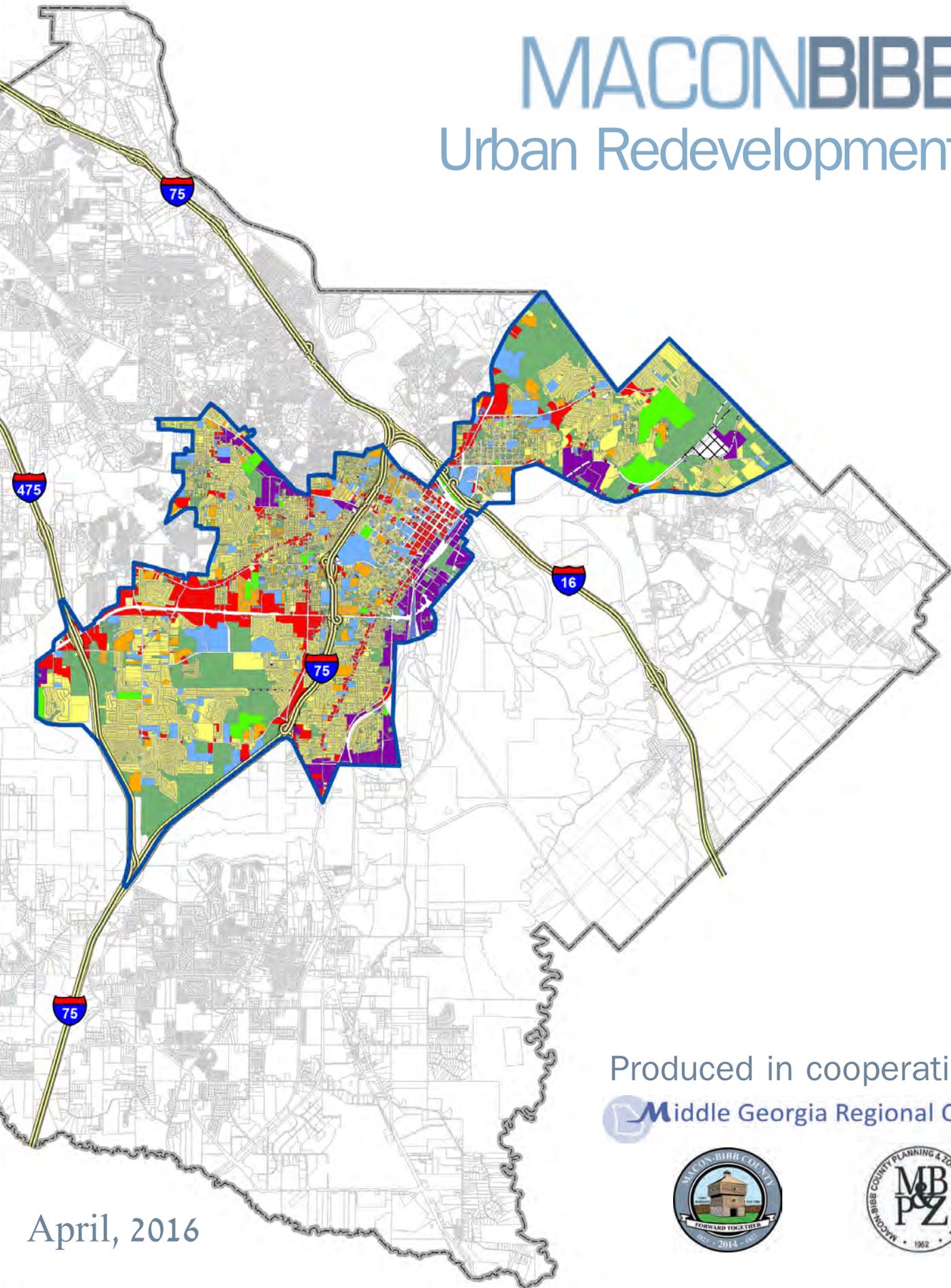


MACONBIBB

Urban Redevelopment Plan



Produced in cooperation with:
 Middle Georgia Regional Commission

April, 2016



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Introduction

Background

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

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

About Macon-Bibb County

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

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

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

Purpose of the Plan

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

Legal Authority

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

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

Comprehensive Plan Consistency

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



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



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

The Planning Process

Macon-Bibb County utilized the Middle Georgia Regional Commission to assist plan preparation, while the nine members of the Macon-Bibb County Board of Commissioners served as the steering committee for the development of the plan. The Macon-Bibb Planning and Zoning Commission provided the mapping and GIS services for the plan. Many meetings took place during the planning process, most of which occurred during regularly scheduled work sessions of the Macon-Bibb County Commissioners. The process began by using data models to identify areas of the county that suffered from pockets of blight. These data models consisted of the following data: Crime, code violations, existing and future land use, and poverty. After narrowing down a proposed urban redevelopment area, a field inventory was conducted. The Macon-Bibb Commissioners whose districts are located within the URA were given the opportunity to tour their districts with MGRC staff. These tours showed the complexities of blight within the area, and the Commissioners offered constructive comments and ideas which were incorporated into the plan. A draft of the plan was presented to the Macon-Bibb County Board of Commissioners on April 12, 2016. A public hearing was also held on April 12, 2016 to present a draft of the plan and the Urban Redevelopment Area boundaries to the public. After gathering feedback from the public and elected officials, a final draft was presented to the Macon-Bibb County Commissioners on April 19, 2016, where a “Finding of Necessity” declaring that conditions of blight exist within the Urban Redevelopment Area and a Plan Adoption Resolution were approved.

Other Redevelopment Efforts

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

- ❖ The Second Street Corridor project is a downtown redevelopment effort intended to bring together the area that stretches from East Macon through downtown, connecting to Little Richard Penniman and Mercer University Boulevards, and create gateways into Macon-Bibb County at both ends. This \$8M Special Purpose Local Option Sales Tax (SPLOST) funded project consists of adding sidewalks, bicycle lanes, lighting, landscaping, and upgrading stormwater systems. Several of the projects are complete or underway.
 - Vision Block – The block of Second Street between Cherry and Poplar Streets that features bike lanes, reverse angle parking, landscaping, shade trees, benches, improved sidewalks, an irrigation system, and more will be replicated all along the Corridor.
 - Connector – A vehicular, bicycle and pedestrian bridge connecting Little Richard Penniman Boulevard with Second Street. The first phase has been completed, creating a more pedestrian friendly street with an expanded park and realigned intersection.
 - MidCity Square – A new park located at the intersection of Second and Pine Streets. Several of the properties have been purchased and the buildings have been torn down to make way for new greenspace.
 - Pinnacle Park – Located on the site of the former Boys and Girls Club, this will be a passive park with trails, benches, landscaping, and a great view of downtown. Work on this new green space in the Tindall Heights neighborhood is ongoing.
- ❖ Mercer University Drive Pedestrian Bridge – Using Tax Allocation District bond funding, Macon-Bibb County will be building a signature pedestrian bridge over Mercer University Drive connecting Mercer Landing with the Mercer University Campus. This bridge will serve as a gateway into the city. Its construction helped bring almost \$50M in investment in Tindall Heights that will result in a high density obsolete public housing neighborhood turning into a low density mixed-income neighborhood.
- ❖ Brownfields Revitalization Project - Macon-Bibb County has been awarded a \$400,000 grant from the Environmental Protection Agency (EPA) to begin the revitalization of the Downtown Industrial District (DID). The grant will allow Macon-Bibb County to establish a contamination assessment and redevelopment feasibility pilot as an example for ongoing revitalization of Brownfield Sites in the DID.

Distress Indicators

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

Distress Indicator 1: Poverty

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

Figure 1: County Poverty Rates by Census Block Groups

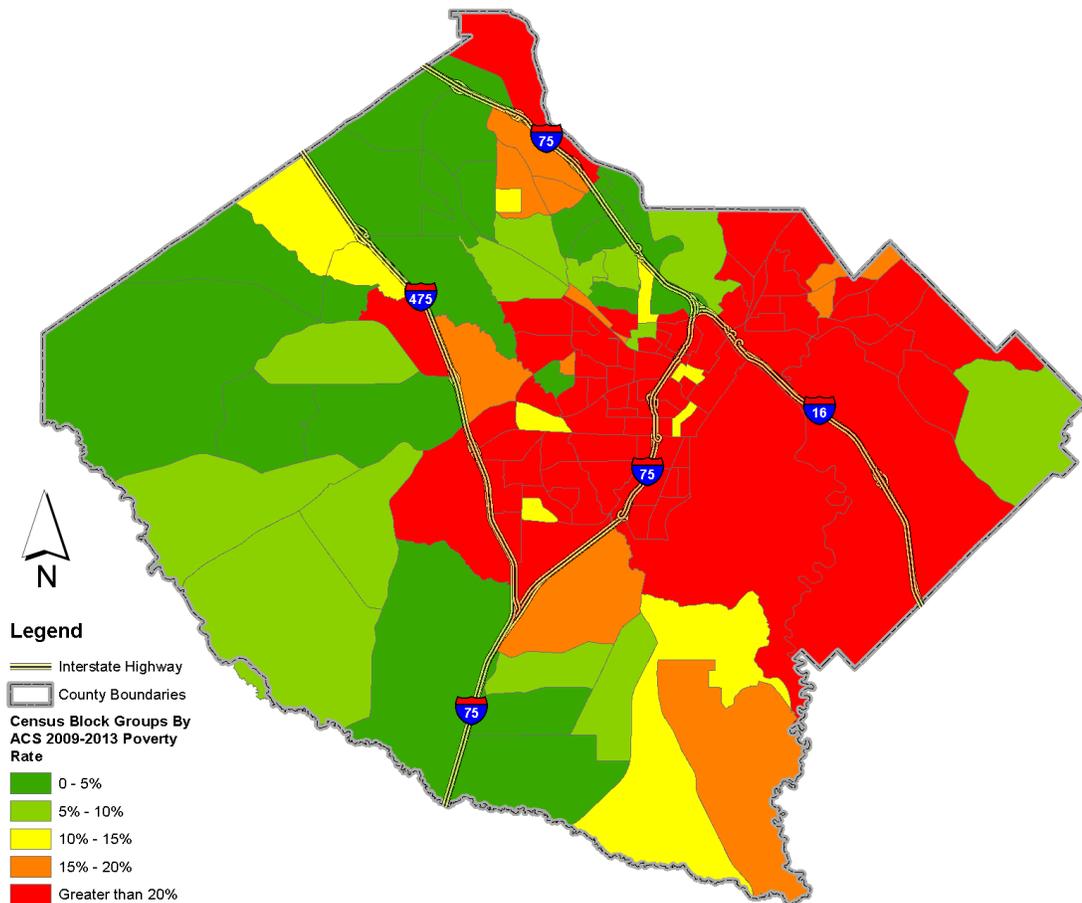
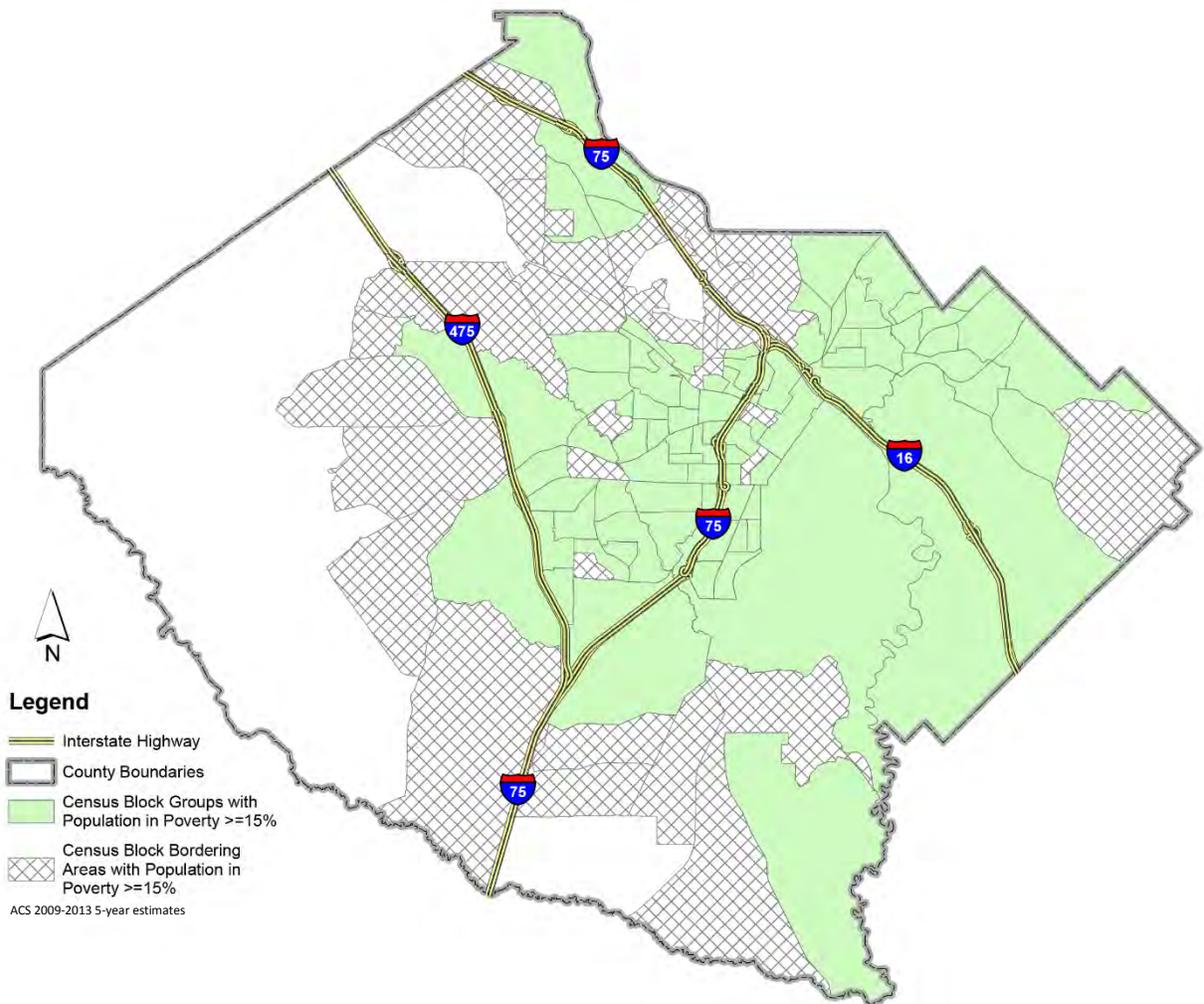


Figure 2 shows the Census Block Groups in Macon-Bibb County which have greater than 15% of the population in poverty. As seen below, the census block groups with poverty rates 15% or higher are heavily concentrated within the downtown core and to the east, extending along Interstate 75. The areas on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

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



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

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

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

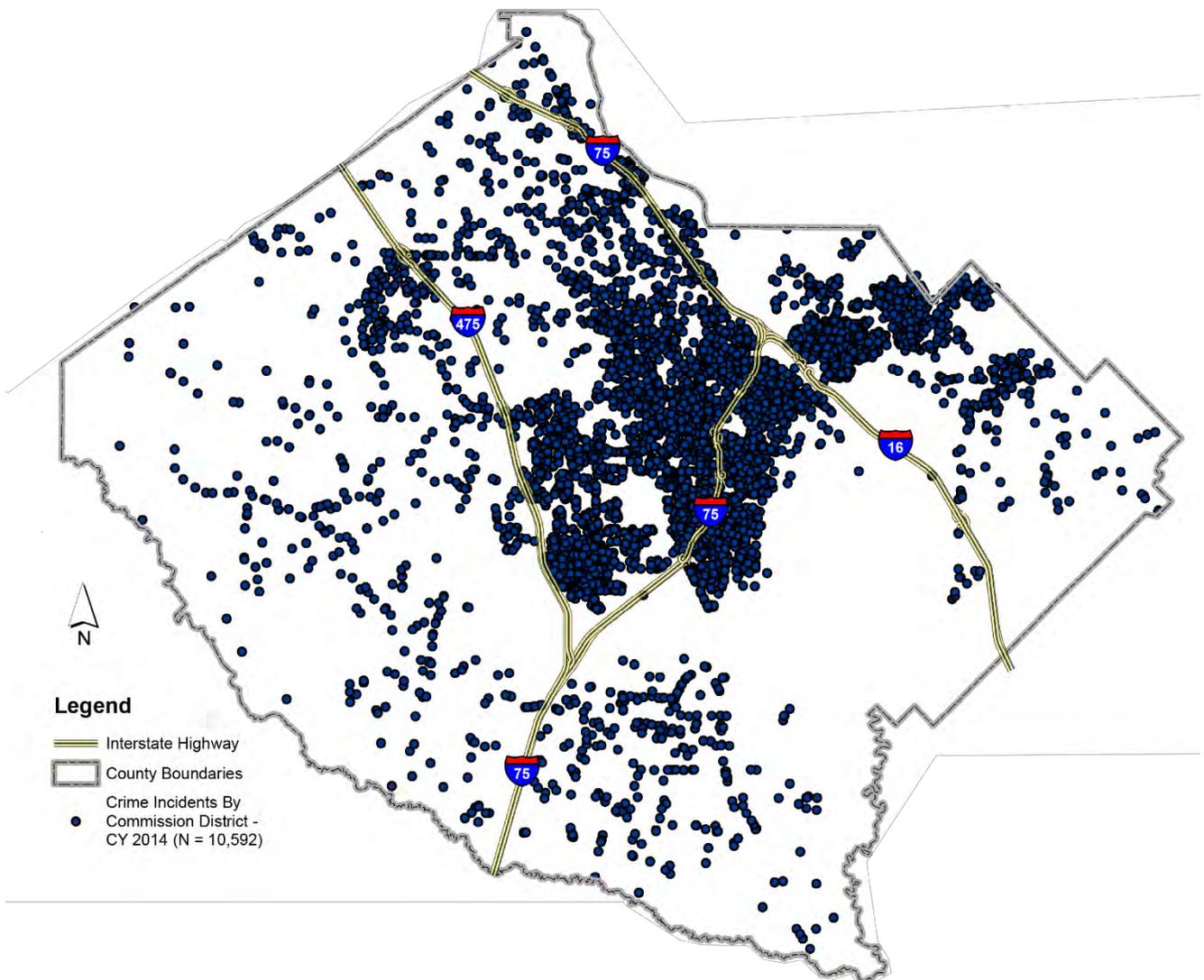
Table 3		
Age	Below Poverty Level	Total
Under 18 years	14,361	39,064
18 to 64 years	20,200	90,280
65 years and over	2,478	19,428

Distress Indicator 2: Criminal Activity

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

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

Figure 3: 2014 Crime Incidents



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

Figure 4: Crime: Larceny

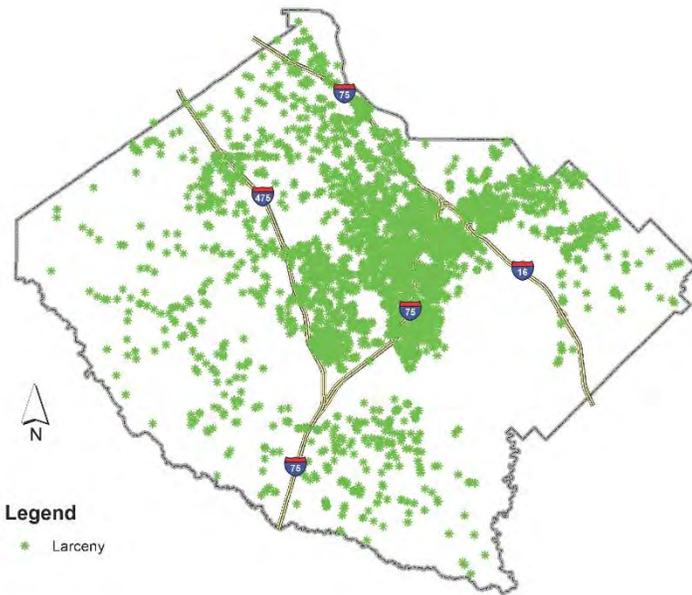


Figure 5: Burglary

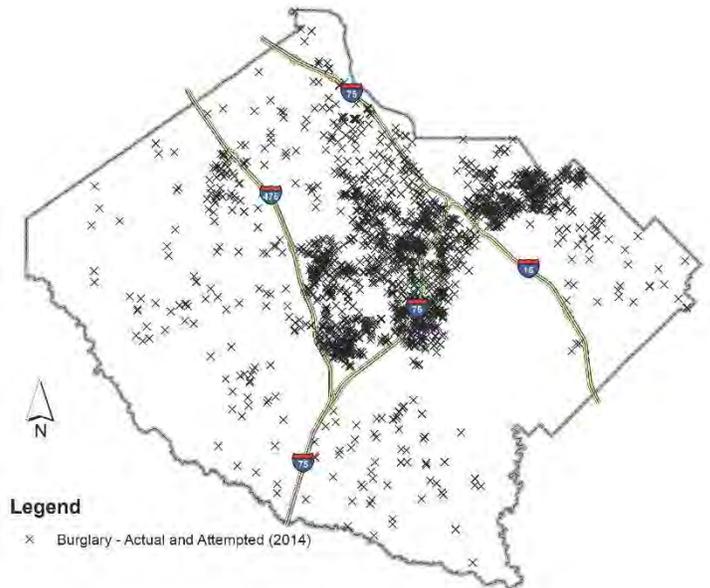


Figure 6: Crime: Arson

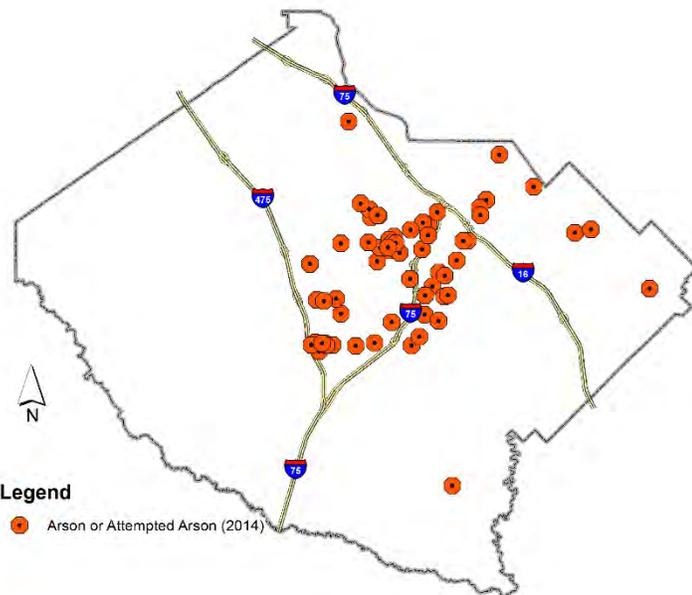
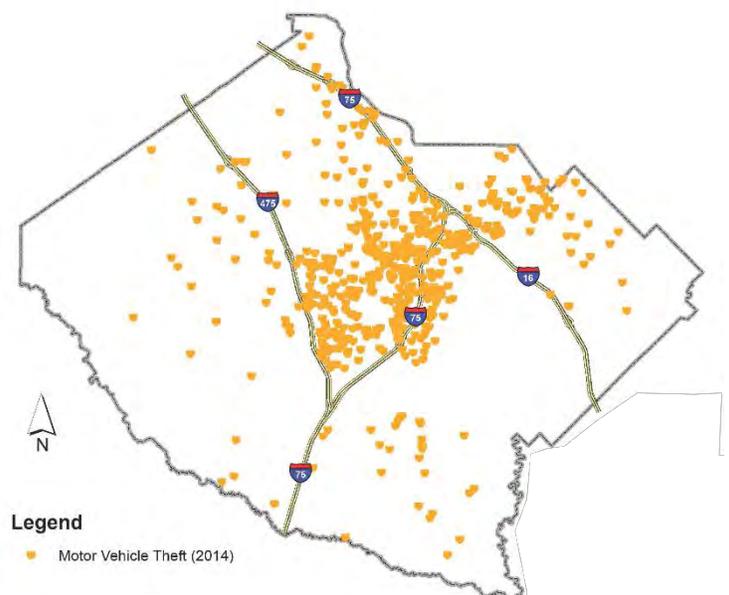


Figure 7: Crime: Motor Vehicle Theft

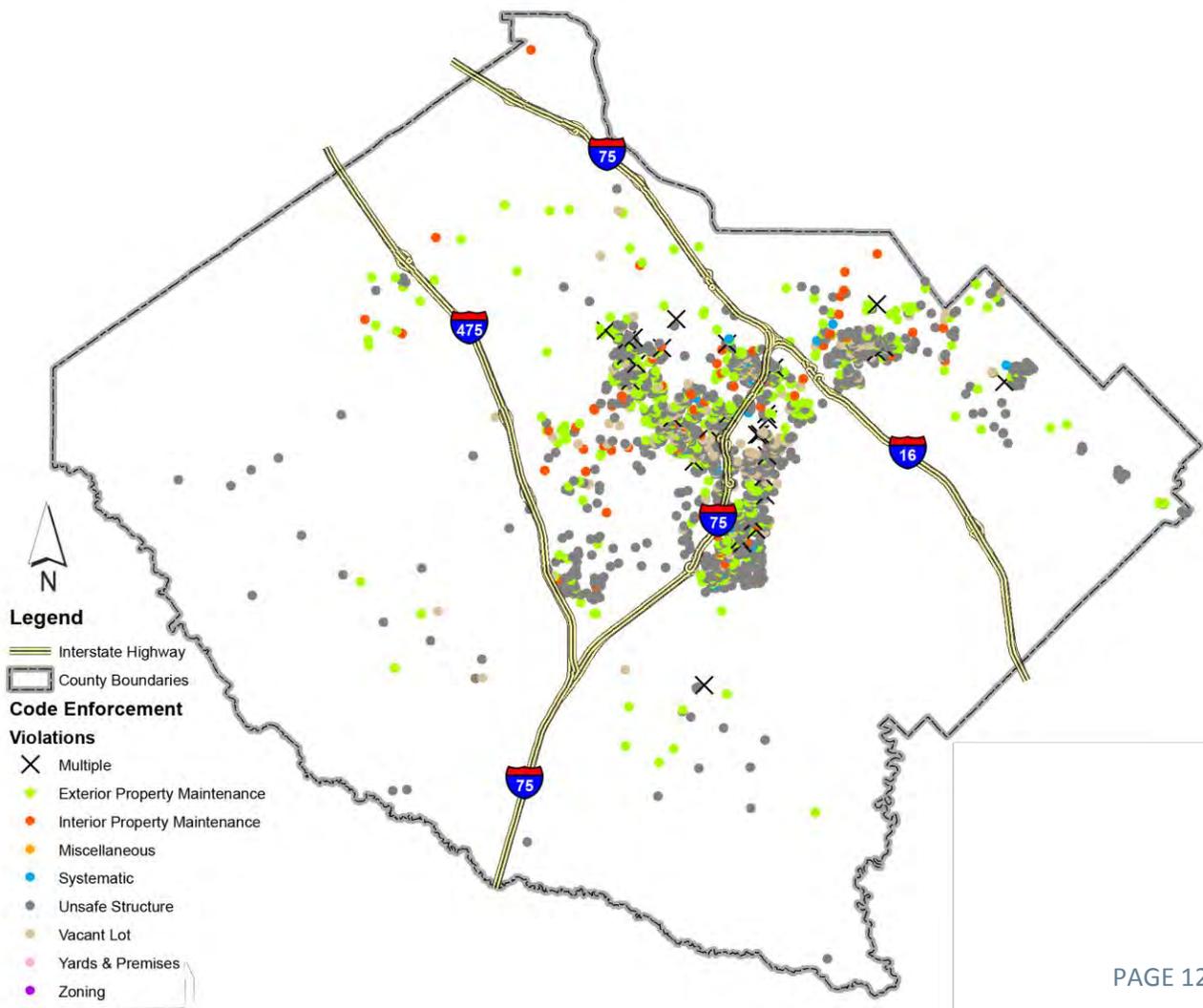


Distress Indicator 3: Unsafe Conditions and Code Violations

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

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

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

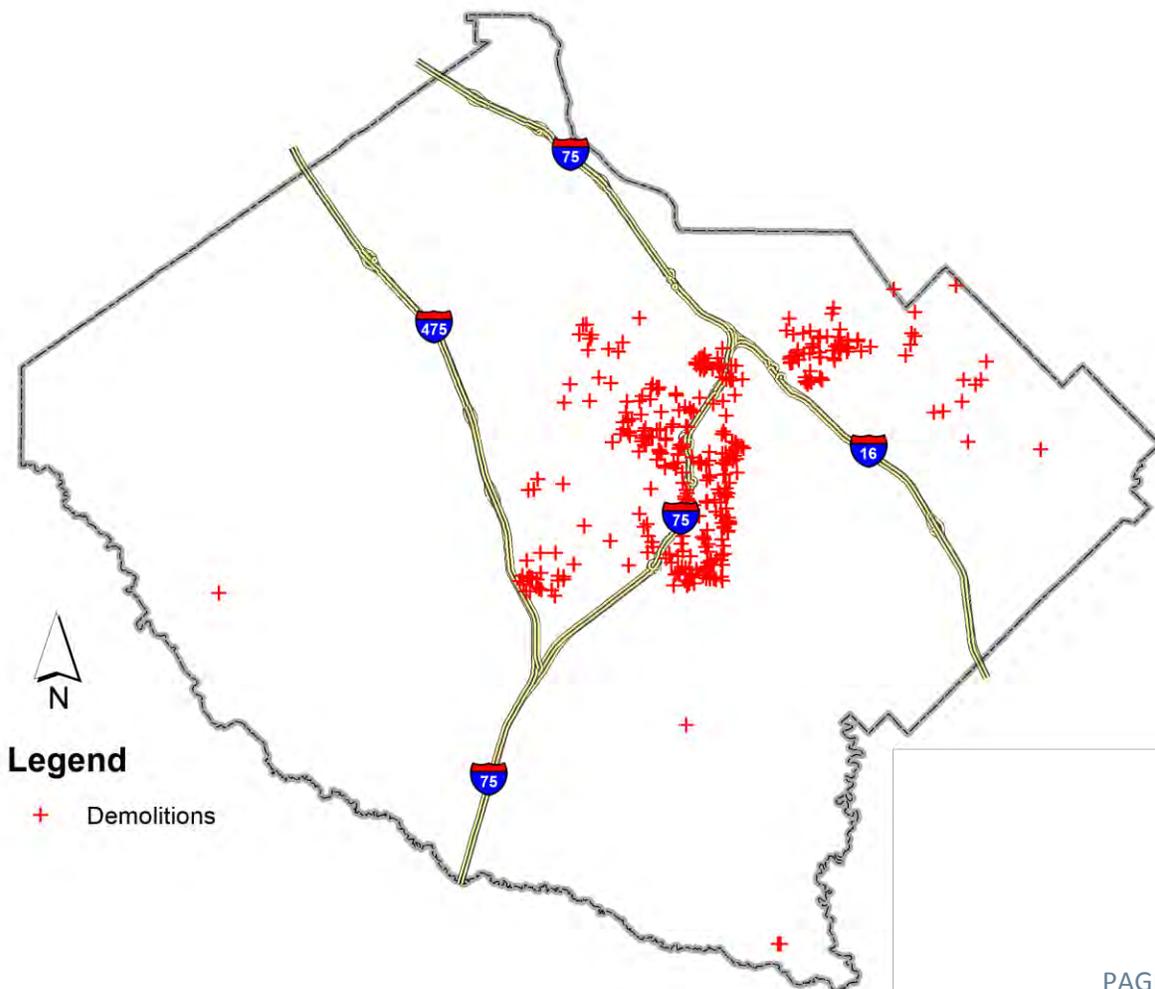


Unsafe structures, as mapped in Figure 8 above can lead to far worse conditions. Unsafe structures are those where any of the following conditions exist: vacant, open, abandoned, deteriorating roof, visible structural damage, windows broken/missing, or doors broken/missing. If the structure is open,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

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

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

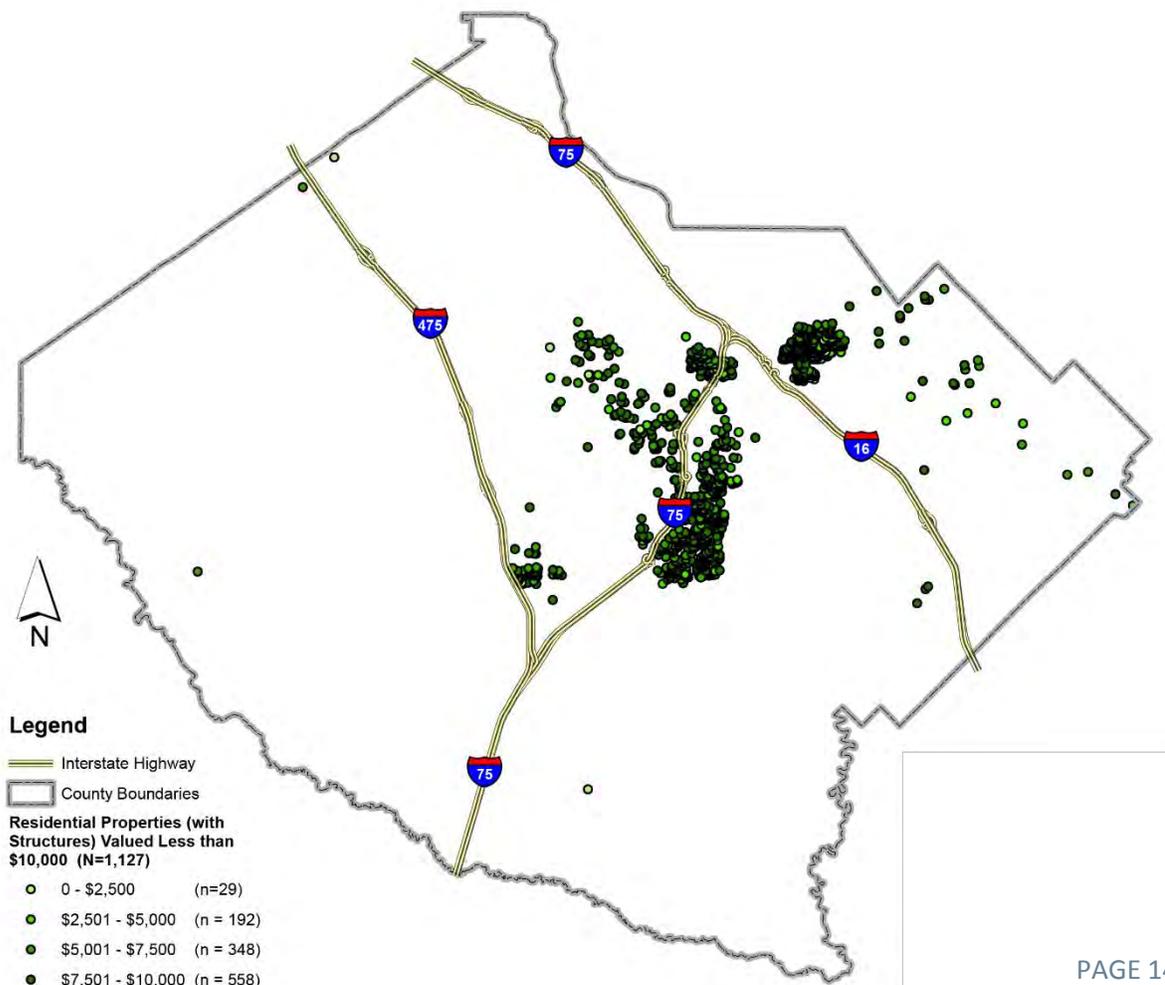
Figure 9: Distribution of Parcels with Unsafe Housing (As of 4/7/16)



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

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

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



Distress Indicator 4: Depreciating Assessed Property Values

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

Figure 11: Fair Market Value 2011-2015

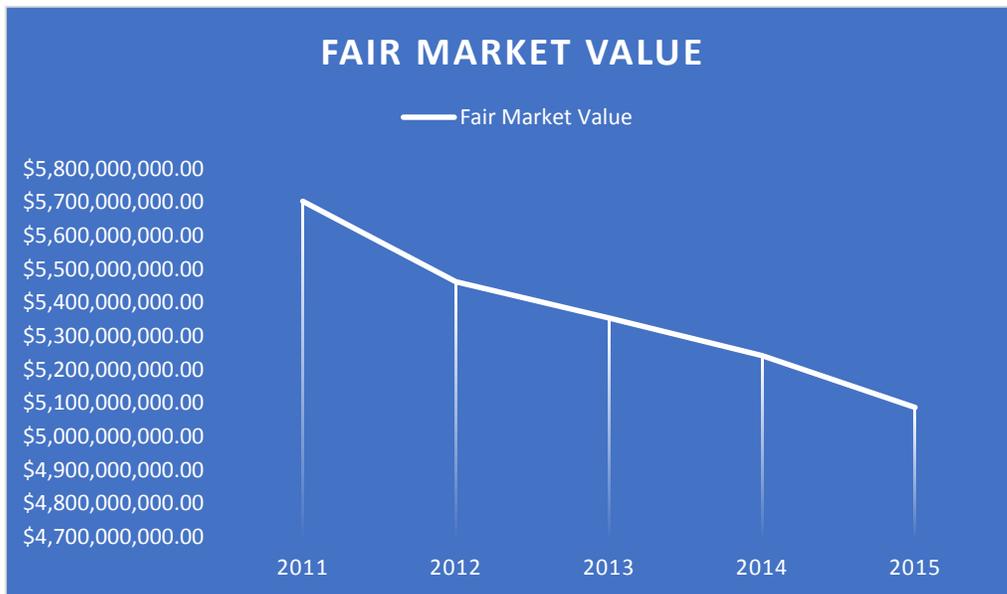
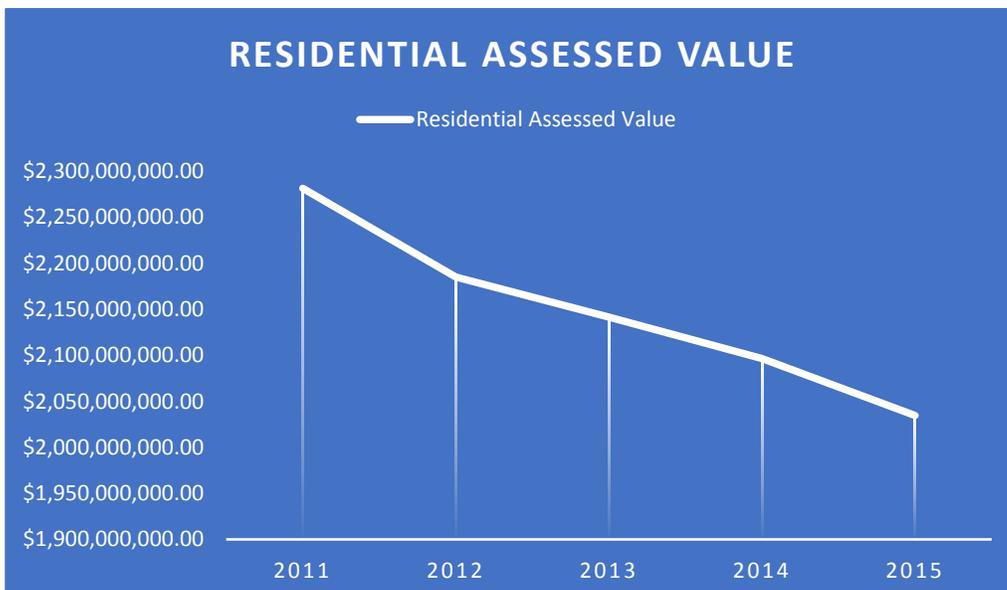


Figure 12: Resident Assessed Value 2011-2015



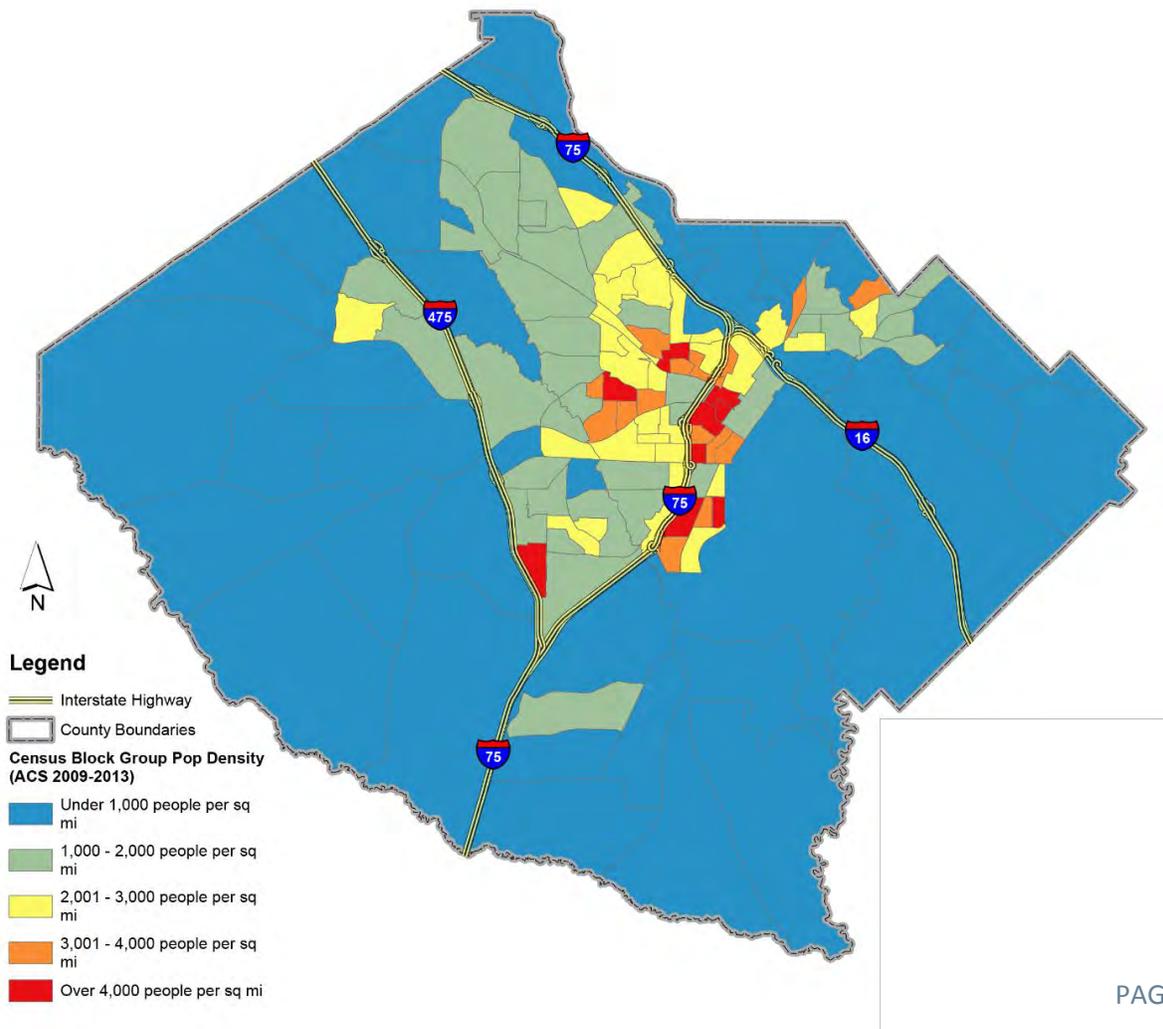
Urban Redevelopment Area

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

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

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

Figure 13: Population Density

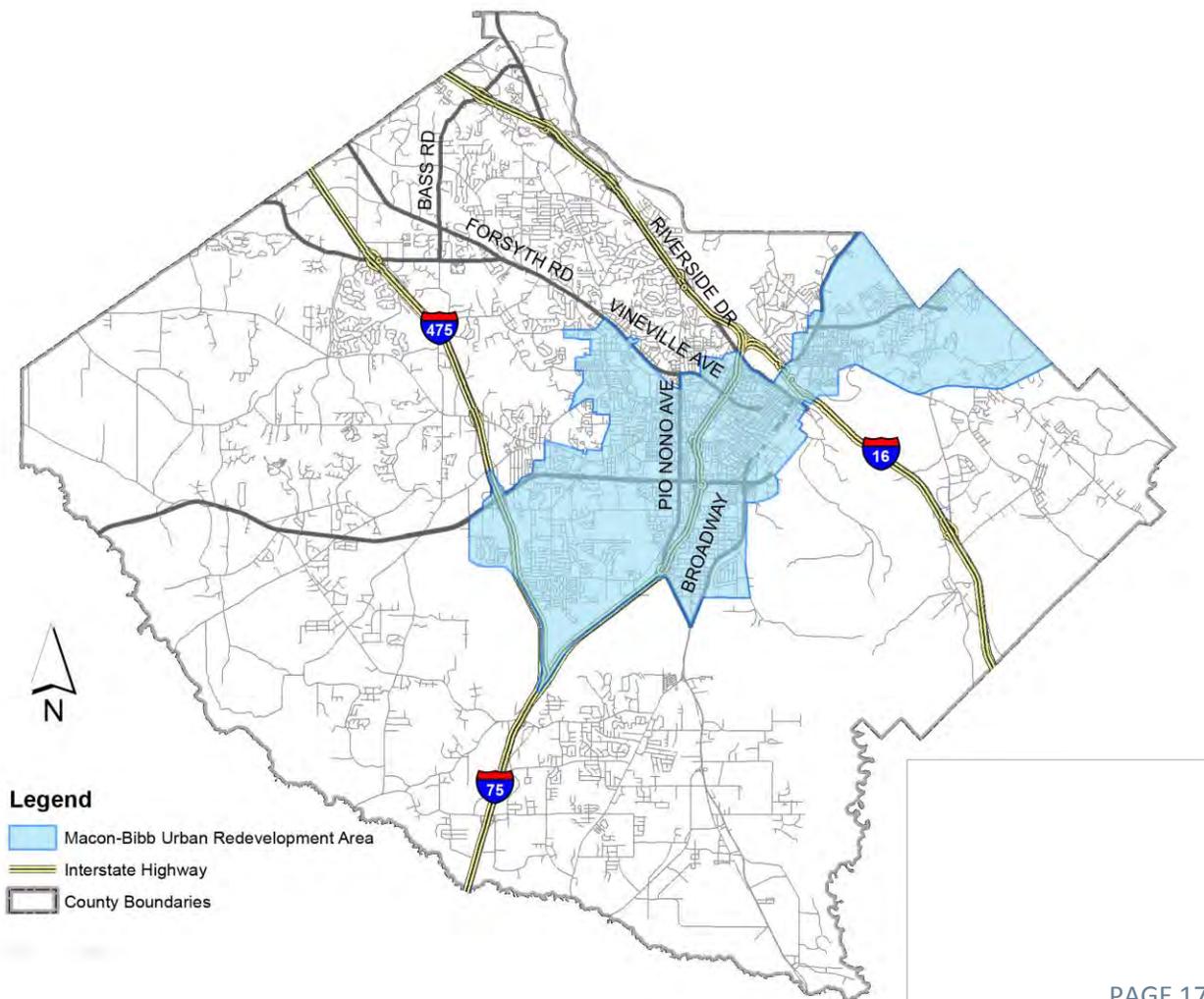


Boundaries of Urban Redevelopment Area

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

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

Figure 14: Urban Redevelopment Area



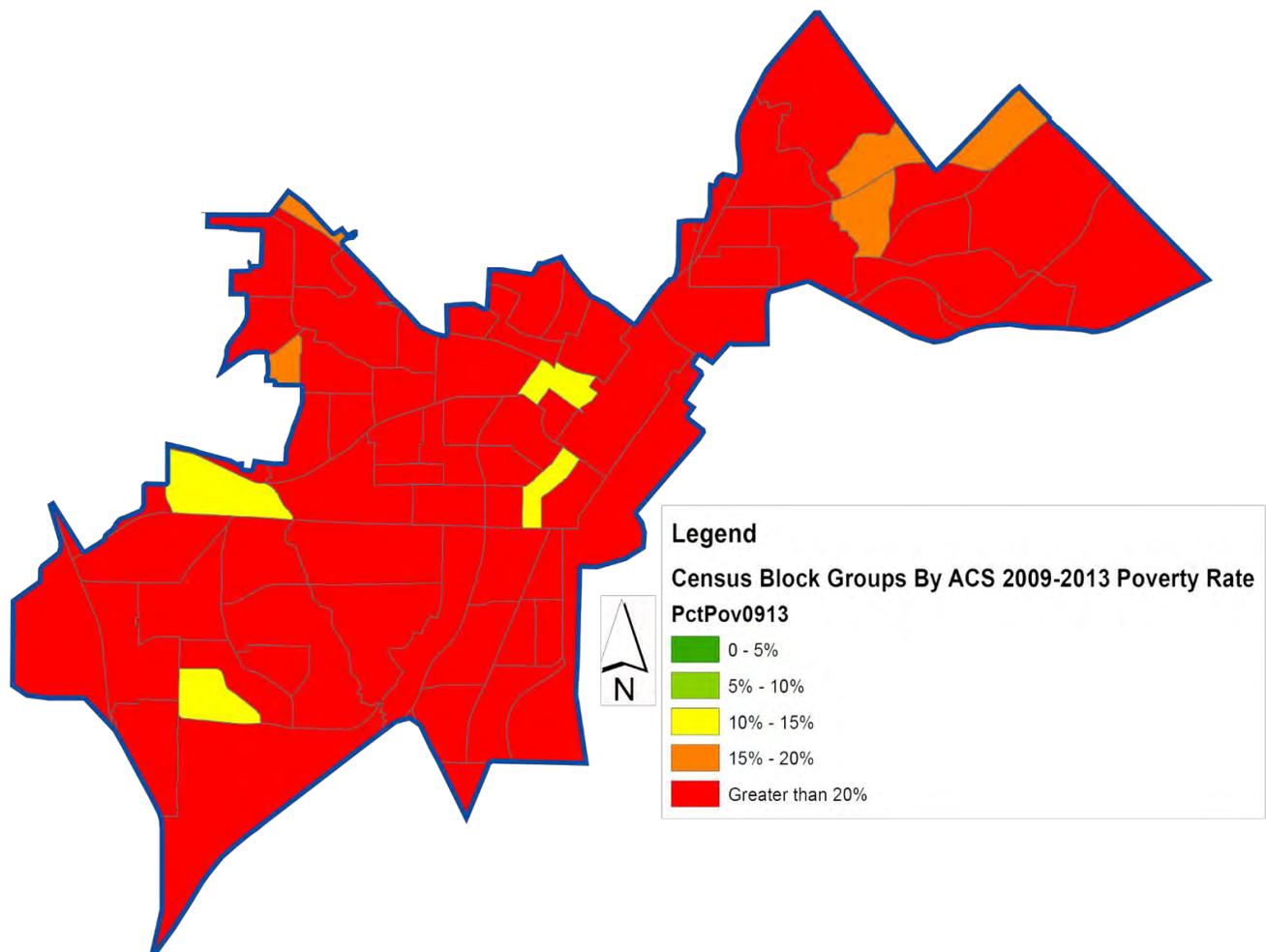
Conditions Within Urban Redevelopment Area

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

Poverty

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

Figure 15: Poverty by Census Block Group within URA



Crime

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

Figure 16: All Crime

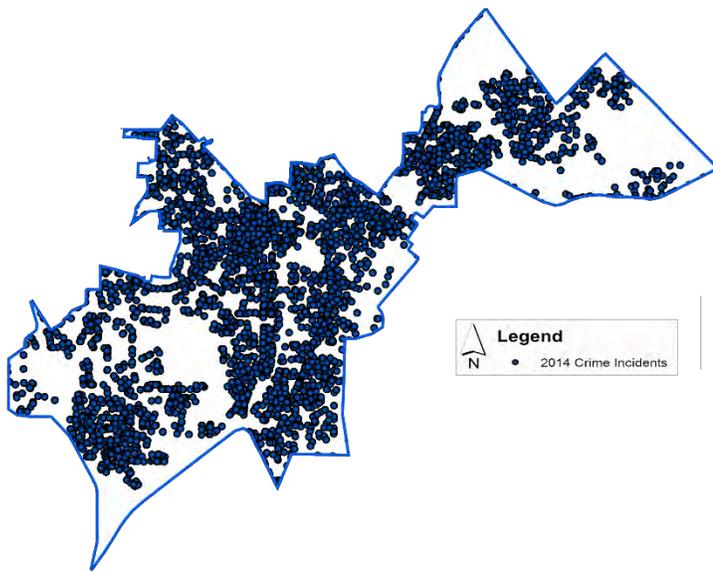


Figure 17: Larceny

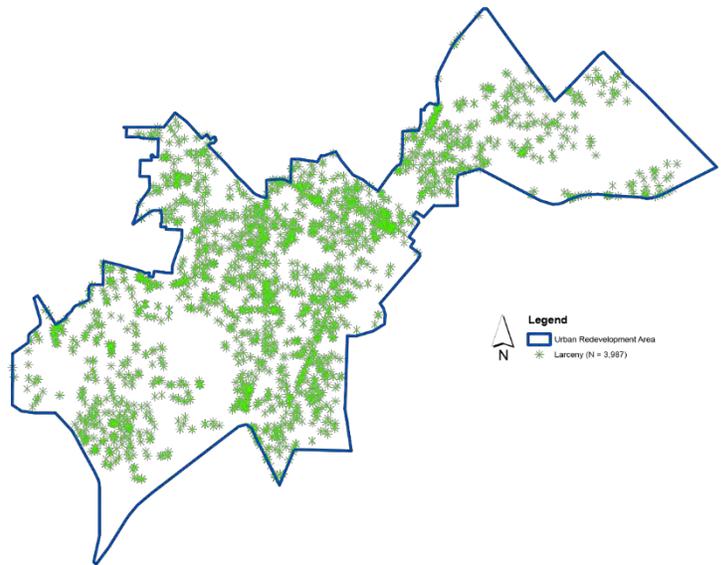


Figure 18: Motor Vehicle Theft

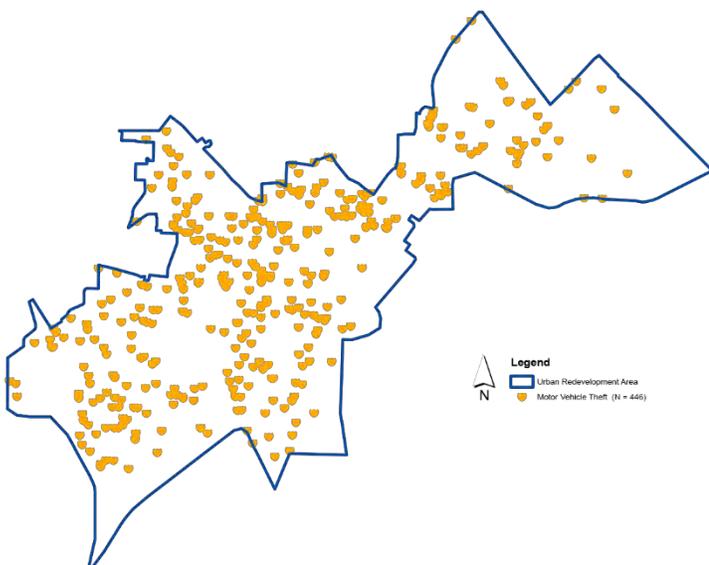
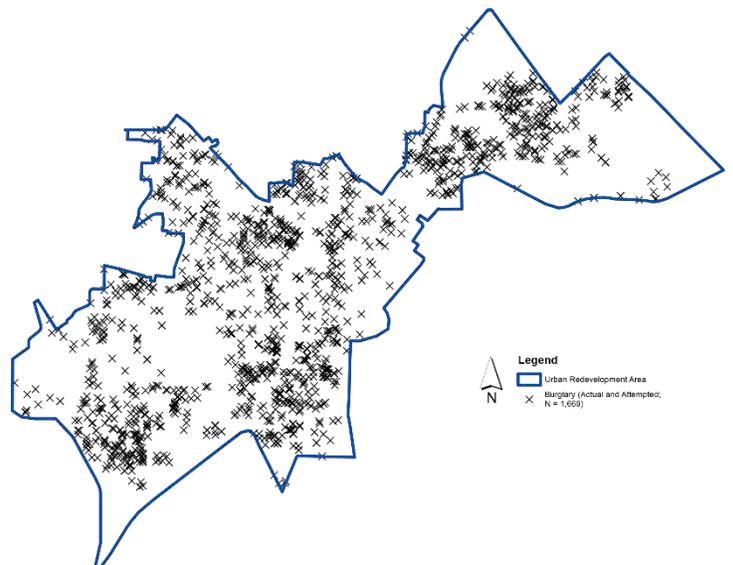


Figure 19: Burglary

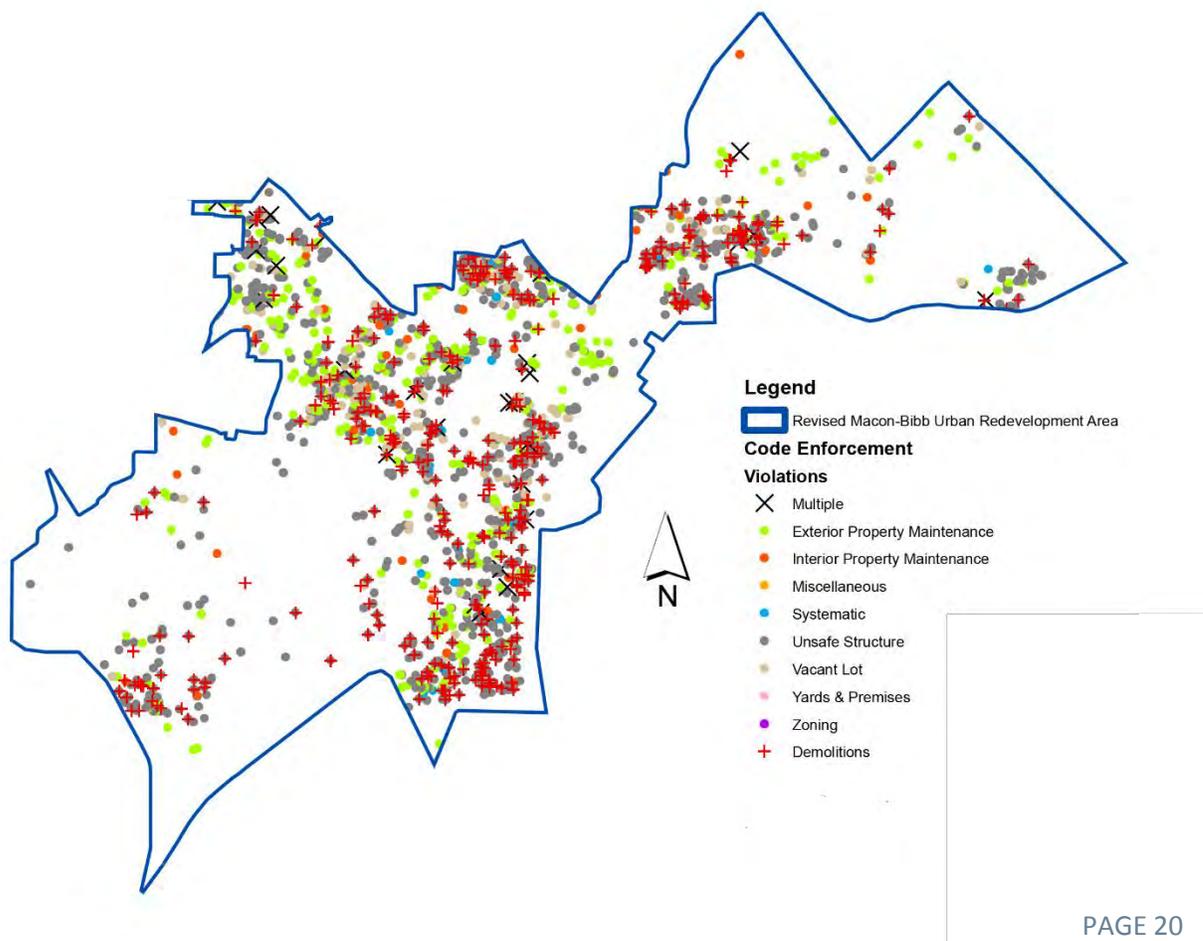


Code Enforcement Violations

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

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

Figure 20: Code Enforcement Violations and Court Ordered Demolition



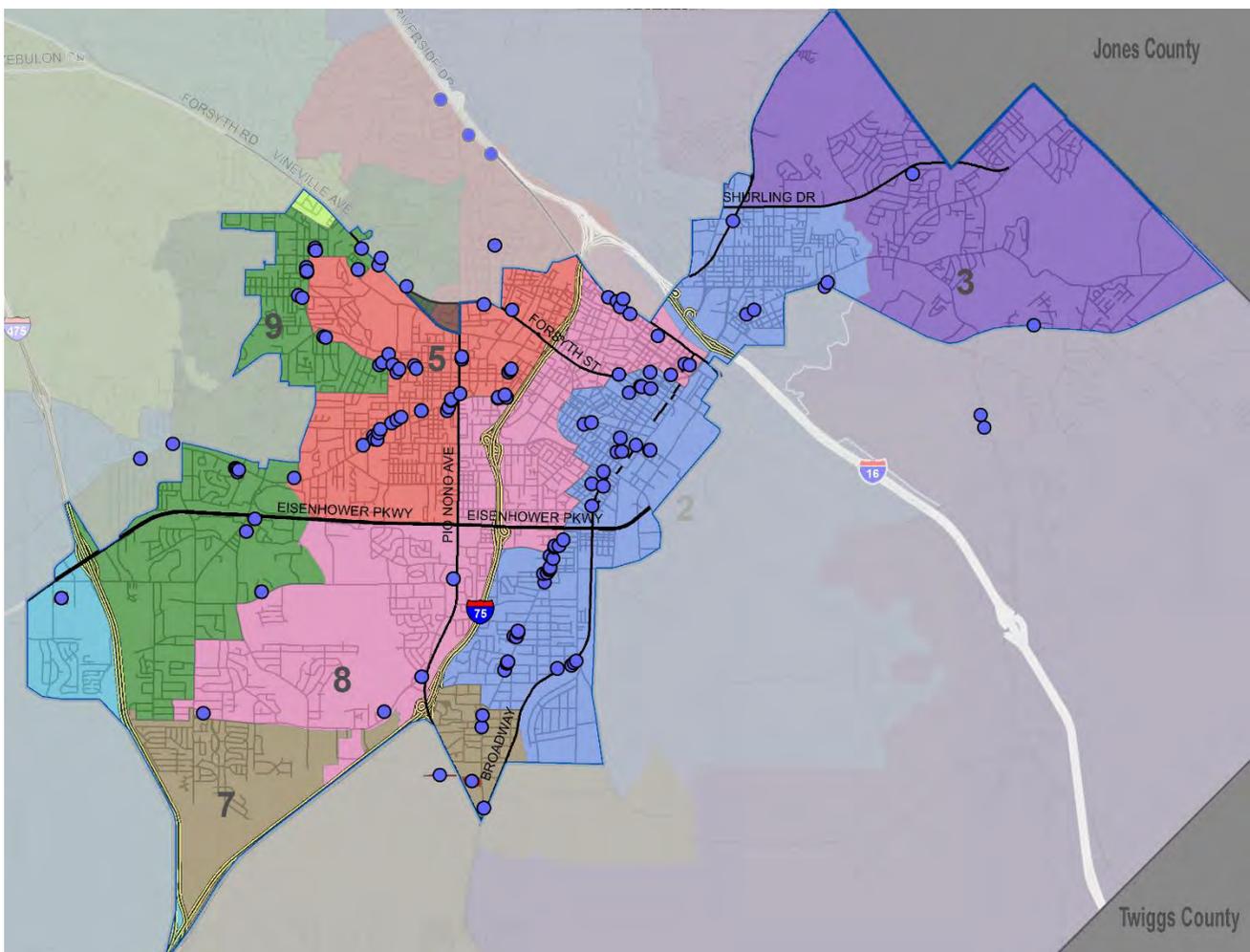
Delinquent Commercial Taxes

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

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

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

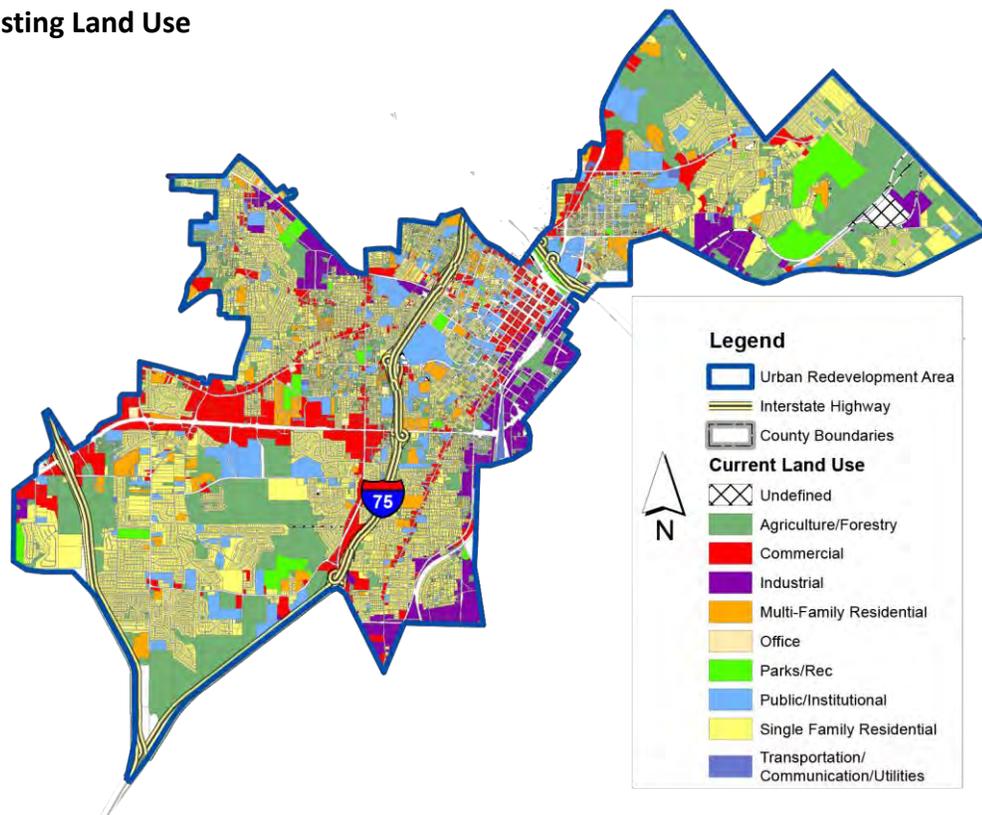
Figure 21: Commercial Properties with Delinquent Property Taxes for Three Years



Existing Land Use

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

Figure 22: Existing Land Use



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

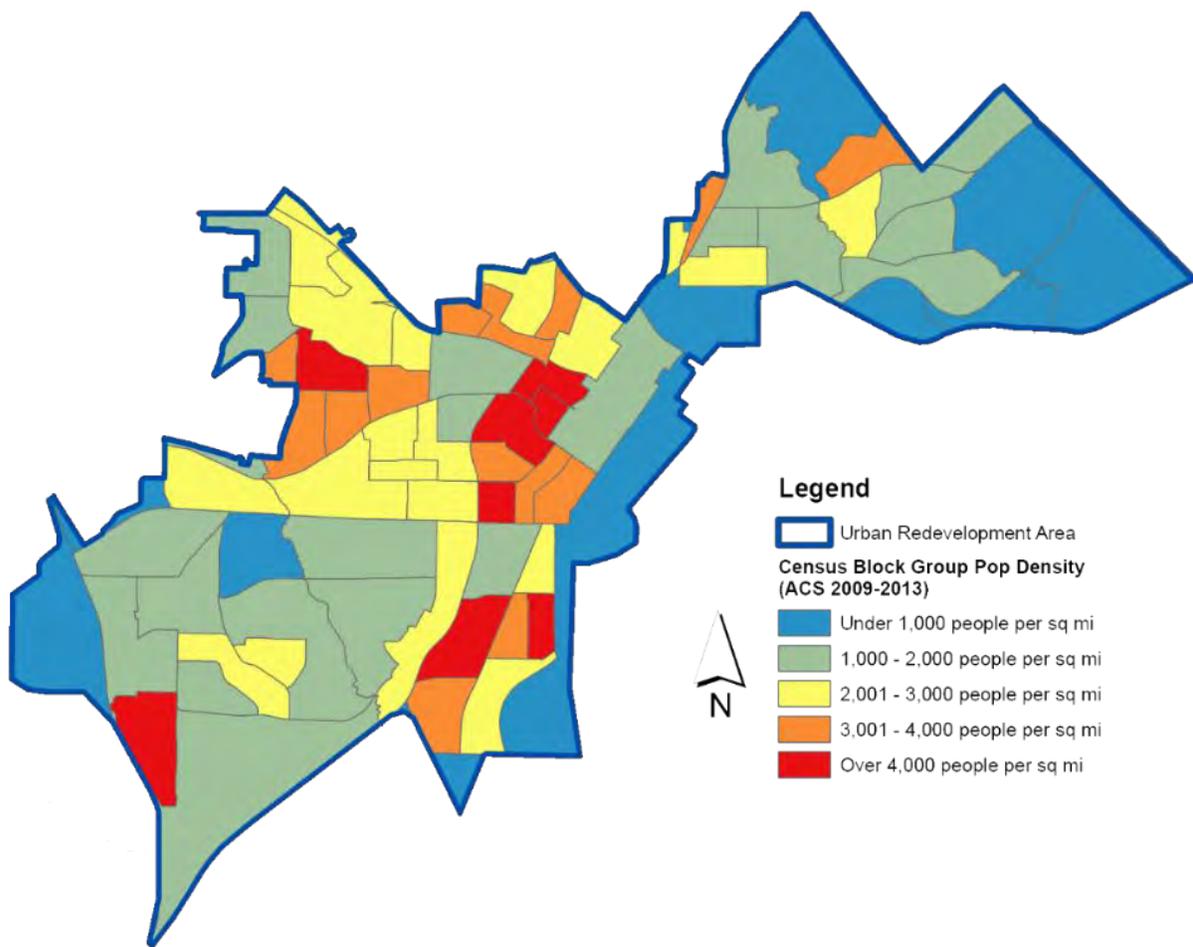
Population Density

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

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

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

Figure 23: Population Density



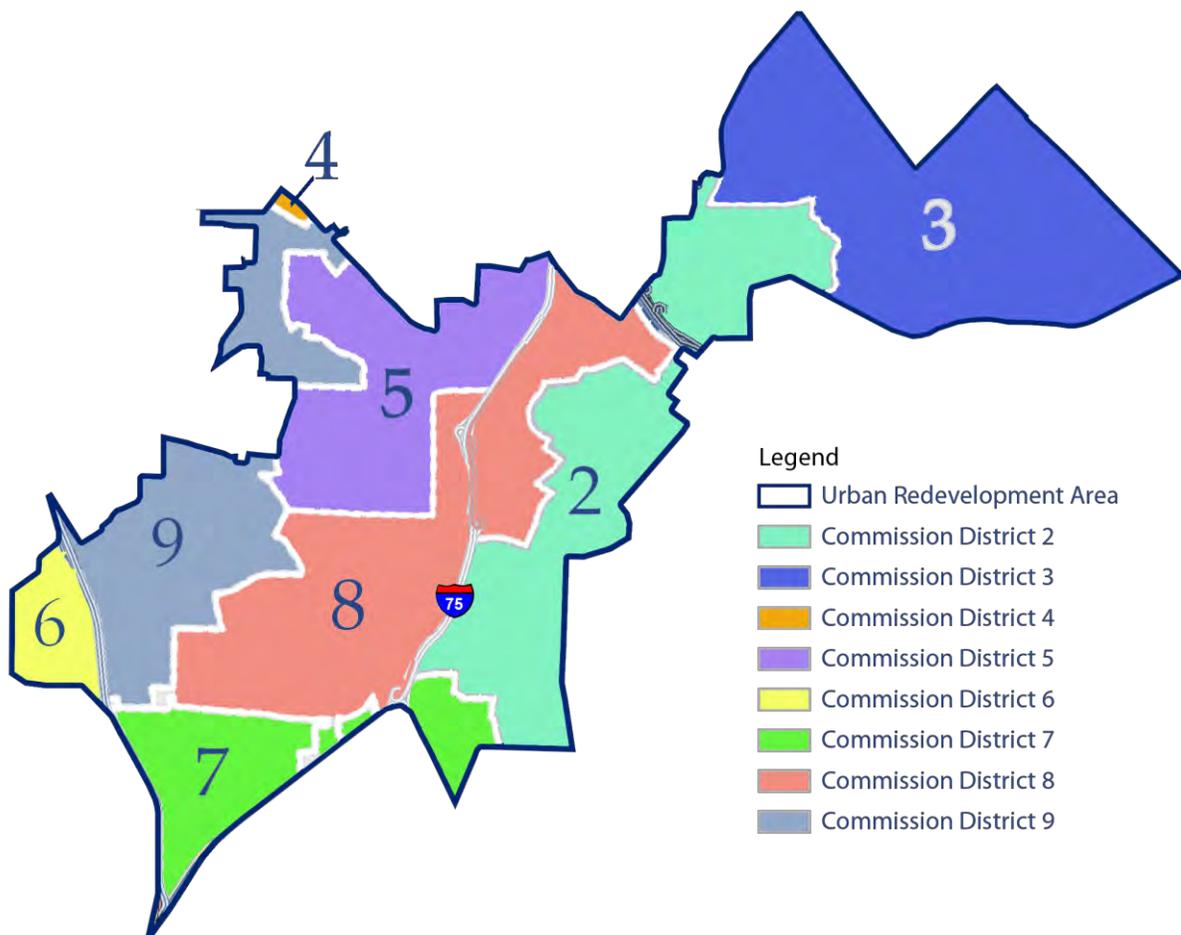
Field Inventory

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

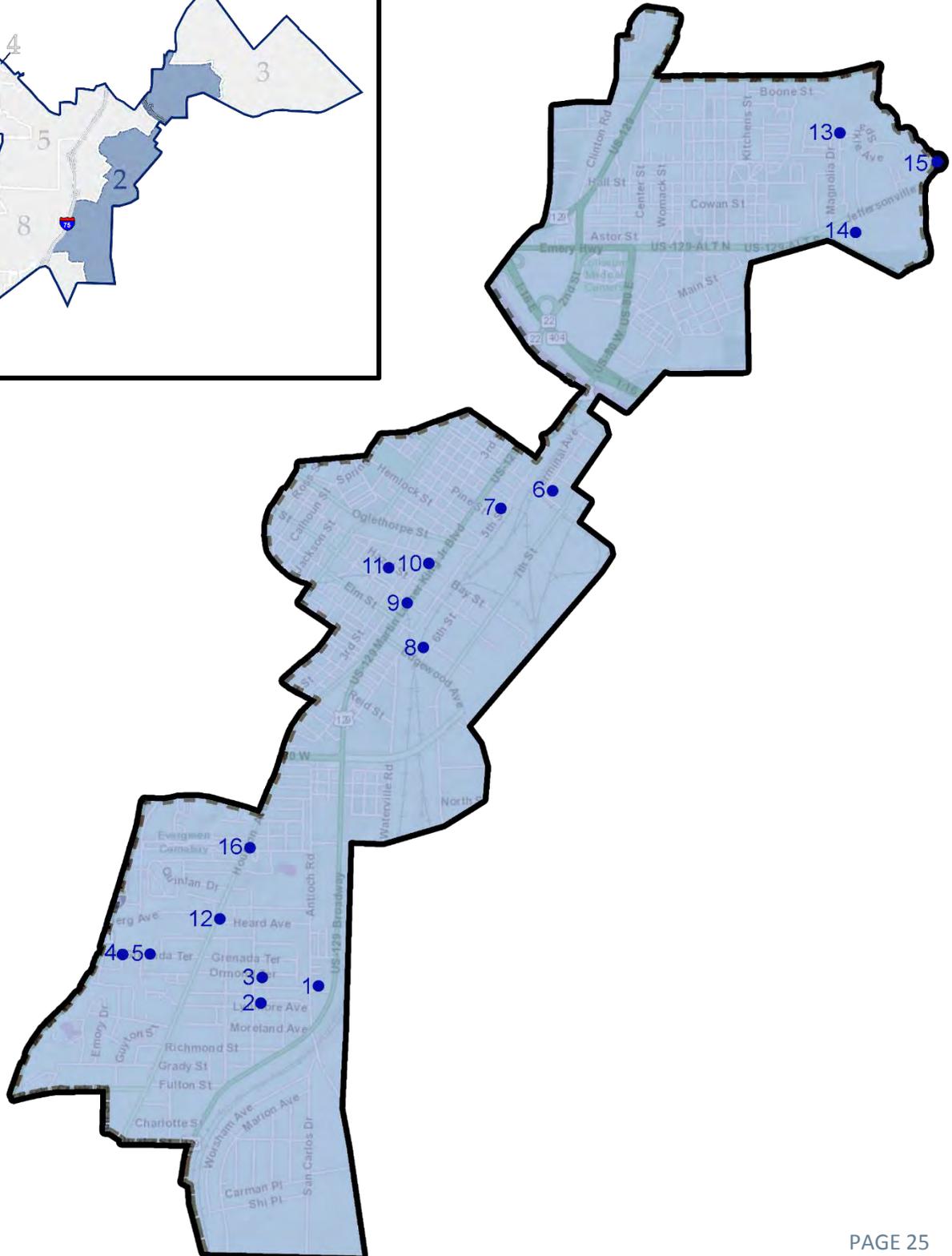
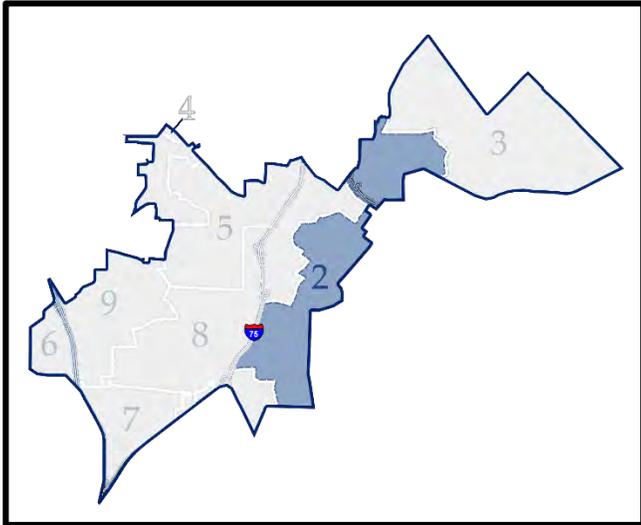
Also, a windshield survey was conducted in order to gain representative samples of structures located within the area. Photographs were taken of representative structures within the Urban Redevelopment Area. These photographs, along with maps and findings from the field inventory, can be seen on the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

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

Figure 24: Commission Districts Within Urban Redevelopment Area



District 2





1. Estaville Avenue



2. Lynmore Avenue



3. Ormond Street



4. West Grenada Terrace



5. West Grenada Terrace



6. Poplar Street



7. 5th Street



8. 6th Street



9. 4th Street



10. Bay Street



11. Hazel Street



12. Houston Avenue



13. Dublin Avenue



14. Emery Highway

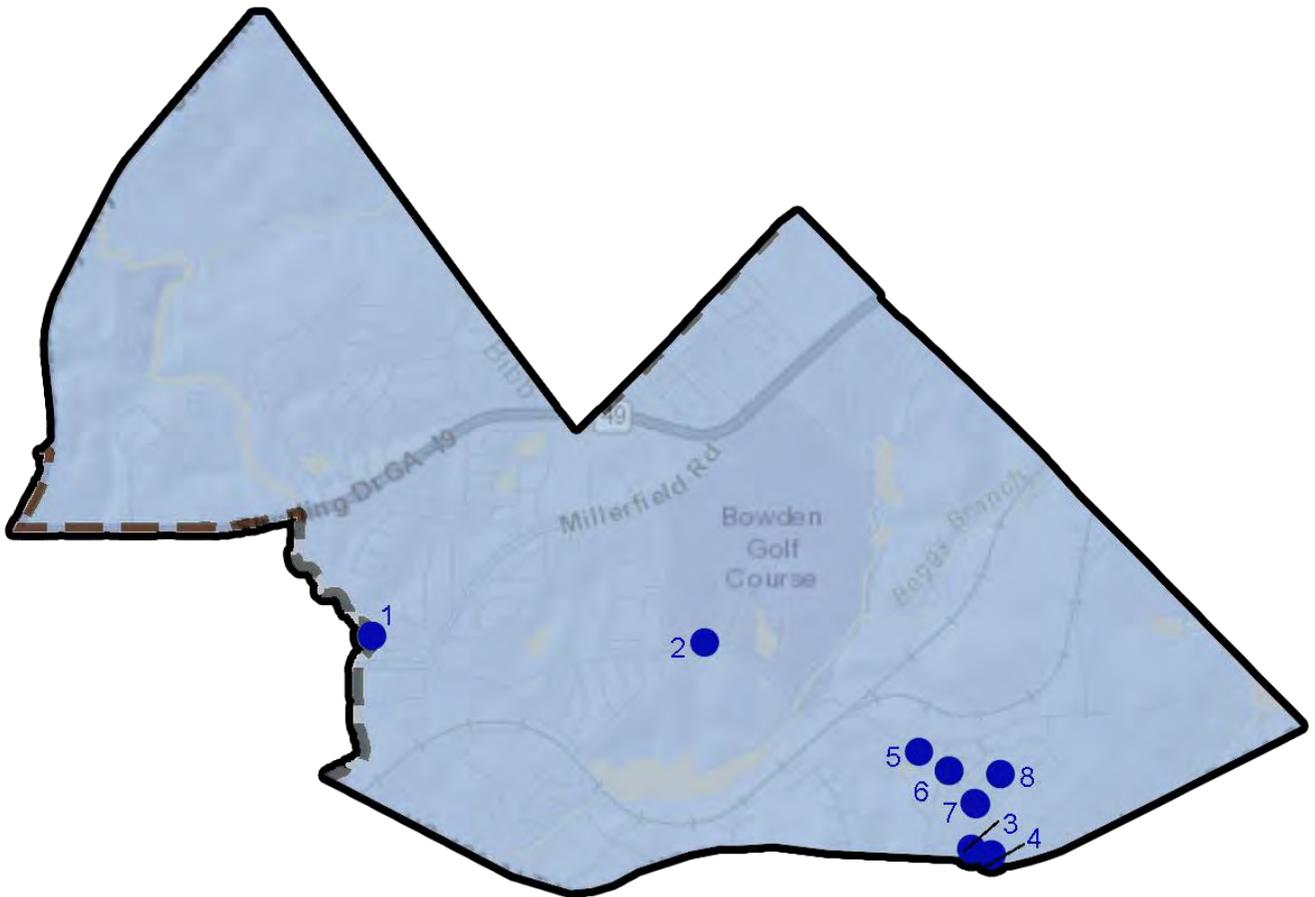
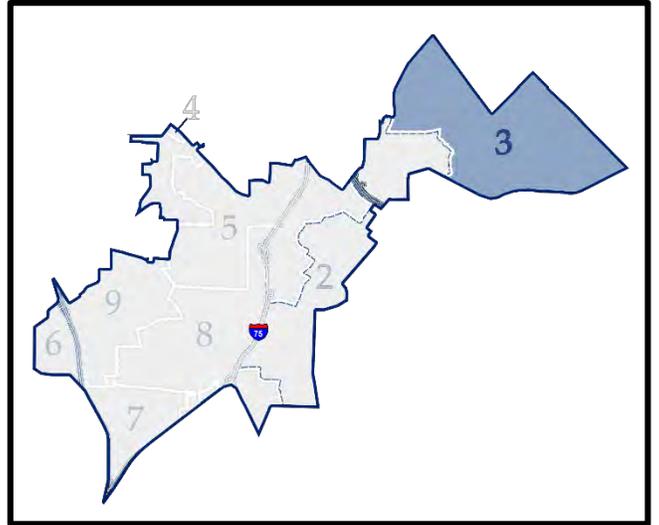


15. Sunnydale Drive



16. Houston Avenue

District 3





1. Jeffersonville Rd



2. Recreation Road



3. Piedmont Circle



4. Piedmont Circle



5. Kings Park Circle



6. Kings Park Circle



7. Kings Park Circle

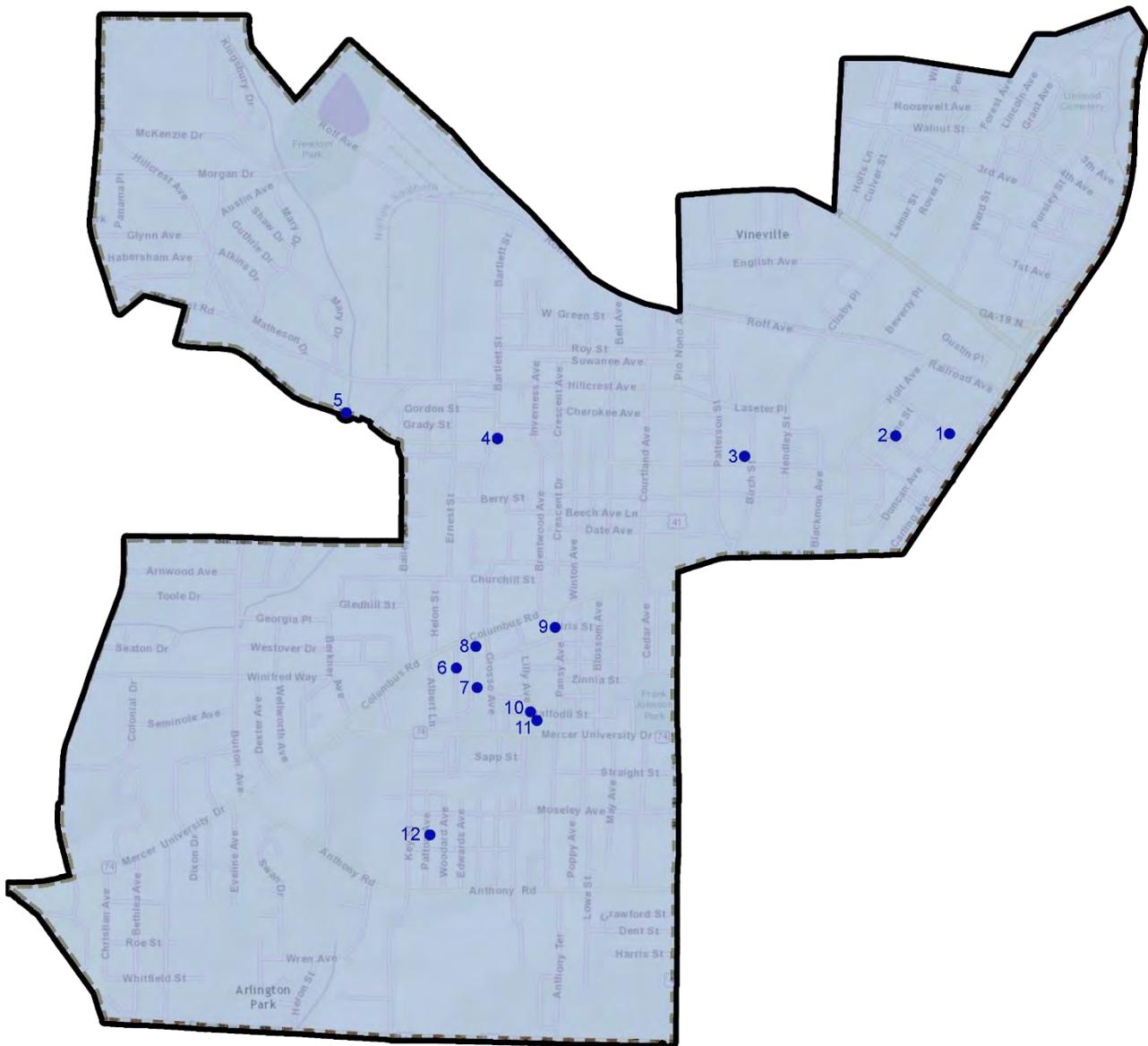
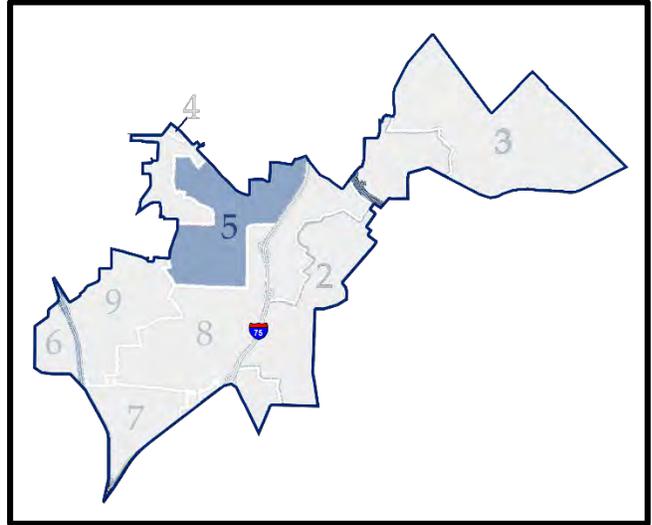


8. Lancing Court

MACONBIBB

Urban Redevelopment Plan

District 5





1. Dannenberg Avenue



2. Lawton Avenue



3. Napier Avenue



4. Bartlett Street



5. Napier Avenue



6. Edwards Avenue



7. Hortman Avenue



8. Columbus Road



9. Pansy Avenue



10. Lilly Avenue

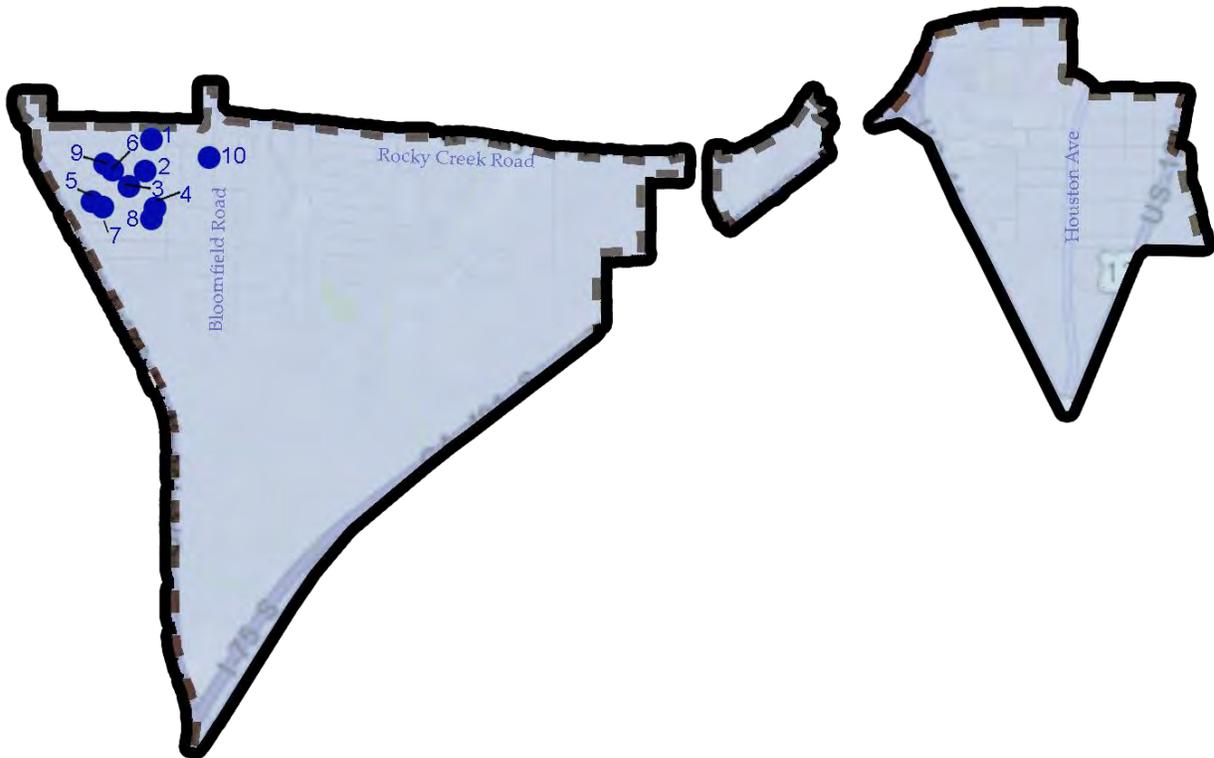
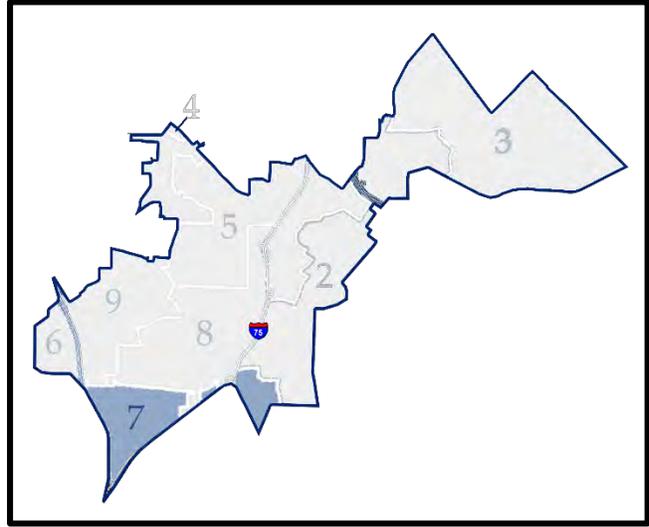


11. Daffodil Street



12. Patton Avenue

District 7





1. Deeb Drive



2. Sterling Place



3. Walmar Drive



4. Village Green Drive



5. Village Green Drive



6. Leone Drive



7. Village Green Drive



8. Chatsworth Court

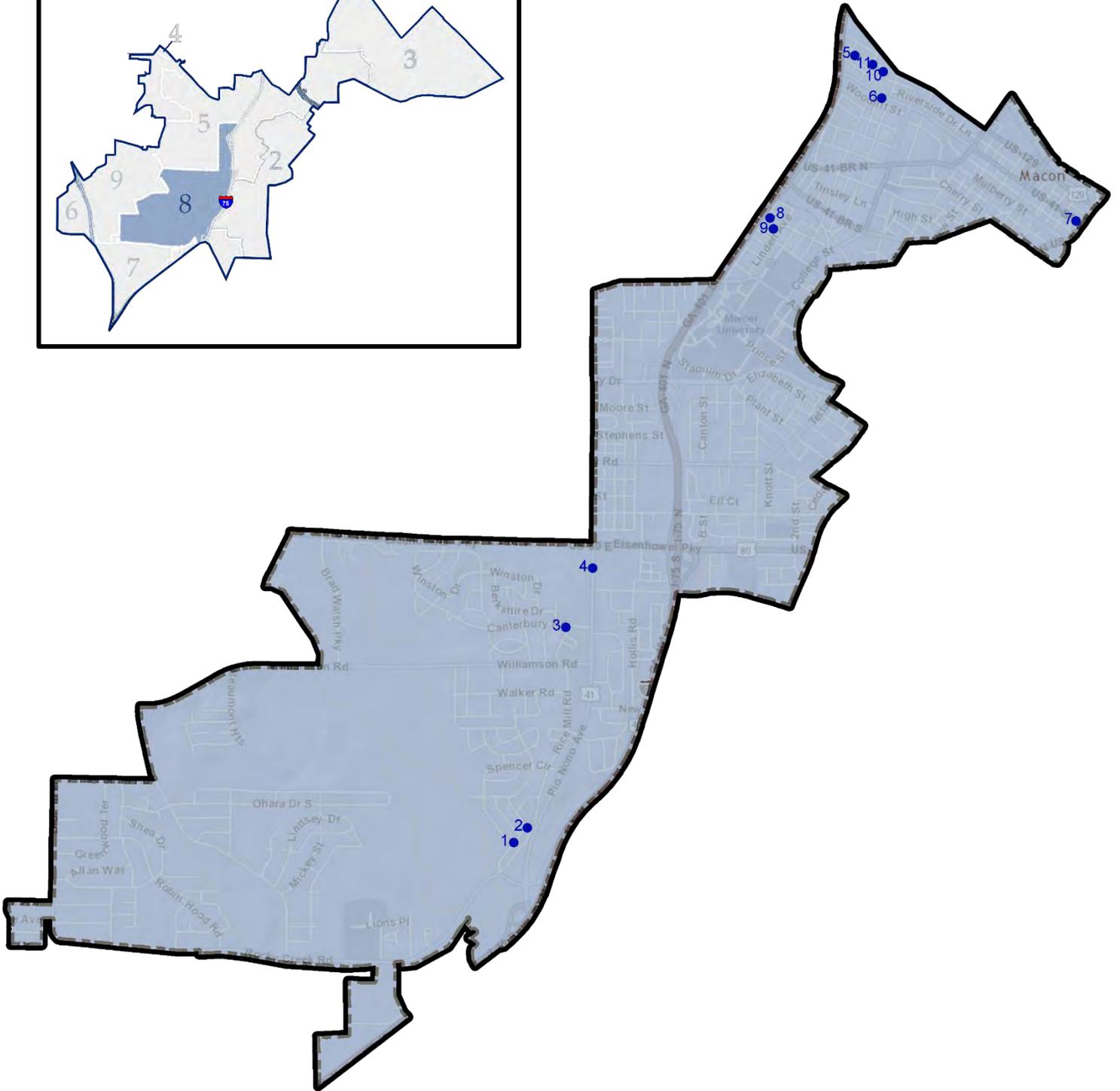
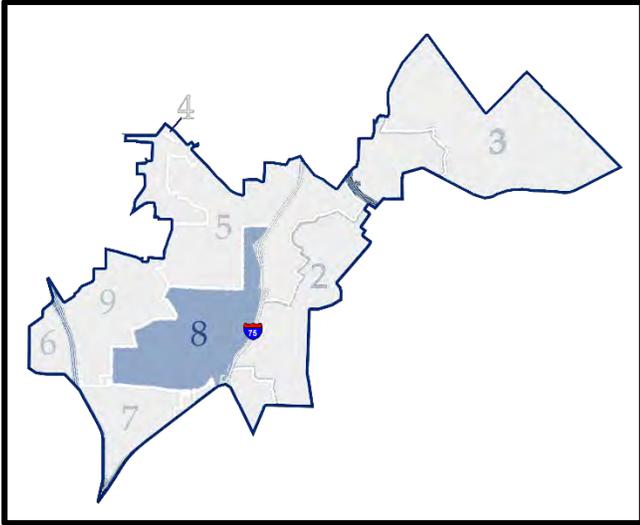


9. Jadan Place



10. Bloomfield Road

District 8





1. St. Charles Place



2. St. Charles Place



3. Rice Mill Road



4. Pio Nono Avenue



5. Schofield Lane



6. Walnut Street



7. Walnut Street



8. Chestnut Street



9. Linden Avenue

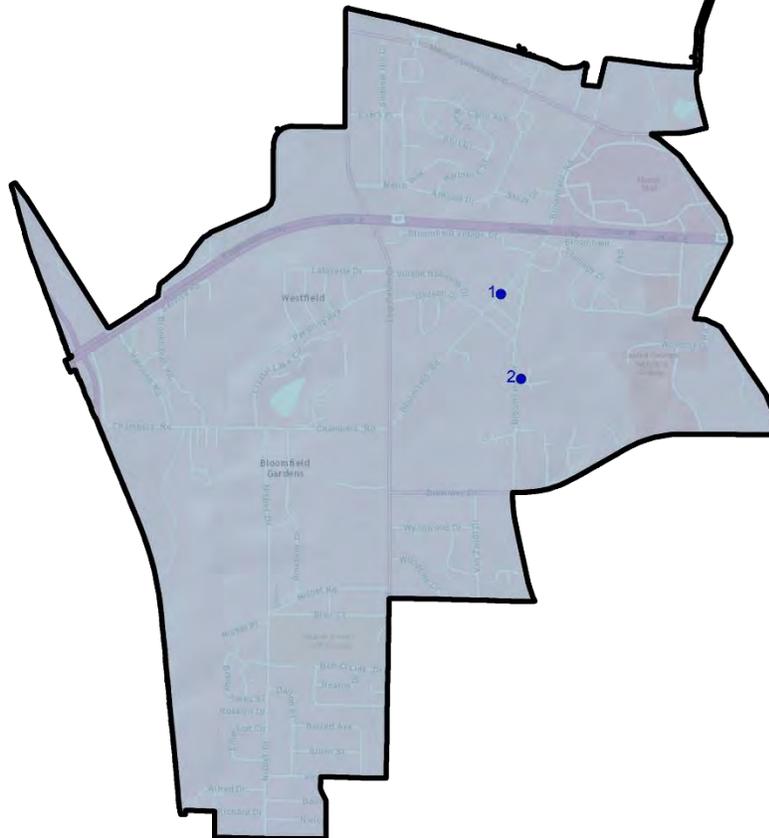
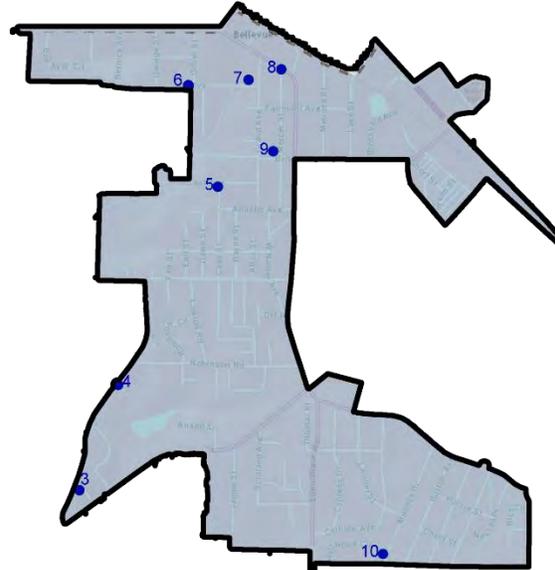
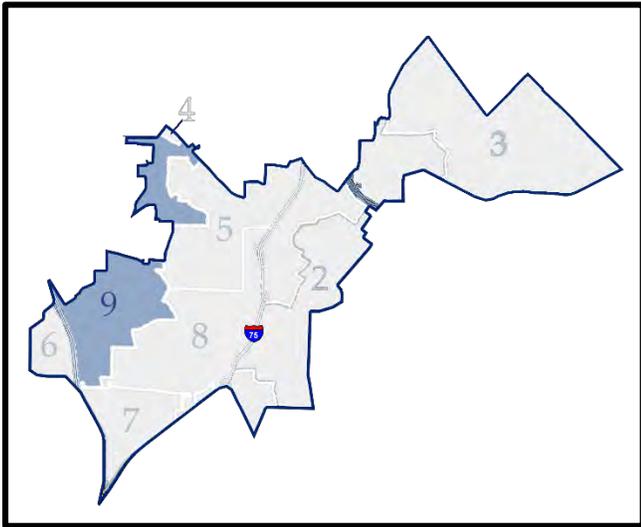


10. Wise Avenue



11. Wise Avenue

District 9





1. West Jackson Street



2. Bloomfield Drive



3. Emily Street



4. Hollingsworth Road



5. Case Street



6. Villa Avenue



7. Villa Avenue



8. Mercer Street



9. Mercer Street



10. Mimosa Drive

Strategies

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

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

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

- Opportunity Zones (OZs)
OZs are designated zones that are within or near 15 % or greater poverty and where an Enterprise Zone or Urban Redevelopment Plan exists. The Opportunity Zone program provides some of the strongest incentive programs available to existing and new businesses. The job tax credit program, or \$3,500 per job created, is available for new or existing businesses that create two or more jobs. This incentive can be taken against the business's Georgia income tax liability and payroll withholding tax and can be claimed up to five years as long as the jobs are maintained. There is no adverse fiscal impact on Macon-Bibb County. Investments in the URA will support and encourage the county's growth and transformation. This tool may be layered with BIDs, CIDs, TADs, or Enterprise Zones. **Macon-Bibb County currently has several approved Opportunity Zones. These zones, created in 2011 and 2012, will expire in 2021 and 2022. These zones are all located within the former City of Macon boundaries.**
- Business Improvement Districts (BIDs)
BIDs are special districts in which property owners agree to be taxed at a higher rate than the rest of the community in order to pay for expanded services that are not already being provided to the city as a whole. BID funds must be used for: advertising, promotion, sanitation, security, or business recruitment and retention. This tool may be layered with OZs. **Macon-Bibb County currently has one Business Improvement District located along Eisenhower Parkway.**

- **Community Improvement Districts (CIDs)**

CIDs are special districts where property owners agree to a self-imposed tax to be used for improving the district. CIDs are a good way to leverage state and federal tax dollars for roads and other major infrastructure. Through a CID, a special taxing district is created to pay for exceptional infrastructure needs such as: street/road construction and maintenance, parks and recreation facilities, storm water and sewage collection and disposal systems, water development, storage, treatment, purification and distribution facilities, public transportation, terminal and dock facilities, and parking facilities. This tool may be layered with OZs.
- **Enterprise Zones**

Enterprise Zones are intended to improve geographic areas within cities and counties suffering from disinvestment, underdevelopment, and economic decline, by encouraging private businesses to reinvest and rehabilitate such areas. These are locally managed and designated districts where property taxes are abated for a period of five years then are gradually increased over the subsequent five years. They must meet at least three of the five following criteria: pervasive poverty; unemployment rate at least 10% higher than state or significant job dislocation; underdevelopment; general distress; and adverse conditions; and general blight. This tool may also provide a property reduction in occupation taxes, regulatory fees, building inspection fees, and other fees. This tool may be layered with OZs.
- **Tax Allocation Districts (TADs)**

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

Macon-Bibb County currently has several Tax Allocation Districts. The following were established in 2010: Renaissance on the River TAD, Bibb Mill Center TAD, and Second Street TAD. The Second Street TAD was expanded in 2012.

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

The Land Bank Authority is able to:

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

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

The blight consultant will:

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

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

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

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

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

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

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

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

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

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

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

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

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

Projects Anticipated to be Undertaken 2016-2017				
Project Number	Title	Number of Structures	Estimated Cost	Funding Source
1	Owls Rehabilitation Project	8	\$411,820	District 2 Blight Bonds Rehabilitation Blight RLF
2	SMART Community Lynmore Ave	10	\$144,248	District 2 Blight Bonds Donations/Grants
3	Mill Hill Art Village Community Art Center	1	\$813,654	District 1 Blight Bonds District 2 Blight Bonds District 3 Blight Bonds District 4 Blight Bonds District 6 Blight Bonds District 9 Blight Bonds
4	Lynmore Estate Phase I Redevelopment	17	\$222,870	District 2 Blight Bonds District 4 Blight Bonds
5	Kings Park Playground and Hart Community Center	17	\$264,640	District 3 Blight Bonds
6	Hunt School Senior Housing Support	14	\$171,232	District 3 Blight Bonds
7	Jeffersonville Road Blight Removal	18	\$371,832	District 3 Blight Bonds
8	Mattie Hubbard Jones Park Enhancement	19	\$206,868	District 5 Blight Bonds
9	Unionville Street Connection	5	\$314,084	District 5 Blight Bonds
10	Third Avenue Stabilization (Pleasant Hill)	8	\$184,312	District 5 Blight Bonds
11	Culver Street Commons (Pleasant Hill)	22	\$133,508	District 1 Blight Bonds District 4 Blight Bonds Donations
12	Emily Street	2	\$37,320	District 9 Blight Bonds
13	West Bond Street Stabilization	11	\$149,908	District 9 Blight Bonds
14	Central South/Tindall Height Project	38	\$710,018	District 8 Blight Bonds
15	Village Green Stabilization Project	40	\$708,224	District 7 Blight Bonds

Redevelopment Authority Agency

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

Plan to Leverage Private Investment

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

Covenants and Restrictions

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

Parcels to Be Acquired

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

Structures to be Demolished or Rehabilitated

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

Relocation of Residents of Demolished Properties

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

Conclusion

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

¹ 2009-2013 American Community Survey 5-year population estimates

Appendix A: Definitions

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

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

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

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

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

'County' means any county in this state.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix B: Finding of Necessity/Resolution Adopting Plan

SPONSOR: MAYOR ROBERT A.B. REICHERT

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

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

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

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

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

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

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

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

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

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

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

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

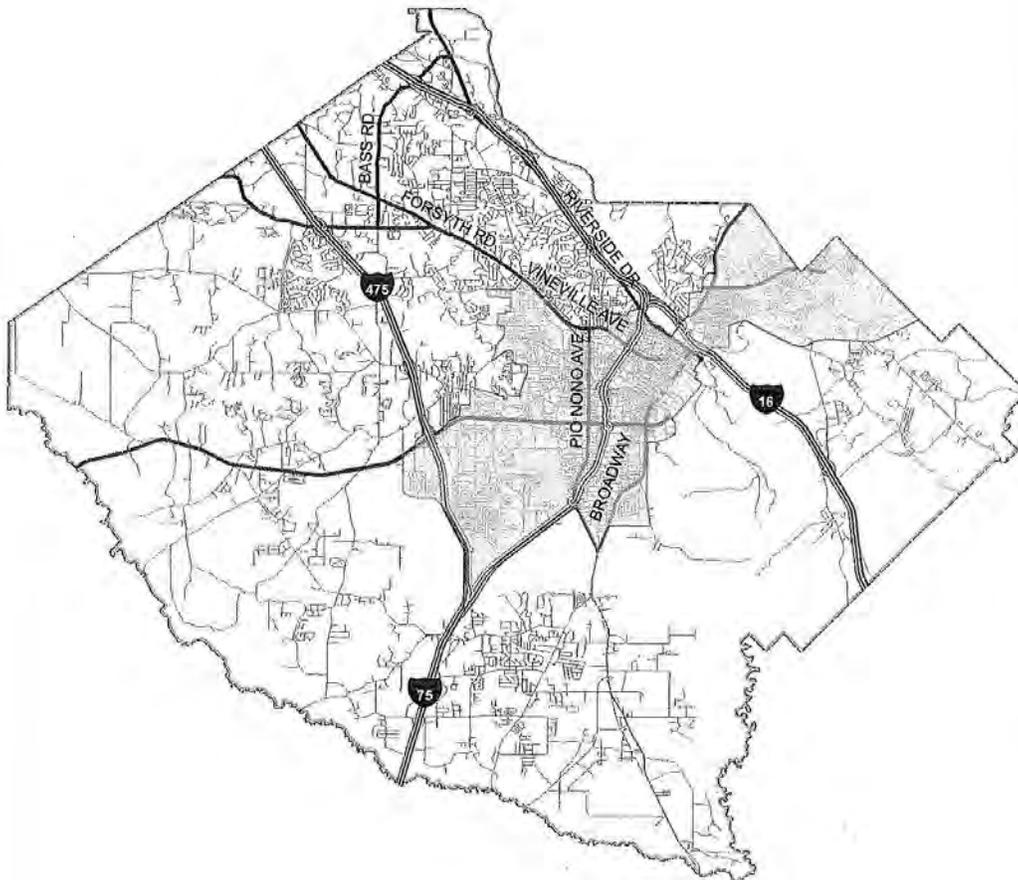
BE IT FURTHER RESOLVED that Macon-Bibb County shall retain its urban redevelopment project powers, as described in O.C.G.A. §36-61-17, to act as the implementing agency of the above Urban Redevelopment Plan. This Resolution shall become effective immediately upon its approval by the Mayor or upon its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

APPROVED AND ADOPTED this 19 day of April, 2016.

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

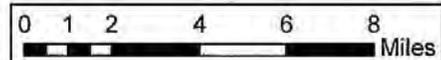
Attest: Janice S. Ross
JANICE S. ROSS, CLERK OF COMMISSION

Macon-Bibb County 2016 Urban Redevelopment Area



Legend

- Urban Redevelopment Area
- Interstate Highway
- County Boundaries



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



SPONSORED BY Robert A.B. Reichert
 Mayor Robert A.B. Reichert

COMMITTEE REPORT

	Yes	No

ACTION TAKEN AND DATE:

RECOMMEND: Approved
 (pre-commission meeting)
(Approved/Disapproved/Approved as Amended)
April 19, 2016
Date

APPROVED AS TO FORM FOR COUNTY ATTORNEY BY
Crystal Jones
 Crystal Jones
 Assistant County Attorney

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

Referred to the Committee on _____
 Date: _____

REPORT

Rendered Approved
 and April 19, 2016

VOTE

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

Appendix C: Public Hearing Documentation

MACONBIBB

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8 APRIL
2016

Urban Redevelopment Plan public hearing

[Chris Floore](#)

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

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

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

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

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



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

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

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

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

1:00 P.M.
LARGE CONFERENCE ROOM
WORK SESSION

2:00 P.M.
COMMISSION CHAMBERS
PUBLIC HEARING FOR THE URBAN REDEVELOPMENT PLAN



For Immediate Release
March 14, 2016

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

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

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

*
* *

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

Agenda

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

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

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

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

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

Appendix D: Consolidated Tax Digest Summaries 2011-2015

 Department of Revenue									
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GEORGIA DEPARTMENT OF REVENUE Local Government Services Division County Digest Section					2011 TAX DIGEST CONSOLIDATED SUMMARY				
County: BIBB County #: 011 Tax District: STATE									
Dist #: 01 Assessment %: 040 Tot Parcels: 264567									
RESIDENTIAL				UTILITY					
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value		
R1	49,385		1,781,929,537	U1					
R3	54,911	3,999	417,186,542	U2	49		125,828,305		
R4	4,573	5,464	66,998,296	U3	4		408,180		
R5	124	6,727	8,980,238	U4	1		9,250		
R6	1		1,208	U5	3		564,280		
R7				U7					
R9				U9					
RA	1		18,354	UA	2		4,560,801		
RB	4,914		6,239,040	UB					
RF	1		3,203	UF					
RI				UZ					
RZ				EXEMPT PROPERTY					
RESIDENTIAL TRANSITIONAL				Code	Count	40% Value			
Code	Count	Acres	40% Value	E0					
T1				E1	1,561	319,492,174			
T3				E2	865	59,462,829			
T4				E3	91	7,235,260			
HISTORIC				E4	83	7,725,935			
Code	Count	Acres	40% Value	E5	44	17,005,648			
H1	104		9,885,299	E6	105	16,275,663			
H3	100		1,848,880	E7	24	3,074,831			
AGRICULTURAL				E8					
Code	Count	Acres	40% Value	E9	178	50,875,331			
A1	515		29,796,111	TOTAL					
A3	48	54	939,352	2,951 481,147,671					
A4	588	3,620	14,086,974	HOMESTEAD AND PROPERTY EXEMPTIONS					
A5	299	19,467	21,280,042	Code	Count	M&O Bond			
A6	245		1,913,103	S1	22,951	45,902,736			
A7				SC	1,610	105,688,853			
A9				S2					
AA				S3	296	592,000			
AB				S4	5,459	206,420,779			
AF				S5	181	7,147,678			
AI				SD	6	576,587			
AZ				SS	2	72,230			
PREFERENTIAL				SE					
Code	Count	Acres	40% Value	SG	2	55,961			
P3				S6					
P4	1	17	3,402	S7					
P5	5	551	149,161	S8					
P6				S9					
P7				SF	107	86,807,823			
P9				SA	6	38,142			
CONSERVATION USE				SB					

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

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

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

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

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

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

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

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

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

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GEORGIA DEPARTMENT OF REVENUE Local Government Services Division County Digest Section	2014 TAX DIGEST CONSOLIDATED SUMMARY
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County: BIBB County #: 011 Tax District: STATE

Dist #: 01 Assessment %: 040 Tot Parcels: 66208

RESIDENTIAL				UTILITY			
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value
R1	70,004		1,653,689,641	U1	0		0
R3	54,761	23,192.05	365,800,276	U2	50	0	134,984,553
R4	4,503	15,096.7	63,748,464	U3	5	0.01	510,508
R5	116	7,126.13	6,611,216	U4	1	0	9,250
R6	385		228,102	U5	2	0	564,280
R7	0	0	0	U7	0	0	0
R9	0	0	0	U9	0	0	0
RA	17		4,320,196	UA	3		8,985,404
RB	609		2,238,098	UB	0		0
RF	1		11,267	UF	0		0
RI	0		0	UZ	0		0
RZ	0		0				
RESIDENTIAL TRANSITIONAL				EXEMPT PROPERTY			
Code	Count	Acres	40% Value	Code	Count	40% Value	
T1	0		0	E0	153	5,438,422	
T3	0	0	0	E1	3,159	520,522,956	
T4	0	0	0	E2	1,815	138,764,845	
HISTORIC				E3	229	13,095,083	
Code	Count	Acres	40% Value	E4	95	7,400,462	
H1	137		8,075,174	E5	74	44,707,768	
H3	96	20.9	1,337,309	E6	331	93,172,140	
AGRICULTURAL				E7	0	0	
Code	Count	Acres	40% Value	E8	1	33,514	
A1	718		30,273,016	E9	223	50,163,883	
A3	55	114.39	987,795				
A4	617	5,711.29	13,536,935	TOTAL	6,080	873,299,073	
A5	299	23,539.58	17,694,699	HOMESTEAD AND PROPERTY EXEMPTIONS			
A6	619		1,903,733	Code	Count	M&O	Bond
A7	0	0	0	S1	20,629	41,252,948	0
A9	0	0	0	SC	1,389	88,732,616	0
AA	0	0	0	S2	0	0	0
AB	0	0	0	S3	404	807,200	0
AF	0	0	0	S4	4,930	182,574,898	0
AI	0	0	0	S5	128	5,754,686	0
AZ	0	0	0	SD	91	4,726,934	0
PREFERENTIAL				SS	2	83,845	0
Code	Count	Acres	40% Value	SE	1	83,714	0
P3	0	0	0	SG	3	121,733	0
P4	1	17	3,402	S6	0	0	0
P5	1	246.67	46,374	S7	0	0	0
P6	0	0	0	S8	0	0	0
P7	0	0	0	S9	0	0	0
P9	0	0	0	SF	107	114,795,281	0
CONSERVATION USE				SA	2	12,444	0
				SB	0	0	0

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

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

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

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

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

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Appendix E: Media Coverage

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

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

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

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

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

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

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

Share:

Redevelopment plan takes on quality of life in Macon

Redevelopment plan takes on quality of life in Macon

Macon-Bibb Urban Redevelopment Plan recently updated

Plan outlines strategies to deal with issues plaguing Macon

Commercial, residential blight also to be tackled

By Stanley Dunlap

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

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

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

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

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

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

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

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

Redevelopment plan takes on quality of life in Macon

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

ADVERTISING

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

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

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

Those figures are likely underrepresented, she said.

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

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

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

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

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

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

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

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

Redevelopment plan takes on quality of life in Macon

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

Appendix F: Technical Assistance Request Letter



ROBERT A. B. REICHERT
MAYOR

OFFICE OF THE MAYOR

Macon-Bibb County

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

July 7, 2014

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

Re: Local Assistance Request

Dear Mr. Nix:

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

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

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

Yours truly,

Robert A. B. Reichert
Mayor

RABR/ns