Tuesday, April 22, 2014

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

COMMITTEE MEMBERS
Commissioner Schlesinger - Chair
Commissioner Tillman - Vice Chair
Commissioner Lucas
Commissioner DeFoer
Commissioner Watkins
Julie Moore - Staff Contact

1. Approval of Minutes

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<tr>
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<th>A. Approval of Minutes from meeting on April 8, 2014</th>
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File Attachments
4-8-2014.pdf (14 KB)

2. Eisenhower Community Improvement District

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3. John Drew Tennis Center

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4. Senior Citizens Center

| Subject | A. Discussion of the Need for a New or Renovated Building for Senior Citizens |
5. Amending the Code To Provide for the Sale of Growlers

Subject: A. An Ordinance Amending Article V of Chapter 4 to Add Provisions Applicable to the Sale of Growlers

Meeting: Apr 22, 2014 - ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

Category: 5. Amending the Code To Provide for the Sale of Growlers

Access: Public

File Attachments
4-22-2014 - Adding Provisions Pertaining to Sale of Growlers.pdf (146 KB)

6. Continued Participation in the Heartbeat Incentive Program

Subject: A. A Resolution Approving Continued Participation in the "Heartbeat Incentive Program" Whereby Mixed Use Developments May Be Granted Reduced or Eliminated Property Taxes

Meeting: Apr 22, 2014 - ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

Category: 6. Continued Participation in the Heartbeat Incentive Program

Access: Public

File Attachments
4-22-2014 - Heartbeat Incentive Program - Urban Development Authority.pdf (142 KB)
ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

MINUTES

April 8, 2014

The Economic and Community Development Committee was called to order at 10:10 a.m. by Committee Chairman Schlesinger.

COMMITTEE MEMBERS PRESENT:
Commissioner Larry Schlesinger
Commissioner Ed DeFore
Commissioner Elaine Lucas
Commissioner Virgil Watkins
Commissioner Al Tillman

OTHERS PRESENT:
Mayor Robert A. B. Reichert
Mayor Pro Tem Bert Bivins
Commissioner Gary Bechtel
Commissioner Mallory Jones
Commissioner Scotty Shepherd
Dale Walker, County Manager
Charles Coney, Asst. County Manager
Shay Moreland -- Senior Citizens Center
Chris Floore, Assistant to the County Manager
Julie Moore, Assistant to the County Manager
Judd Drake, County Attorney
Sheila Thurmond, Clerk of the Commission
Jean Howard, Asst. Clerk of the Commission
Crystal Jones, Asst. County Attorney
Ben Hubbard -- Director of Human Resources
Asst. Chief Shane Edwards -- Fire Department
Lt. Demetrius Ellison -- Fire Department
J. T. Collins -- Sheriff’s Department
Doc Dougherty -- Director of Recreation
Carl Hodge -- John Drew Tennis Center
Colonel Mike Carswell
Jamie Gaudet -- Public Affairs
Justin Crum -- Public Affairs
Trae McComb -- Public Affairs

VISITORS/GUESTS:
Mark Stevens
Theron Ussery
Adah Roberts
Laura Perkins -- ACE
Esterine Stokes -- ACE
Thomas Gaither -- ACE
Merrett Johnson
Cathy Nelson
Bill McLees

1. Approval of Minutes from meeting on March 25, 2014

ACTION:
On motion of Commissioner Tillman, seconded by Commissioner Watkins and carried unanimously with Commissioners Schlesinger, Lucas, and DeFore voting in the affirmative, the minutes of March 25, 2014 were approved.

2. Informational Items

A. Academy for Classical Education Presentation
Committee Chairman Schlesinger introduced Thomas Gaither of Academy for Classical Education (ACE) a Macon-Bibb County Charter School with grades K-12 that will be opening in August 2014. Accompanying Mr. Gaither was Laura Perkins, a former Bibb County Schools principal, and Esterine Stokes, ACE Founders. Mr. Gaither gave a presentation highlighting the goals and objectives of the Academy. He stated a lottery system was used to choose 750 students out of an applicant pool of 1300. Also, there are an additional 500 applicants on the waiting list. They will have a faculty of 39 which were chosen from a field of 600 applicants. The school will be part of the Georgia School system. Commissioner Watkins asked about the racial make-up of the student body. This information was not available as it was not asked of applicants. Mr. Gaither further stated students from throughout the Bibb school district and were selected from both public and private schools.

B. Macon Charter Academy Presentation

Committee Chairman Schlesinger introduced Monya Rutland of Macon Charter Academy and a lead proponent in the collaborative effort for charter schools. Students graduating from Macon Charter Academy will feed into Central High School, which has an International Baccalaureate program. Macon Charter Academy also plans to open in August 2014. The school will begin with 600 students in grades K-8. Ms. Rutland stated an additional grade will be added each year, eventually, offering grades K-12.

C. Eisenhower Community Improvement District Update

Mark Stevens representing the Eisenhower Community Improvement District had to leave, but left a hand-out for the Commissioners to review.

D. Senior Citizens Center – Current Programs and Plans for the Future

Shay Moreland, Senior Center Supervisor, along with Doc Dougherty gave an overview of programs and activities presently available for seniors such as, crocheting, quilting, and scarf making to provide to U.S. Troops. There is the Band of Angels Choir who performs at various community events. Several Commissioners suggested various locations available to move the Senior Center to allow additional space and centralizing activities to benefit all seniors throughout Macon-Bibb County. Commissioner Lucas stated several seniors had indicated to her they wanted a new and/or very modern facility and not a cast-off.

Commissioner Lucas stated she would endorse a resolution for a new or renovated building for seniors with specifics on what it should look like. She requested that the matter be brought back at the next meeting for a more in-depth discussion.

3. **John Drew Tennis Center**

A. Building Design Presentation by Bill McLees

Mr. McLees presented a visual presentation with a rendering of the new two-story John Drew Tennis Center and other improvements to be made using SPLOST funds allocated for recreation. Mr. McLees further stated much of the present structures would be incorporated into the new facility. The tennis center is managed by the Macon Tennis Association. They are responsible for bringing many tennis tournaments to the center and creating an economic boom for the County.

Commissioner Lucas requested that information on MTA fees and economic impact be discussed at the next meeting.
4. Georgia Emergency Management Agency Grants

A. A Resolution for GEMA Grant for manuals, equipment and supplies in the amount of $4,055.

**ACTION:**

*On motion of Commissioner Watkins, seconded by Commissioner Tillman and carried unanimously with Commissioners Schlesinger, Lucas, and DeFore voting in the affirmative, the resolution for the GEMA Grant noted above was approved.*

A. A Resolution for GEMA Grant for Law Enforcement Response Vehicle in the amount of $52,240.

**ACTION:**

*On motion of Commissioner Watkins, seconded by Commissioner Tillman and carried unanimously with Commissioners Schlesinger, Lucas, and DeFore voting in the affirmative, the resolution for the GEMA noted above was approved.*

B. A Resolution for GEMA Grant for K-9 unit Goods and Services in the amount of $3,000

**ACTION:**

*On motion of Commissioner Watkins, seconded by Commissioner Tillman and carried unanimously with Commissioners Schlesinger, Lucas, and DeFore voting in the affirmative, the resolution for the GEMA noted above was approved.*

There being no further business and on motion duly made and seconded, the meeting was adjourned.

______________________________
Shelia Thurmond, CCC
Clerk of the Commission
AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION AMENDING ARTICLE V OF CHAPTER 4 OF THE CODE OF ORDINANCES OF MACON-BIBB COUNTY, GEORGIA TO ADD PROVISIONS APPLICABLE TO THE SALE OF GROWLERS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, Article V of Chapter 4 of the Code of Ordinances of Macon-Bibb County, Georgia contains provisions applicable to the retail package sales of wine and malt beverages; and

WHEREAS, the Macon-Bibb County Commission has determined that it is appropriate to amend Article V of Chapter 4 of the Code of Ordinances of Macon-Bibb County, Georgia by adding a provision that would allow the sale of Growlers (as hereinafter defined) under certain circumstances;

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordained by the authority of the same that:

Section 1.

Article V of Chapter 4 of the Code of Ordinances of Macon-Bibb County, Georgia is hereby amended by adding a new Sec. 4-128 which shall read as follows:

"Sec. 4-128. Growlers.

The sale of growlers in compliance with this ordinance is authorized for establishments licensed under ordinance section 4-124 (a) (1) for the retail package sales of wine and malt beverages. The filling of growlers by means of a tapped keg shall not constitute the breaking of a package as contemplated by O.C.G.A. §3-3-26 or other provisions of this ordinance. The term "growler" means a glass bottle not to exceed sixty-four ounces (64 oz.) that is filled by a licensee or employee of the licensed establishment with beer from a keg. Growlers may only be filled from kegs procured by the licensee from a duly licensed wholesaler. Only professionally sanitized and sealed growlers may be filled and made available for retail sale. Each growler must be securely sealed and removed from the premises in its original sealed condition. Consumption on the premises is strictly prohibited. However, samples of tap beers may be made available if the licensee is providing growers in compliance with this ordinance, but shall not exceed one ounce (1 oz.) nor shall any one individual be offered more than three (3) samples within a twenty-four hour (24 hr.) period."

Section 2.

It is hereby ordained that the provisions of this ordinance shall become a part of the Code of Ordinances of Macon-Bibb County, Georgia, and the sections of this ordinance
may be renumbered to accomplish such intention.

Section 3.

(a) It is hereby declared to be the intention of the Macon-Bibb County Commission that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are and were, upon their enactment, believed by the Macon-Bibb County Commission to be fully valid, enforceable, and constitutional.

(b) It is hereby declared to be the intention of the Macon-Bibb County Commission that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Chapter is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Macon-Bibb County Commission that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Macon-Bibb County Commission that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs, and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4.

All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed or set aside.
Section 5.

This Ordinance shall become effective immediately upon its adoption.

SO ORDAINED this ____ day of ________________ , 2014.

______________________________
ROBERT A.B. RHICHERT, MAYOR

ATTEST:

______________________________
SHELIA THURMOND, CLERK OF COMMISSION

[SEAL]
A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION, APPROVING MACON-BIBB COUNTY’S CONTINUED PARTICIPATION IN THE “HEARTBEAT INCENTIVE PROGRAM” WHEREBY PROPOSED MIXED USED DEVELOPMENTS IN THE CENTRAL BUSINESS DISTRICT MAY BE GRANTED THE BENEFIT OF REDUCED OR ELIMINATED PROPERTY TAXES ACCORDING TO THE APPLICABLE SAVINGS SCHEDULE THROUGH THE USE OF “PAYMENT IN LIEU OF TAXES” (“PILOT”) TRANSACTIONS ADMINISTERED BY THE URBAN DEVELOPMENT AUTHORITY; AND FOR OTHER PURPOSES.

WHEREAS, the Macon-Bibb County Urban Development Authority is an instrumentality of the newly consolidated Macon-Bibb County Government, charged with reducing blight and increasing residential and commercial growth in Macon-Bibb County, Georgia; and

WHEREAS, offering tax savings to qualified developers of projects titled to the Macon-Bibb County Urban Development Authority that will be located in Macon-Bibb County’s Central Business District would benefit Macon-Bibb County by reducing blight and increasing the amount of developed property in this area; and

WHEREAS, the Heartbeat Incentive Program results in at a minimum, assessed value improvements fifty percent (50%) greater than the tax assessed value of the parcel prior to improvements; and

WHEREAS, the Heartbeat Incentive Program allows the Macon-Bibb County Urban Development Authority to provide for payments in lieu of taxes (hereinafter “PILOT”) to be paid by lessees of projects owned and developed by Macon-Bibb County Urban Development Authority, thereby offering an incentive to developers; and

WHEREAS, in 2010 the Macon-Bibb County Urban Development Authority, in cooperation with the Macon-Bibb County Board of Tax Assessors, proposed a streamlined
application and pre-approval PILOT that was approved for a three (3)-year period by the Mayor and former Macon City Council; and

WHEREAS, because of the success of the streamlined PILOT approval process and Macon-Bibb County Urban Development Authority’s continued efforts to develop and revitalize the Central Business District of Macon-Bibb County, Macon-Bibb County Urban Development Authority and Macon-Bibb County Board of Tax Assessors desire to create a streamlined PILOT application process similar to the process in place between 2010-2013; and

WHEREAS, this resolution will benefit and promote the health, safety, morals and welfare of the citizens of Macon-Bibb County.

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby resolved by the authority of the same that the Macon-Bibb County Commission approves the use of the following:

1. The Macon-Bibb County Urban Development Authority, in connection with the Macon-Bibb County Board of Tax Assessors, is authorized to provide the PILOT incentives, to any new construction residential housing development in Macon-Bibb County, particularly in the Central Business District, provided, however, that:

   A. The maximum total taxable value of any one such development subject to the HEARTBEAT INCENTIVE PILOT shall be $12,000,000; and

   B. The pre-approval process outlined herein for any such project by Macon-Bibb County shall lapse and be repealed three (3) years from the date of this Resolution, or sooner if at any time repealed by action of Mayor and County Commission; and

   C. The Macon-Bibb County Urban Development Authority shall use an application and procedure similar to that outlined in the attached Exhibit “A” when reviewing projects that may qualify for PILOT incentives for new housing construction and development, subject to the requirements of this resolution; and
D. To be eligible, projects must increase the taxable value of a developed parcel by at least 50% and must be for residential construction of at least ten new or additional units; and

E. To be eligible, projects must be within the designated target area, which shall include the downtown area west to Pierce Avenue, as shown more particularly in Exhibit "C"; and

F. Projects already under construction, excluding stabilization, site preparation or utility work, will not be eligible; and

G. A majority of square footage in mixed-use projects must be dedicated to residential use; and.

H. The project will become fully taxable for ad valorem tax purposes at the end of the Heartbeat Incentive PILOT.

2. For each such project undertaken by the Macon-Bibb County Urban Development Authority over the upcoming five (5) year period, the Macon-Bibb County Urban Development Authority shall notify the Clerk of the County Commission, so that Commission and Mayor’s office will be apprised of each instance of the use of the Heartbeat Incentive PILOTs.

3. This Resolution in no way empowers Macon-Bibb County Urban Development Authority, or any other instrumentality of Macon-Bibb County, to avoid seeking the approval of the Macon-Bibb County Board of Tax Assessors and local taxing authorities, including Macon-Bibb County, on all other projects not subject to preapproval pursuant to this resolution which seek an incentive using the traditional PILOT process heretofore utilized by the County, Board of Education, and Macon-Bibb County Board of Tax Assessors.

SO RESOLVED this ____ day of ________, 2014.

ROBERT A. B. REICHERT, MAYOR

ATTEST:

SHEILA THURMOND, CLERK OF COMMISSION