

BLIGHT BOND INITIATIVE

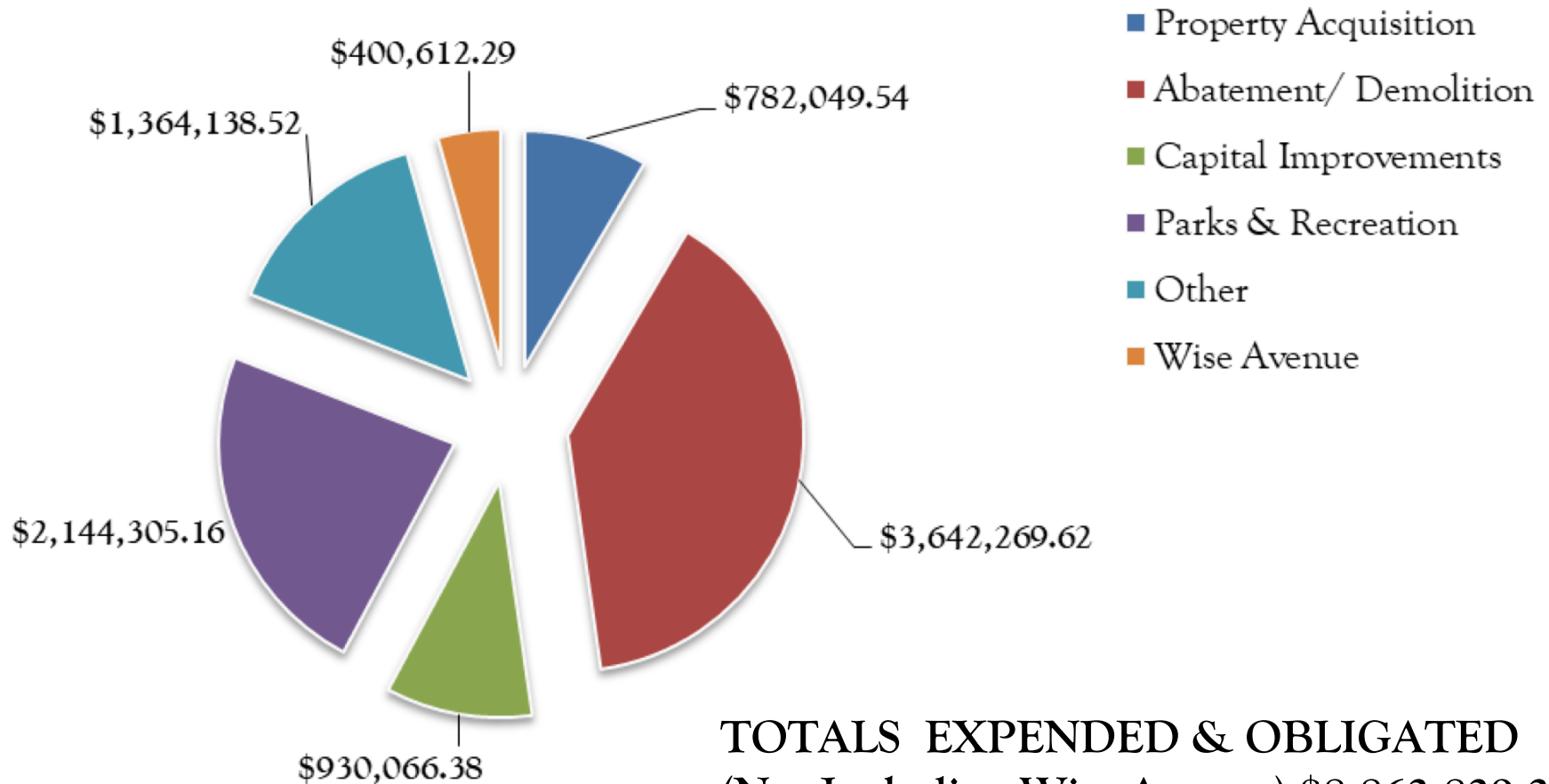


PROGRAM UPDATE
JANUARY 31, 2018

OVERVIEW

- EXPENDED & OBLIGATED BLIGHT BOND FUNDS
- ROUND 1: ACQUISITION & DEMOLITION
- WISE AVENUE: MULTI-PURPOSE FIELD
- ROUND 2: ACQUISITION & DEMOLITION
- CAPITAL PROJECTS
- PARKS & RECREATION PROJECTS
- OTHER PROJECTS
- LANDBANK AUTHORITY CONTRACT OBLIGATION
- COMMISSIONER'S BLIGHT ACCOUNTS
- RECOMMENDATIONS

EXPENDED & OBLIGATED BLIGHT BOND FUNDS



TOTALS EXPENDED & OBLIGATED
(Not Including Wise Avenue) \$8,862,829.22

ROUND 1

ACQUISITIONS & DEMOLITIONS

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



WISE AVENUE MULTI-PURPOSE FIELD

- All 27 Properties Acquired and Demolished
- 100% Complete



ROUND 2

ACQUISITIONS & DEMOLITIONS

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



CAPITAL PROJECTS

- **FUNDING APPROVED & APPROPRIATED**

- Eisenhower Right-A-Way Improvements
- County's Wide Exterior Lighting Upgrade
- Tindall Fields Sidewalk Project (100% Comp)
- Repaving of Montpelier Ave (100% Comp)
- Drainage Project Bartlett Street (100% Comp)



- **PREPARING For SUBMISSION & APPROVAL**

- Tindall Field Housing Street Lighting Project

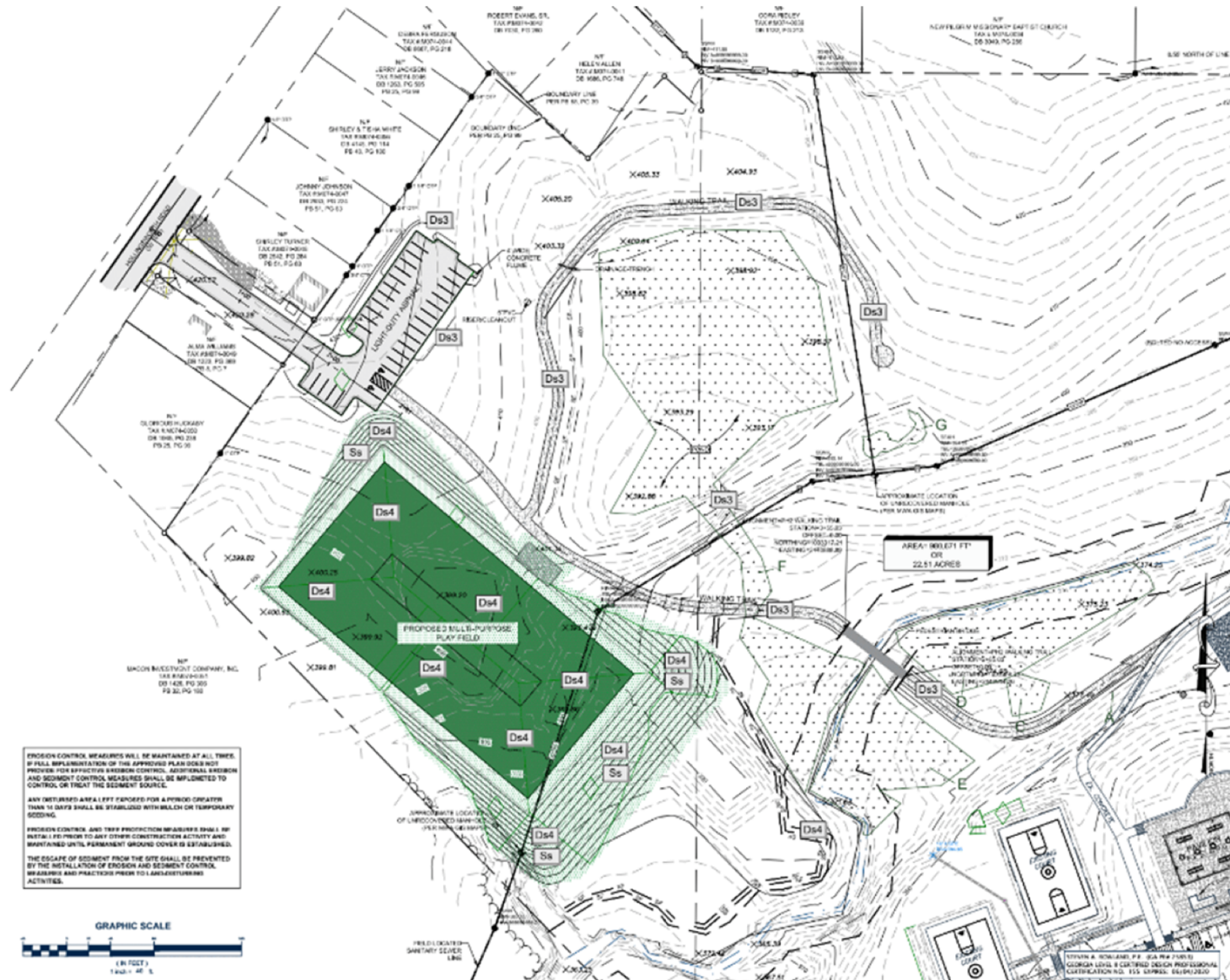
PARKS & RECREATION PROJECTS

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

PARKS & RECREATION PROJECTS



FILMORE THOMAS PARK PHASE II



FILMORE THOMAS PARK

PHASE II

- **SCOPE OF WORK**

- Major site grading to create a multi-purpose recreation grass field for soccer and football
- Access to the multi-purpose field will be off of Hollingsworth Road
- New parking lot will accommodate 30 cars
- Walking trail with a pedestrian bridge connecting the field to the basketball courts, splash-pad, and pavilion
- Estimated project costs: \$400,722.00

- **Bids are being solicited from general contractors**

- Recommend selection of Contractor in 60 days
- Work will take an estimated 45 days to complete

WEST MACON BASEBALL FIELD IMPROVEMENTS



MACON WEST BASEBALL FIELD IMPROVEMENTS

- **SCOPE OF WORK:**
 - Demolish existing fencing install new black vinyl coated chain link fencing, fields #1, #2, #3, & #7
 - Consolidate fields #4, #5, & #6 into one larger ballfield #3
 - Remove Existing Roof & Replace Dugout Roofing, fields #1, #2, #3, & #7
 - Erect new aluminum elevated scorer's table platform with canopy
 - Estimated project costs: \$350,000.00

OTHER FUNDED ITEMS

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



LANDBANK AUTHORITY CONTRACTUAL OBLIGATION

- Macon-Bibb County LandBank Authority under contract to receive \$225,000.00 to administrator the acquisition of the Blight Program over three years
 - Annual contribution \$75,000.00
 - Commissioner Watkins funded year-one
 - \$150,000.00 in Blight funding required for years 2 & 3
- Will make recommendations based on available funding by Districts

COMMISSIONER BECHTEL

DISTRICT #1

PROJECTS	BUDGETED	ACTUAL
BLIGHT FUNDING ALLOCATION	\$1,000,000.00	\$1,000,000.00
Eisenhower Right-A-Way Improvements	\$ (75,000.00)	\$ (75,000.00)
Mill Hill Art Village Community Art Center	\$ (200,000.00)	\$ (200,000.00)
PARKS & RECREATION PROJECTS		
Henry Burns Park Improvements	\$ (175,000.00)	\$ (175,000.00)
Mattie Hubbard Jones Park Phase II	\$ (225,000.00)	\$ (225,000.00)
Rosa Jackson Park Plaza 100% Complete	\$ (10,000.00)	\$ (10,000.00)
ROUND #1 PROJECTS		
Lynmore Estate - Phase 1 100% Complete	\$ (100,000.00)	\$ (99,856.00)
Culver Street Commons Project	\$ (71,994.00)	\$ (71,994.00)
PROJECTS		
County's Exterior Lighting Upgrade Project	\$ (75,000.00)	\$ (75,000.00)
ROUND #2 PROJECTS		
Tindall Field Project	\$ (68,006.00)	\$ (68,150.00)
TOTAL BALANCE	\$ -	\$ -

- **Lynmore Project:** Reduced by \$144.00 to Support Tindall Field Project
- **Tindall Fields:** Recommend approval to Allocate \$68,150.00 for exterior street lights

COMMISSIONER SCHLESINGER

DISTRICT #2

PROJECTS	BUDGETED	ACTUAL
BLIGHT FUNDING ALLOCATION	\$1,000,000.00	\$1,000,000.00
Mill Hill Art Village Community Art Center	\$ (211,000.00)	\$ (211,000.00)
PARKS & RECREATION PROJECTS		
Rosa Jackson Park Plaza 100% Complete	\$ (85,000.00)	\$ (85,000.00)
ROUND #1 PROJECTS		
East Macon Project 100% Complete	\$ (28,000.00)	\$ (39,900.14)
SMART Project- Lynmore Ave 100% Complete	\$ (145,189.00)	\$ (62,403.81)
Lynmore Estate - Phase 1 100% Complete	\$ (75,045.00)	\$ (80,770.88)
PROJECTS		
County's Exterior Lighting Upgrade Project	\$ (100,000.00)	\$ (100,000.00)
ROUND #2 PROJECTS		
South Macon-Bibb Houston Ave Project	\$ (134,500.00)	\$ (134,500.00)
East Macon-Bibb Improvement Project	\$ (44,248.00)	\$ (44,248.00)
Edgewood /Telfair Street Second Street Connector Project	\$ (142,000.00)	\$ (142,000.00)
TOTAL BALANCE	\$ 35,018.00	\$ 100,177.17

- **East Macon Project:** Acquisition cost increased by 11,900.14
- **Smart Project:** Under budget, unable to acquire properties across the street from park
- **Lynmore Project:** Project increased by \$5,725.88
- **Recommend Allocating \$16,105.00** to cover LandBank's contract
- **New Balance: \$84,072.17**

COMMISSIONER LUCAS

DISTRICT #3

PROJECTS	BUDGETED	ACTUAL
BLIGHT FUNDING ALLOCATION	\$ 1,000,000.00	\$1,000,000.00
Mill Hill Art Village Community Art Center 100% Complete	\$ (50,000.00)	\$ (50,000.00)
PARKS & RECREATION PROJECTS		
Kings Park Community Center 100% Complete	\$ (310,000.00)	\$ (400,612.29)
Rosa Jackson Park Plaza 100% Complete	\$ (35,000.00)	\$ (35,000.00)
ROUND #1 PROJECTS		
Kings Park Playground & Hart Comm. Ctr.	\$ (264,640.00)	\$ (215,395.92)
Hunt School Sr. Housing Support Project	\$ (171,232.00)	\$ (92,188.38)
Jeffersonville Rd Blight Removal Project 100% Complete	\$ (14,128.00)	\$ (4,648.09)
PROJECTS		
County's Exterior Lighting Upgrade Project 100% Complete	\$ (75,000.00)	\$ (75,000.00)
TOTAL BALANCE	\$ 80,000.00	\$ 127,155.32

- **New Kings Park Community Center:** Increase approved to cover soft costs
- **Hunt School:** Property taxes paid; Owner not wishing to sale
- **Jeffersonville Road:** Discontinued project due to GDOT road expansion project
- **Recommend Allocating \$16,105.00** for LandBank's contract
- **New Balance: \$111,050.32**

COMMISSIONER JONES

DISTRICT #4

PROJECTS	BUDGETED	ACTUAL
BLIGHT FUNDING ALLOCATION	\$ 1,000,000.00	\$ 1,000,000.00
Mill Hill Art Village Community Art Center	\$ (100,000.00)	\$ (100,000.00)
Alexander IV Elementary School Acquisition	\$ (350,000.00)	\$ (350,000.00)
Alexander IV Elementary School Sale Proceeds		\$ 202,547.17
PARKS & RECREATION PROJECTS		
Henry Burns Park Improvements	\$ (300,000.00)	\$ (300,000.00)
Henry Burns Park Improvements Reimburse Commission Shepherd		\$ (85,000.00)
ROUND #1 PROJECTS		
Lynmore Estate - Phase 1 100% Complete	\$ (150,000.00)	\$ (150,000.00)
Culver Street Commons Project	\$ (50,000.00)	\$ (50,000.00)
PROJECTS		
County's Exterior Lighting Upgrade Project	\$ (50,000.00)	\$ (50,000.00)
TOTAL BALANCE	\$ -	\$ 117,547.17

- Recommend Allocating **\$33,895.00** for LandBank's contract
- New Balance: **\$83,652.17**

COMMISSIONER BIVINS

DISTRICT #5

PROJECTS	BUDGETED	ACTUAL
BLIGHT FUNDING ALLOCATION	\$1,000,000.00	\$1,000,000.00
PARKS & RECREATION PROJECTS		
Hillcrest Park 100% Complete	\$ (120,000.00)	\$ (174,568.55)
ROUND #1 PROJECTS		
Mattie Hubbard Jones Park Project	\$ (206,868.00)	\$ (206,868.00)
Unionville Street Connection	\$ (286,501.00)	\$ (184,345.55)
Third Avenue Stabilization Project	\$ (184,312.00)	\$ (184,312.00)
PROJECTS		
County's Exterior Lighting Upgrade Project 100%	\$ (75,000.00)	\$ (75,000.00)
ROUND #2 PROJECTS		
Drainage Project Bartlett Street 100% Complete	\$ (72,500.00)	\$ (68,869.95)
TOTAL BALANCE	\$ 54,819.00	\$ 106,035.95

- **Unionville Street Connection:** Property taxes paid; Owners not wishing to sale
- **Recommend Allocating \$33,895.00** for LandBank's contract
- **New Balance: \$72,140.95**

COMMISSIONER ALLEN

DISTRICT #6

PROJECTS	BUDGETED	ACTUAL
BLIGHT FUNDING ALLOCATION	\$1,000,000.00	\$ 1,000,000.00
Mill Hill Art Village Community Art Center	\$ (200,000.00)	\$ (200,000.00)
Napier Heights Project (A.L. Miller)	\$ (400,000.00)	\$ (400,000.00)
PARKS & RECREATION PROJECTS		
Memorial Park Additional Parking Lot 100% Complete	\$ (220,000.00)	\$ (220,000.00)
PROJECTS		
County's Exterior Lighting Upgrade Project	\$ (75,000.00)	\$ (75,000.00)
ROUND #2 PROJECTS		
West Macon Baseball Field Improvements	\$ (105,000.00)	\$ (105,000.00)
TOTAL BALANCE	\$ -	\$ -

- West Macon Baseball Field, Estimated Costs \$350,000.00
 - Sources
 - District 6: \$105,000.00
 - Needs funding support from other Districts: \$245,000.00

COMMISSIONER SHEPHERD

DISTRICT #7

PROJECTS	BUDGETED	ACTUAL
BLIGHT FUNDING ALLOCATION	\$ 1,000,000.00	\$ 1,000,000.00
PARKS & RECREATION PROJECTS		
Henry Burns Park Improvements	\$ (85,000.00)	\$ (85,000.00)
Henry Burns Park Improvements Repayment	\$ -	\$ 85,000.00
Rosa Jackson Park Plaza 100% Complete	\$ (10,000.00)	\$ (10,000.00)
ROUND #1 PROJECTS		
Village Green Stabilization Project	\$ (708,224.00)	\$ (510,200.00)
PROJECTS		
County's Exterior Lighting Upgrade Project	\$ (75,000.00)	\$ (75,000.00)
ROUND #2 PROJECTS		
TOTAL BALANCE	\$ 121,776.00	\$ 404,800.00

- **Village Green:** Property taxes paid; Owner not wishing to sale
- **Recommend Allocating \$50,000.00** for LandBank's contract
- **New Balance: \$354,800.00**

COMMISSIONER WATKINS

DISTRICT #8

PROJECTS	BUDGETED	ACTUAL
BLIGHT FUNDING ALLOCATION	\$1,000,000.00	\$1,000,000.00
LandBank Authority	\$ (75,000.00)	\$ (75,000.00)
Blexting Survey	\$ (183,600.00)	\$ (183,600.00)
ROUND #1 PROJECTS		
Central South / Tindall Height Project	\$ (526,417.62)	\$ (526,417.62)
PROJECTS		
Tindall Fields Sidewalk 100% Complete	\$ (39,610.38)	\$ (39,610.38)
ROUND #2 PROJECTS		
Walnut Street Improvement Project	\$ (175,372.00)	\$ (175,372.00)
TOTAL BALANCE	\$ -	\$ -

- Central South Tindall: Acquisition & Demolition still in-progress

COMMISSIONER TILLMAN

DISTRICT #9

PROJECTS	BUDGETED	ACTUAL
BLIGHT FUNDING ALLOCATION	\$ 1,000,000	\$1,000,000.00
Eisenhower Right-A-Way Improvements	\$ (75,000.00)	\$ (75,000.00)
Mill Hill Art Village Community Art Center	\$ (52,000.00)	\$ (52,000.00)
PARKS & RECREATION PROJECTS		
Henry Burns Park Improvements	\$ (100,000.00)	\$ (100,000.00)
Rosa Jackson Park Plaza 100% Complete	\$ (10,000.00)	\$ (10,000.00)
ROUND #1 PROJECTS		
Emily Street Project	\$ (37,320.00)	\$ (30,922.55)
West Bond Street Stabilization Project	\$ (149,908.00)	\$ (124,330.90)
PROJECTS		
New Fire Station, Napier Ave	\$ (160,335.00)	\$ (160,335.00)
Filmore Thomas Park Phase II	\$ (230,000.00)	\$ (261,974.55)
County's Exterior Lighting Upgrade Project	\$ (75,000.00)	\$ (75,000.00)
ROUND #2 PROJECTS		
Log Cabin Dr. / Napier Ave. Enhancement Project	\$ (110,437.00)	\$ (110,437.00)
TOTAL BALANCE	\$ -	\$ -

- **West Bond:** One (1) property remaining to be demolished
- **Filmore Thomas Park Phase II:** Estimate Amount \$400,722.00
 - Sources
 - District 9: \$261,974.55
 - Needs funding from other Districts: \$138,747.45

RECOMMENDATIONS

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

2018 SPLOST



BLIGHT REMEDIATION PROGRAM DISCUSSION

QUESTIONS/COMMENTS?