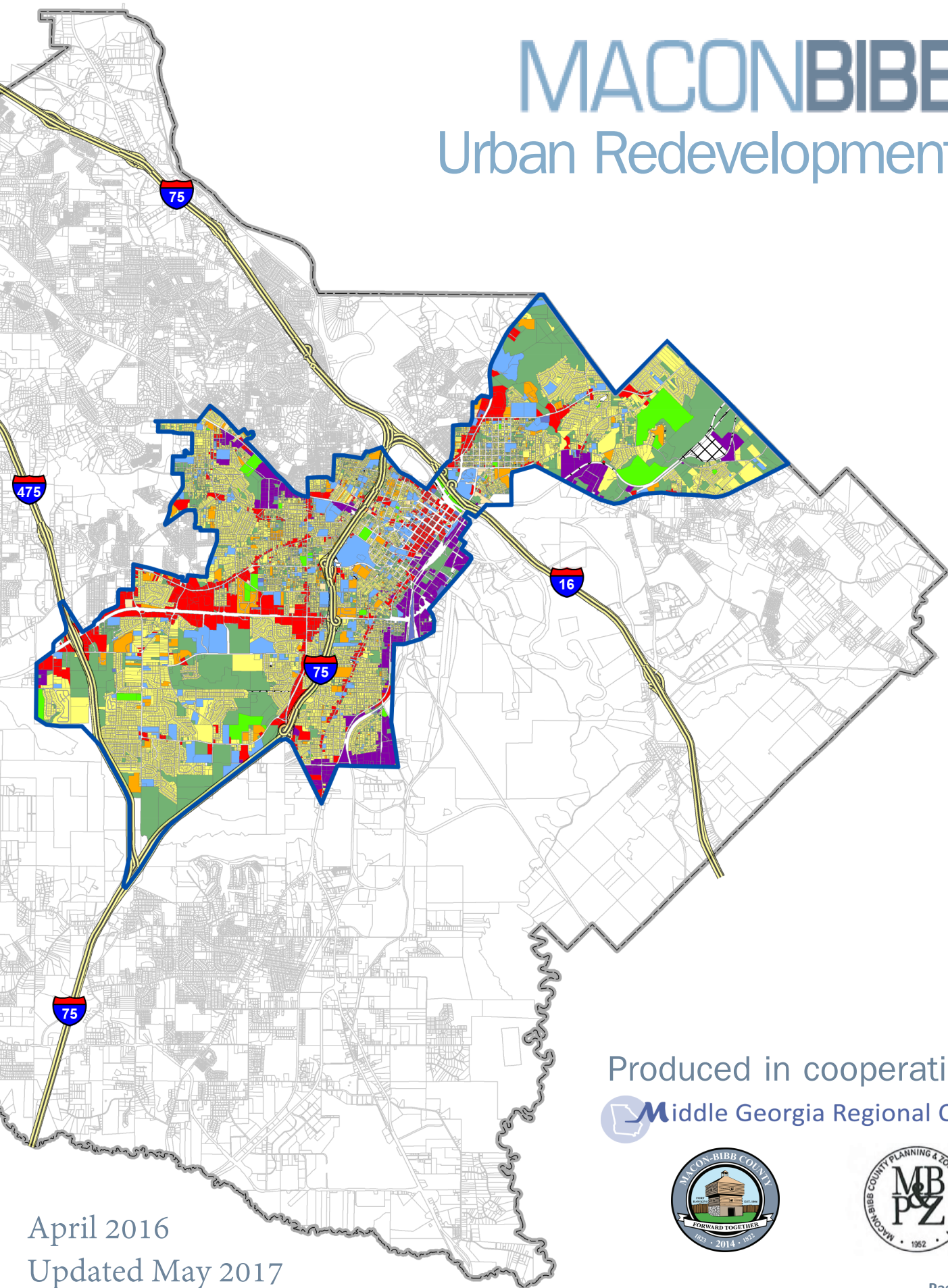


# MACONBIBB

## Urban Redevelopment Plan



Produced in cooperation with:

 Middle Georgia Regional Commission



April 2016  
Updated May 2017

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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 13<sup>th</sup> largest county in the State.<sup>i</sup>

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



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

### **Purpose of the Plan**

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

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

### **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.

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

### **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 built a signature pedestrian bridge over Mercer University Drive connecting Mercer Landing with the Mercer University Campus. This bridge serves as a gateway into the city. Its construction helped bring almost \$50M in investment in Tindall Heights which converted a high density obsolete public housing neighborhood into a low density mixed-income neighborhood.
- ❖ Brownfields Revitalization Project - Macon-Bibb County has been awarded a \$400,000 grant from the Environmental Protection Agency (EPA) to begin the revitalization of the Downtown Industrial District (DID). The grant will allow Macon-Bibb County to establish a

contamination assessment and redevelopment feasibility pilot as an example for ongoing revitalization of Brownfield Sites in the DID.

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

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

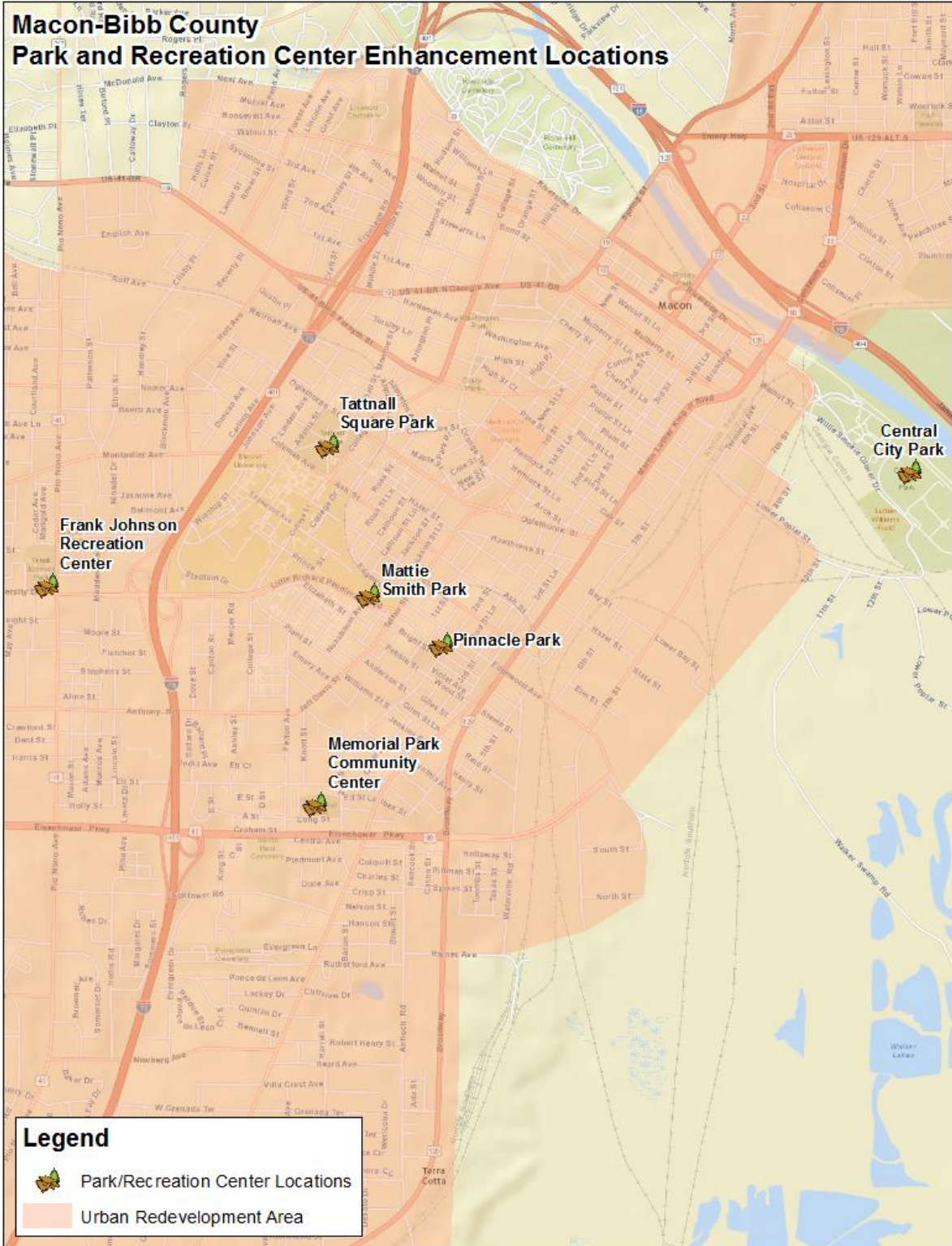
Prior to this phase of work, SPLOST funds were used to improve the Round Building (new windows, doors, paint, and electrical system, and opening the windows at the top for better ventilation) and the Bandstand (repaired woodwork and painting). The Parks and Recreation Offices in Central City Park also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

- ❖ The renovation and recent reopening of the Frank Johnson Recreation Center, funded by SPLOST funds at a cost of \$939,000. Located at 2227 Mercer University Dr., this facility has meeting rooms, a game room, gym, swimming pool, playground, tennis courts, baseball field, outdoor basketball courts, and picnic shed.
- ❖ The ongoing improvement of Mattie Smith Park, located at the intersections of Telfair Street, Nussbaum Avenue, and Little Richard Penniman Boulevard.
- ❖ The complete renovation and recent reopening of the Memorial Park Community Center, at a cost of over \$2.5 million. Located at 2465 Second Street, Memorial Gym is one of the oldest recreational facilities in Bibb County. This Community Center has meeting rooms, a game room, gym, swimming pool, outdoor basketball court, baseball field, playground and picnic shed.
- ❖ The development of the new Pinnacle Park, located at the intersection of Edgewood Avenue and Second Street on the site of the former Boys and Girls Club, where \$100,000 was

earmarked for various improvements including trails, benches, and landscaping. The result is a pedestrian friendly park with a wonderful view of downtown Macon.

- ❖ Extensive improvements to Tattnall Square Park at the intersection of College Street and Coleman Avenue, which include more than \$662,456 in SPLOST funds. Tattnall Square Park is one of the crown jewels of Macon-Bibb park system and includes picnic areas, shelter, playground, restrooms, tennis courts, fountain, and pavilion. SPLOST funds were used to replace the tennis courts and upgrade the Tennis Center as part of a larger effort by many organizations who covered the cost of planting of trees, new sidewalks in the park, a rain garden, and new entrances into the park.







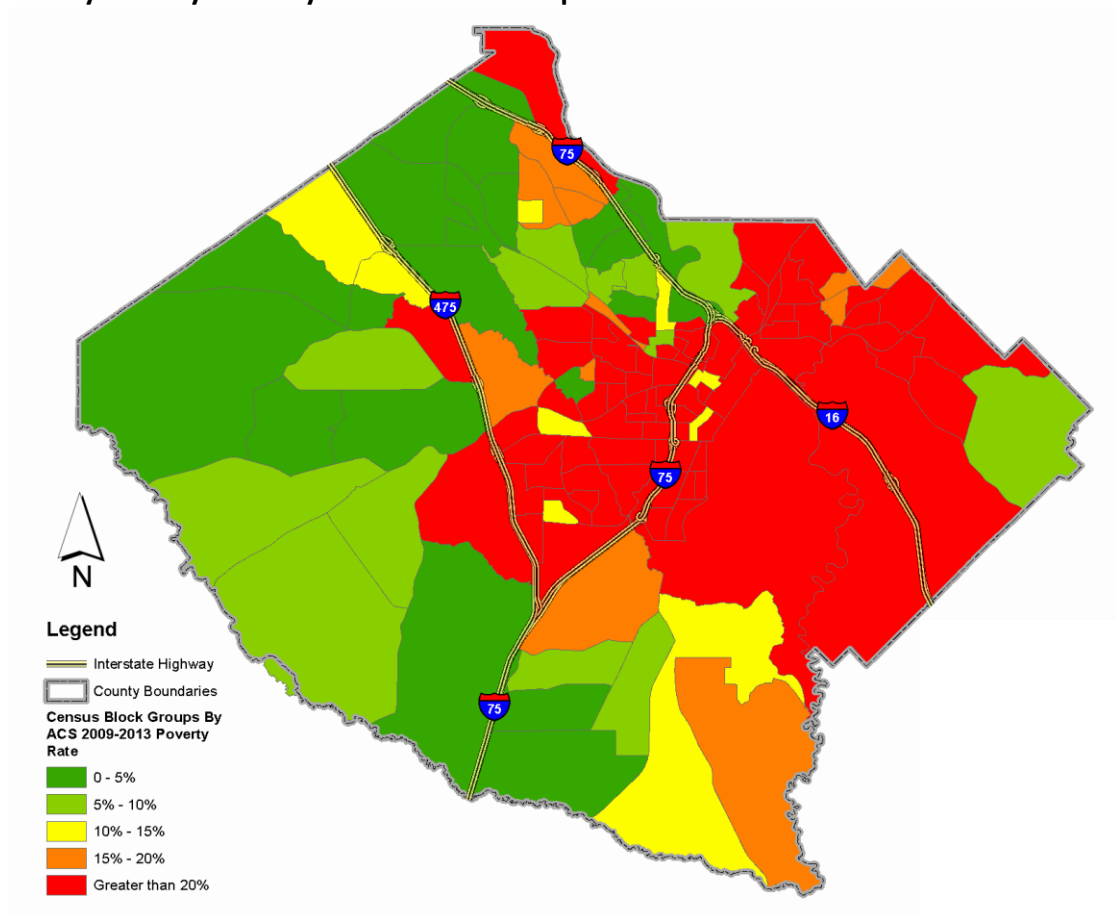
## Distress Indicators

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

### **Distress Indicator 1: Poverty**

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

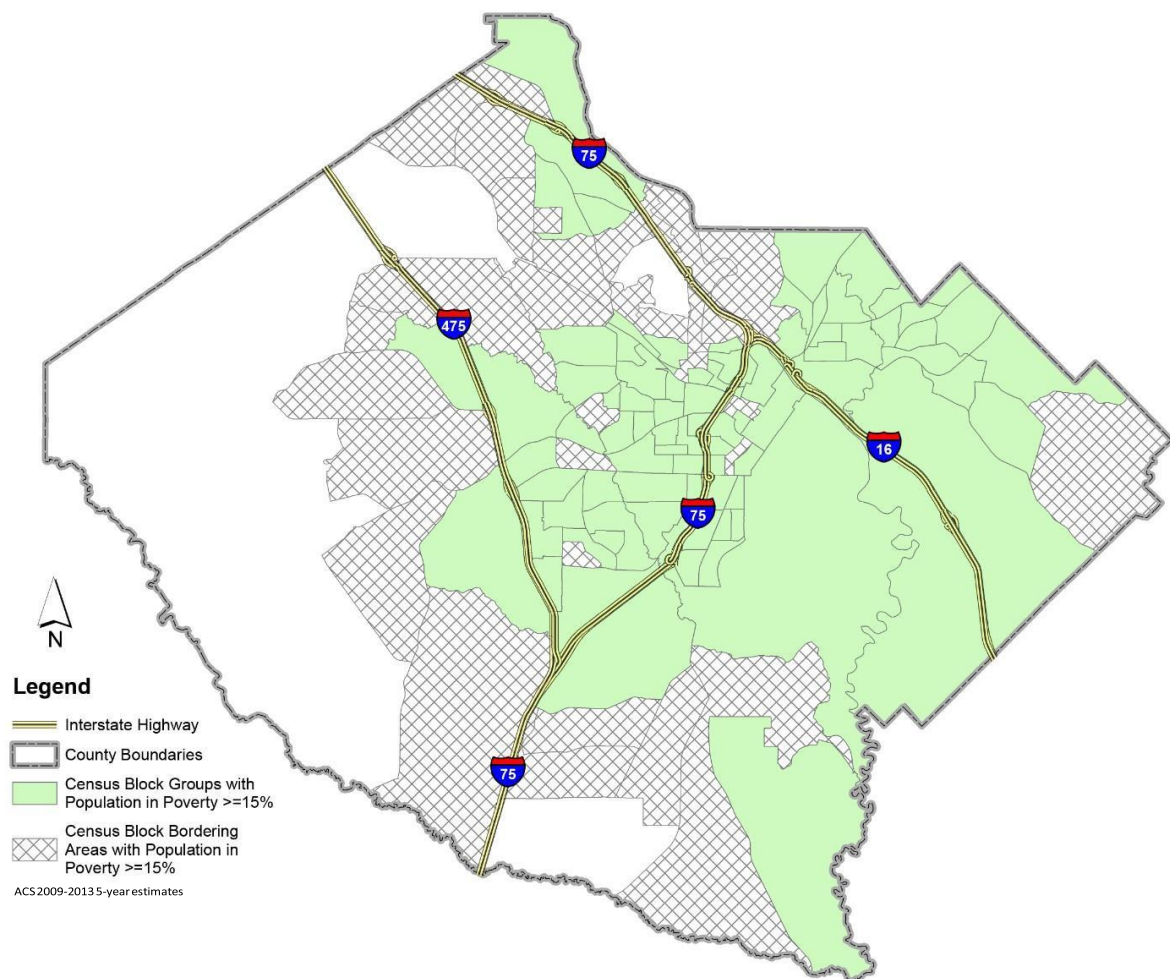
**Figure 1: County Poverty Rates by Census Block Groups**



ACS 2009-2013 5-year estimates

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

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



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

<b>Table 1</b>		
<b>Educational Attainment Ages 25-64</b>	<b>Below Poverty Level</b>	<b>Total</b>
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

<b>Table 2</b>		
<b>Work Status</b>	<b>Below Poverty Level</b>	<b>Total</b>
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

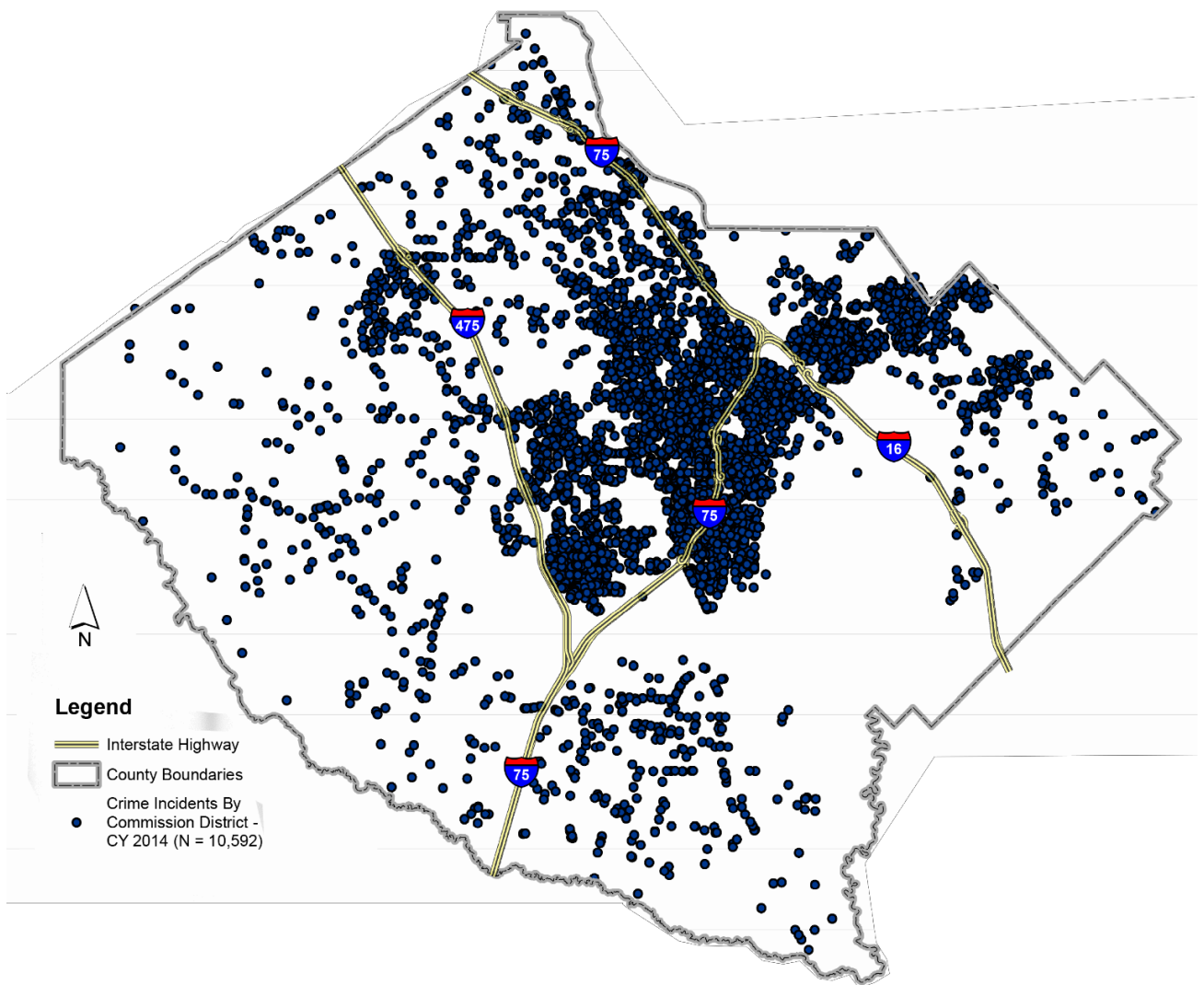
<b>Table 3</b>		
<b>Age</b>	<b>Below Poverty Level</b>	<b>Total</b>
Under 18 years	14,361	39,064
18 to 64 years	20,200	90,280
65 years and over	2,478	19,428

## 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.

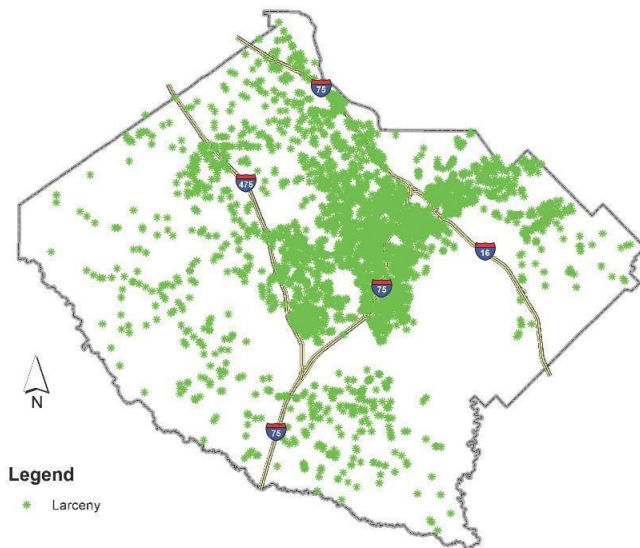
Areas where blight exists can be conducive to criminal activity. For example, abandoned structures that are not secured are open for criminal activity. The presence of crime is having a detrimental and transformative effect on the character and nature of the community.

**Figure 3: 2014 Crime Incidents**

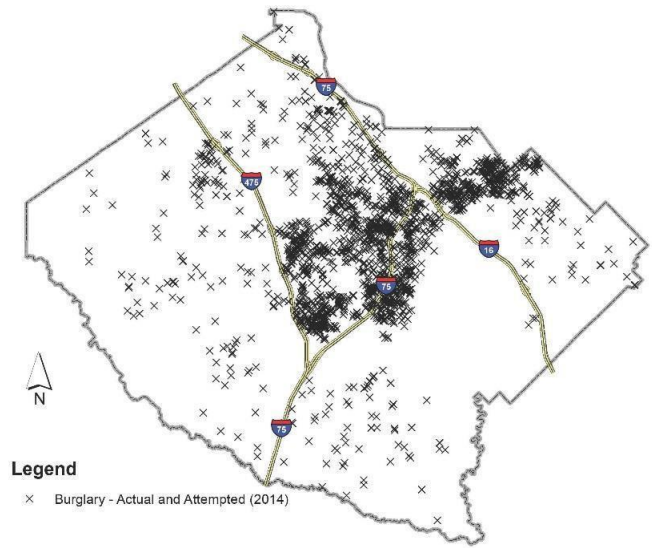


The figures below illustrate the number of property crimes that were committed throughout the county in 2014. These crimes include: arson, burglary, motor vehicle theft, and larceny. These statistics were also included in Figure 3 on the previous page. As seen in the maps, the highest concentrations 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.

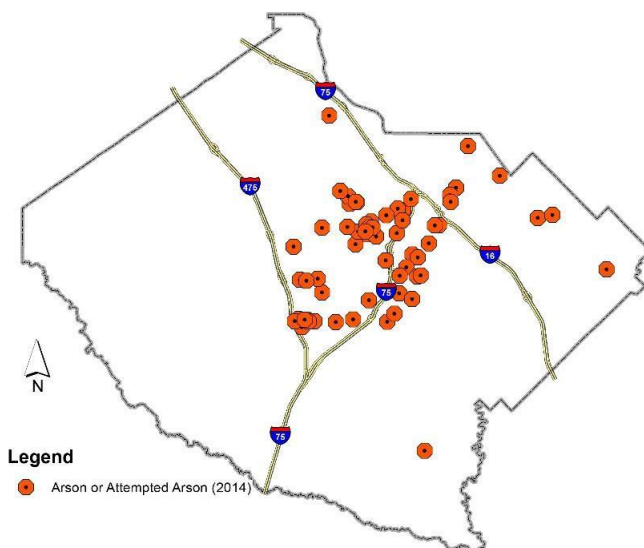
**Figure 4: Crime: Larceny**



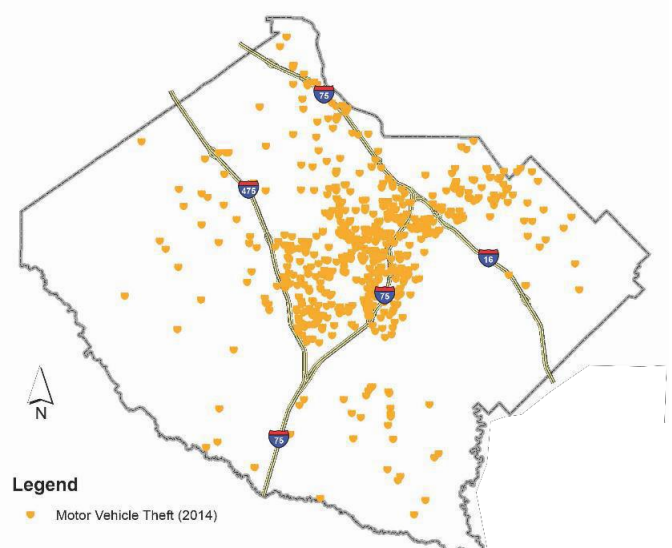
**Figure 5: Burglary**



**Figure 6: Crime: Arson**



**Figure 7: Crime: Motor Vehicle Theft**



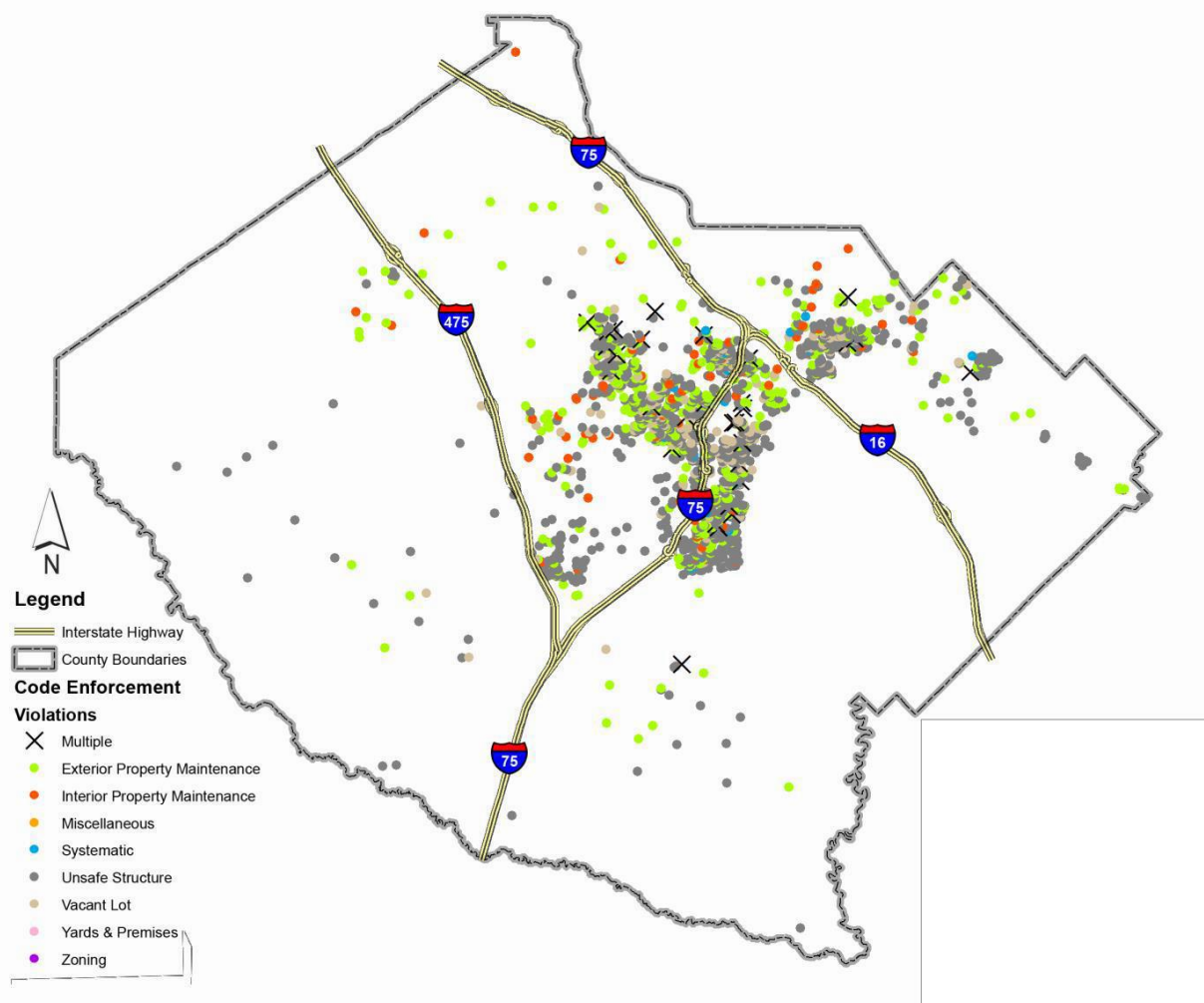


### Distress Indicator 3: Unsafe Conditions and Code Violations

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)**



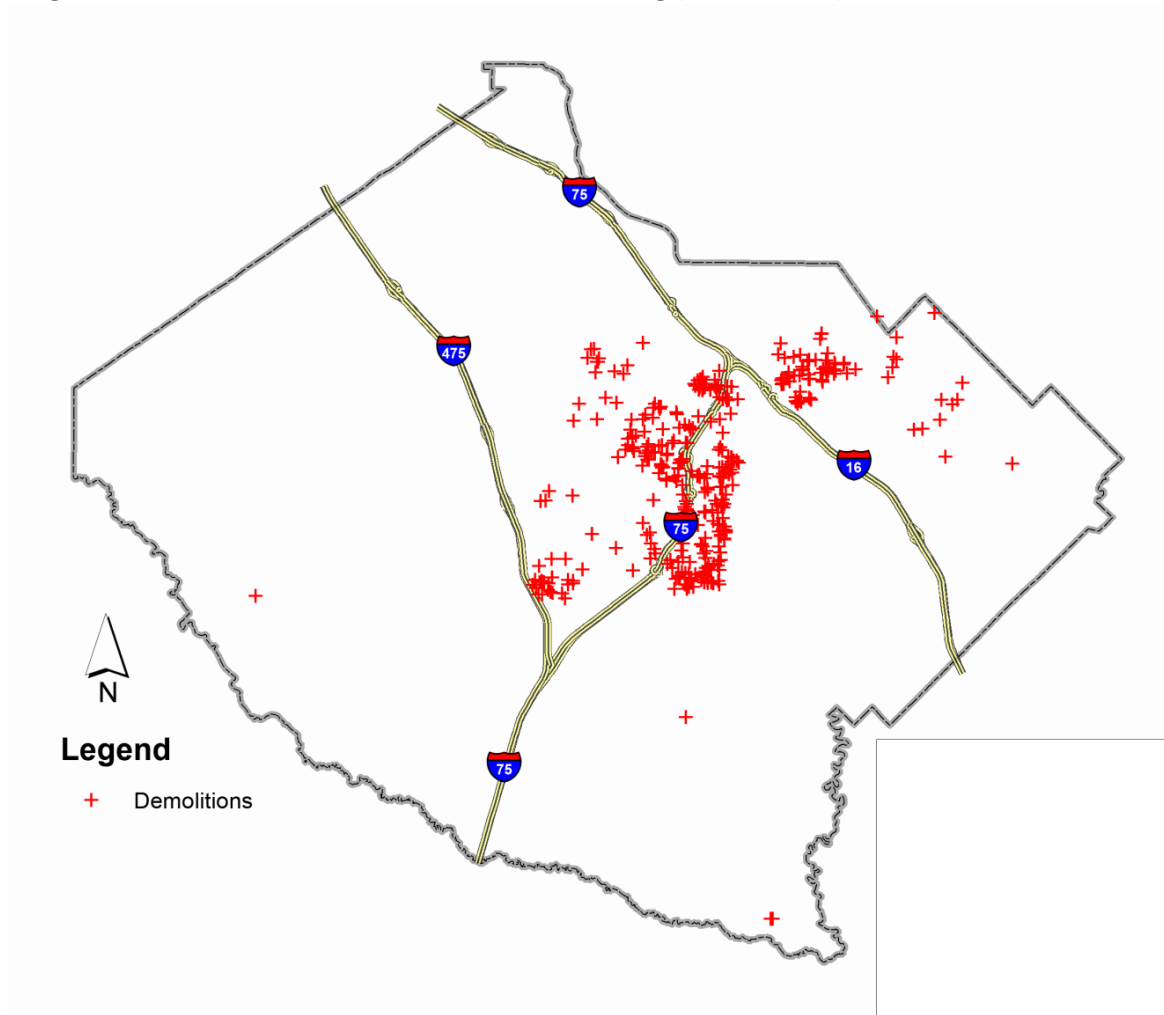


Unsafe structures, as mapped in Figure 8 above can lead to far worse conditions. Unsafe structures are those where any of the following conditions exist: vacant, open, abandoned, deteriorating roof, visible structural damage, windows broken/missing, or doors broken/missing. If the structure is open, 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 is a total of 401 structures listed for demolition.

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

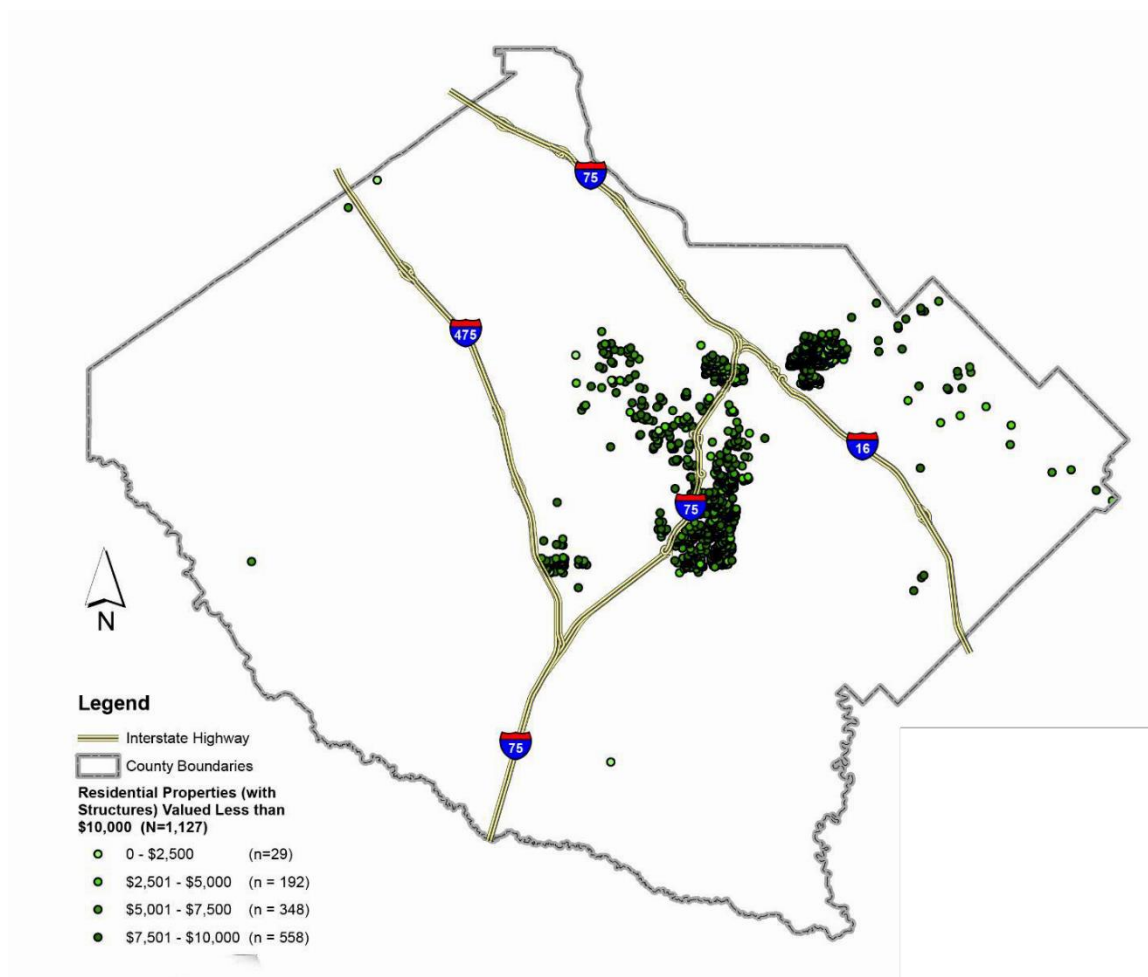
**Figure 9: Distribution of Parcels with Unsafe Housing (As of 4/7/16)**



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

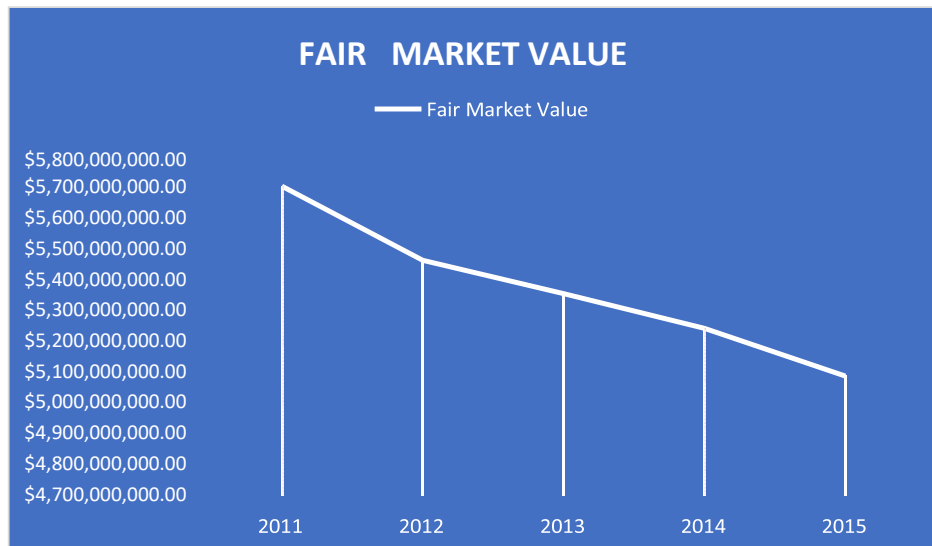
**Figure 10: Residential Properties (with Structures) Valued Less than \$10,000 (As of 8/7/15)**



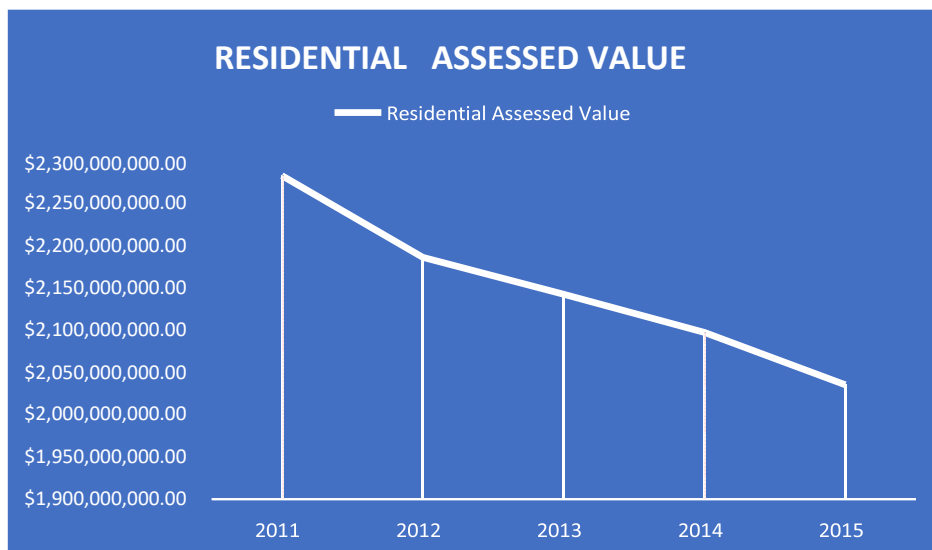
#### Distress Indicator 4: Depreciating Assessed Property Values

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**



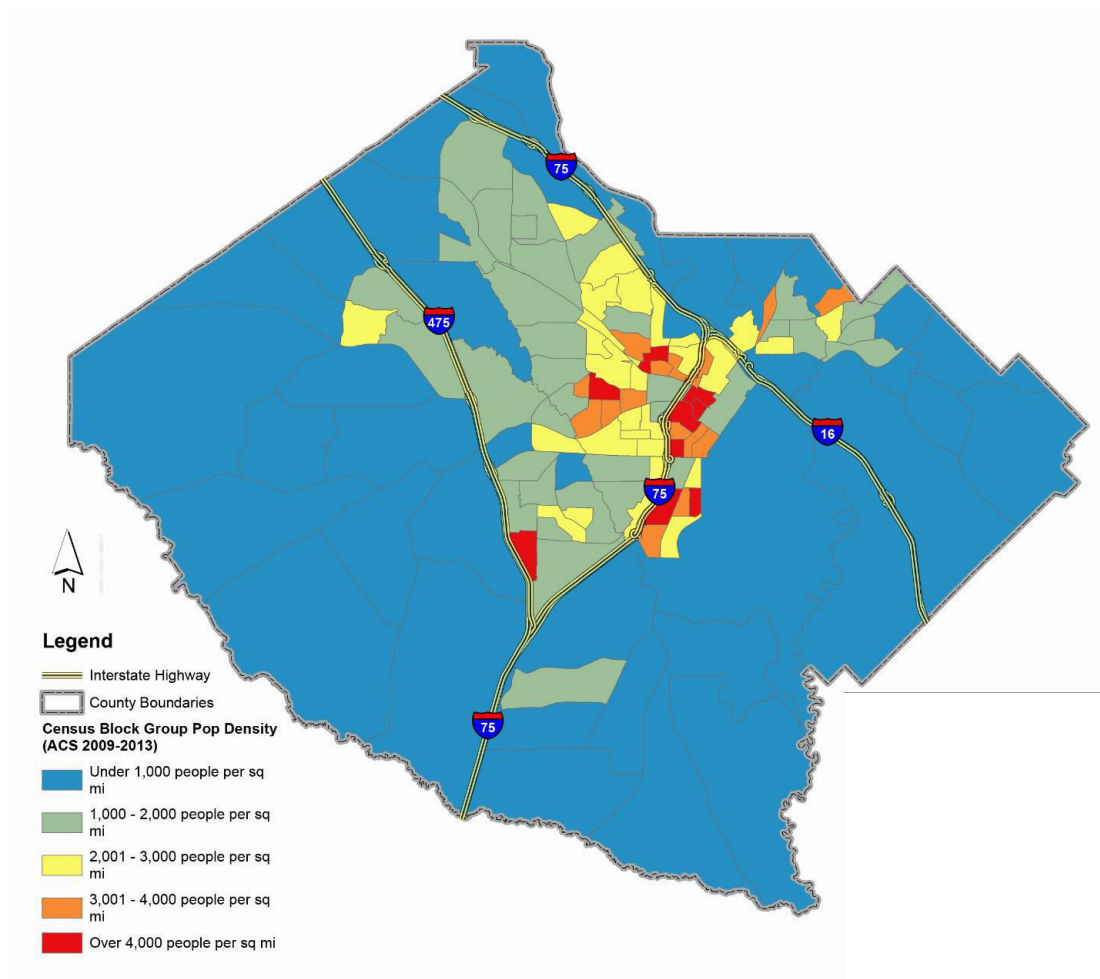
## Urban Redevelopment Area

All 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**

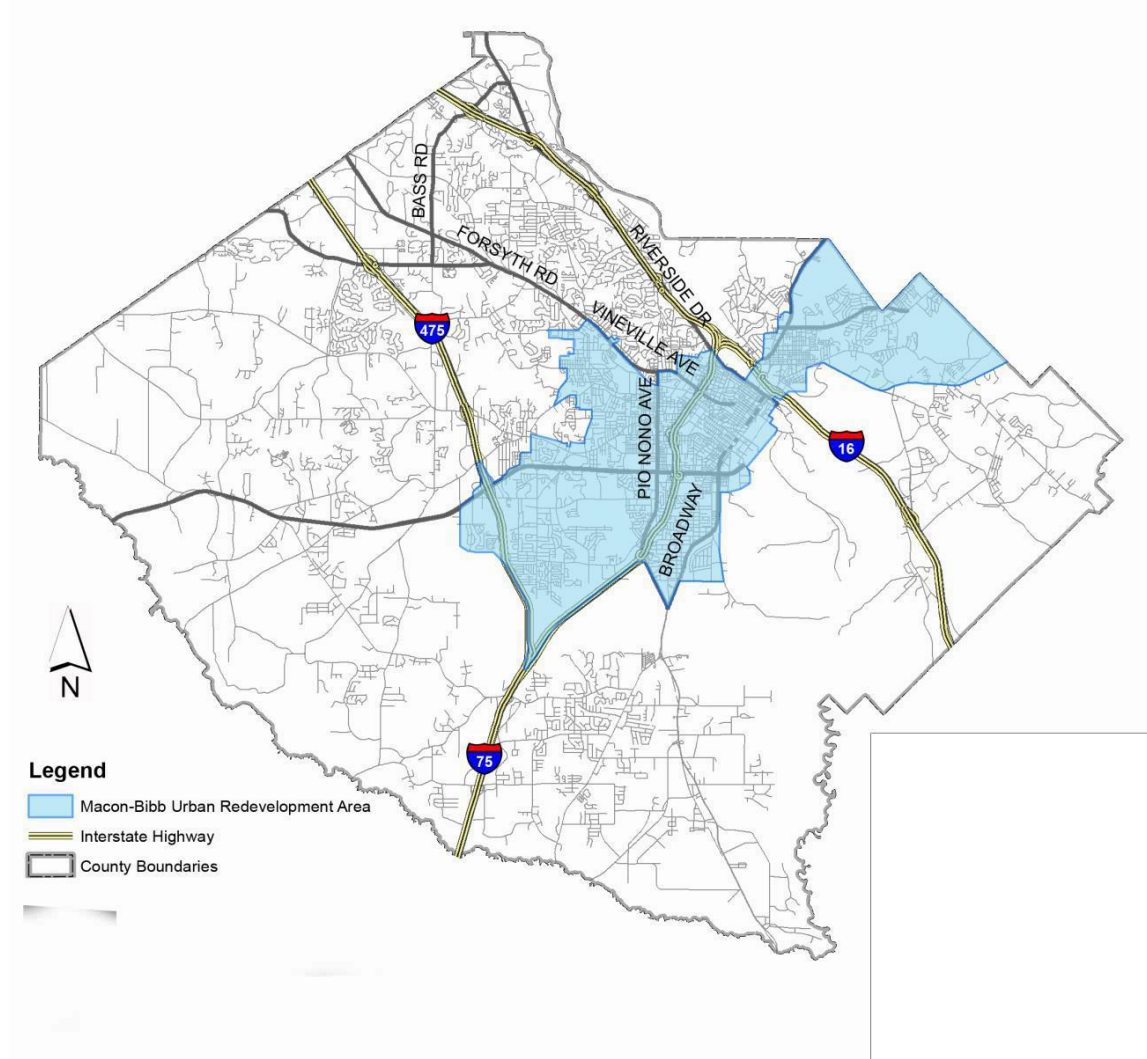


## Boundaries of Urban Redevelopment Area

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**



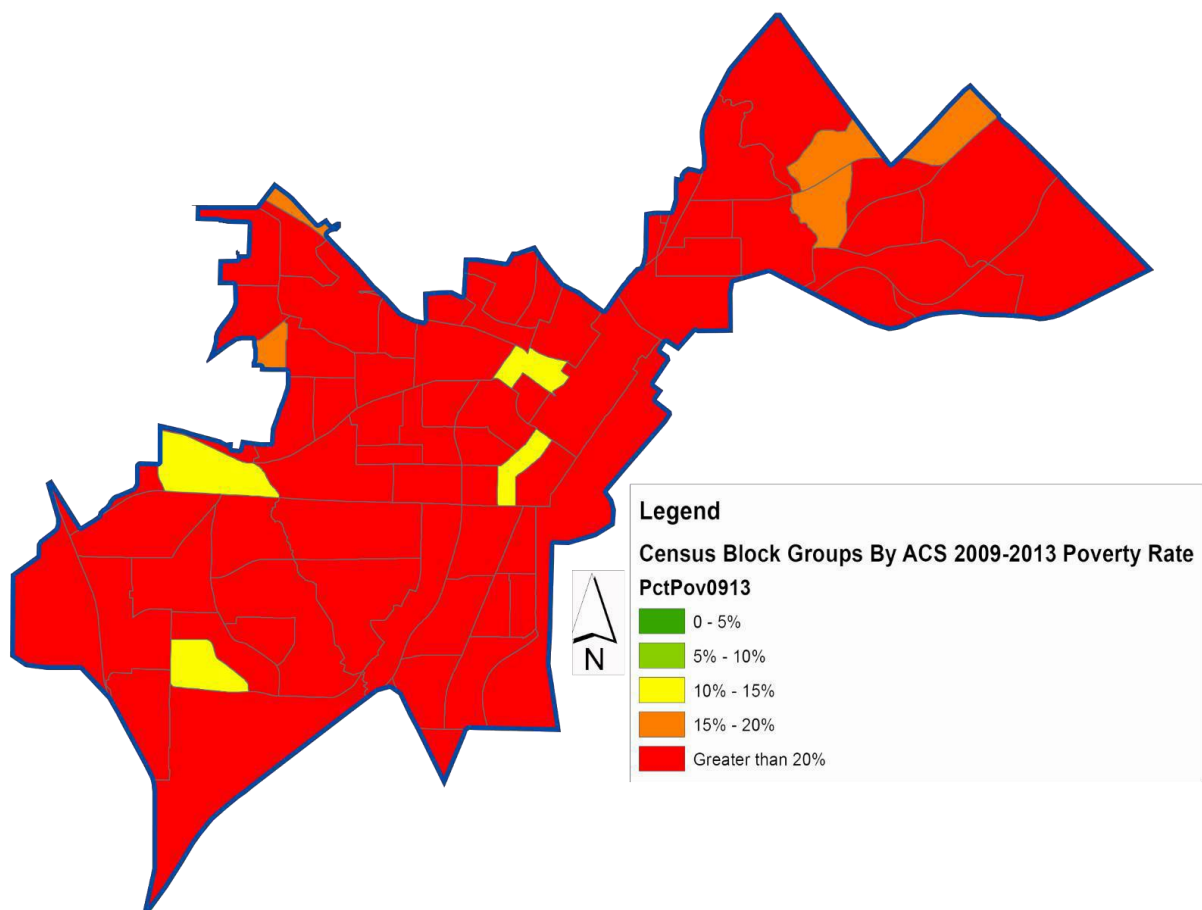
## Conditions Within Urban Redevelopment Area

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

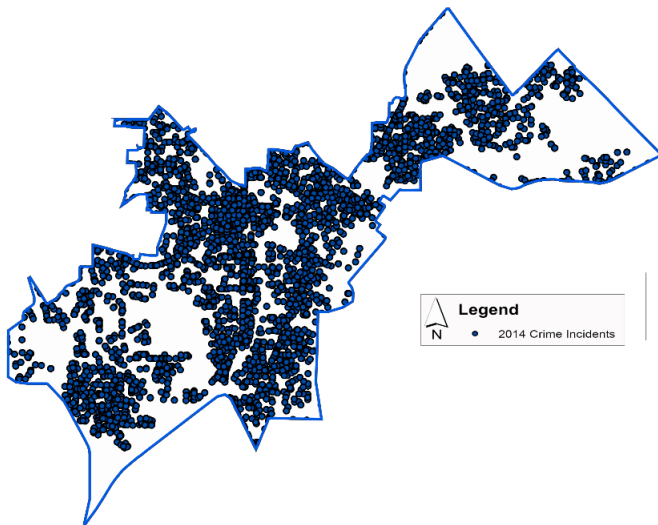


Figure 17: Larceny

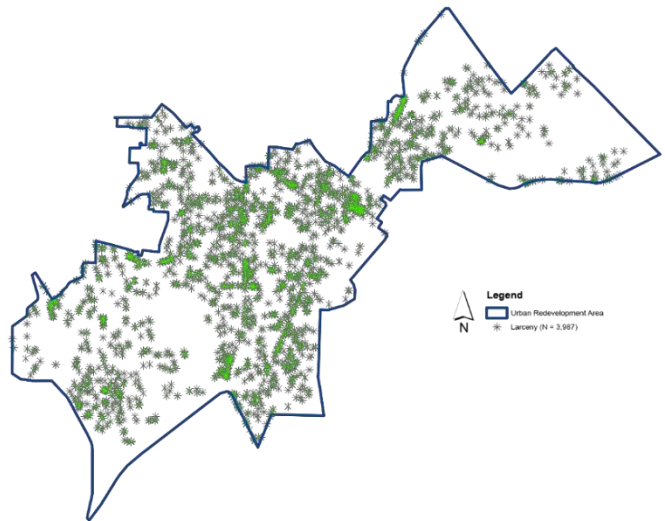


Figure 18: Motor Vehicle Theft

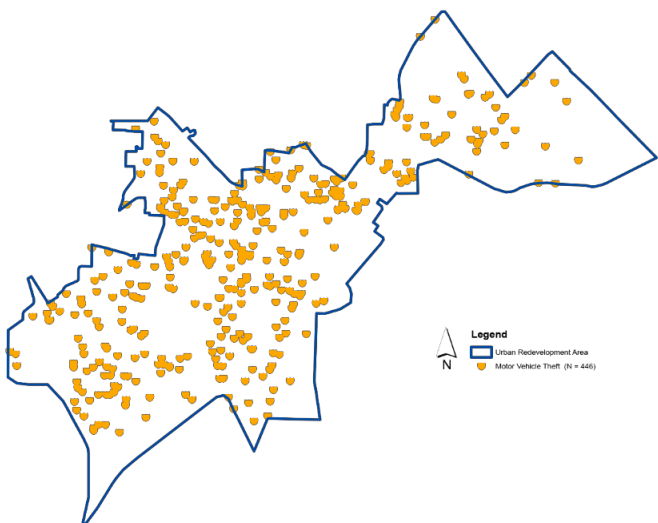
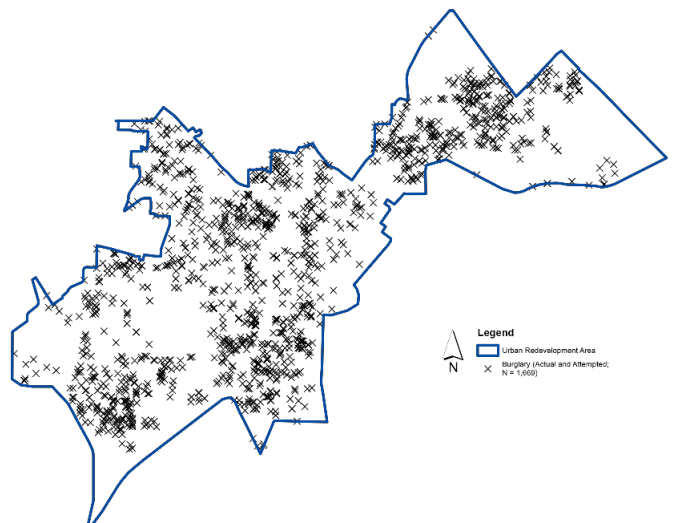


Figure 19: Burglary

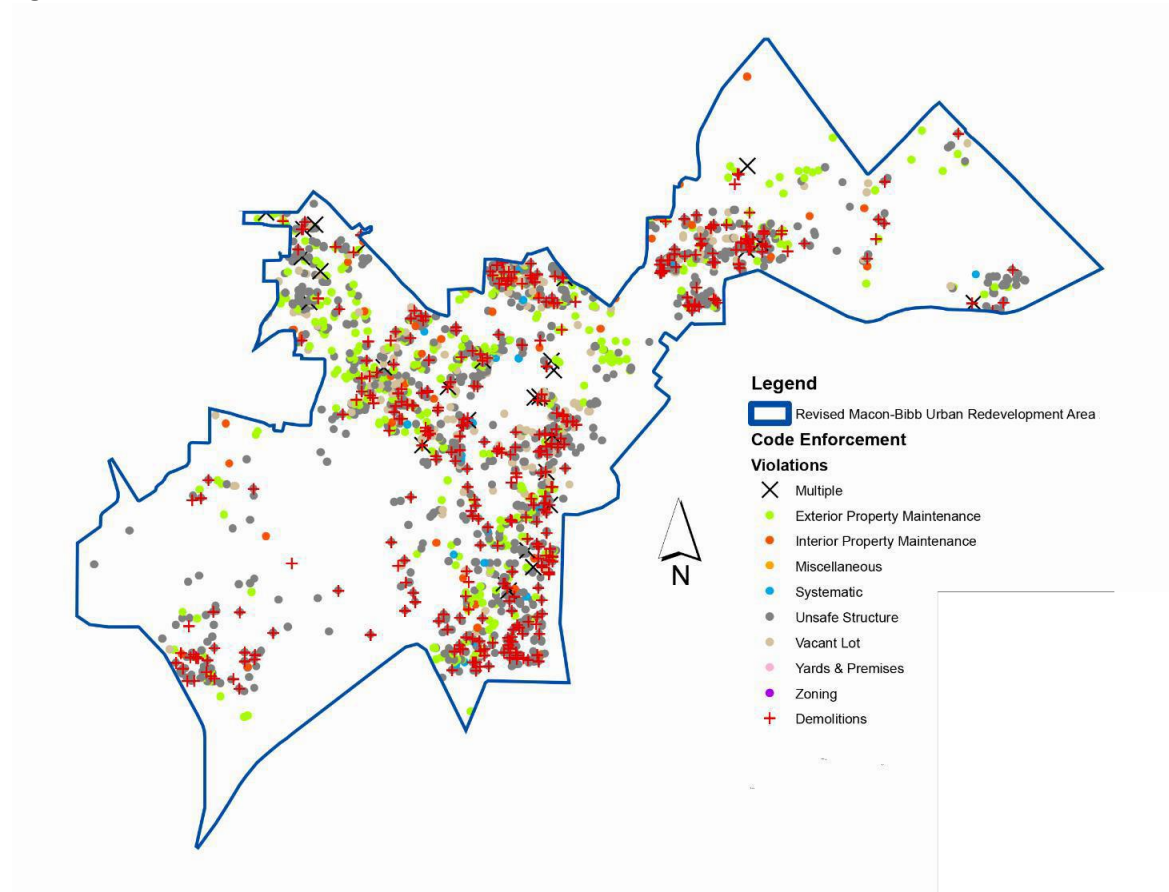


## Code Enforcement Violations

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**



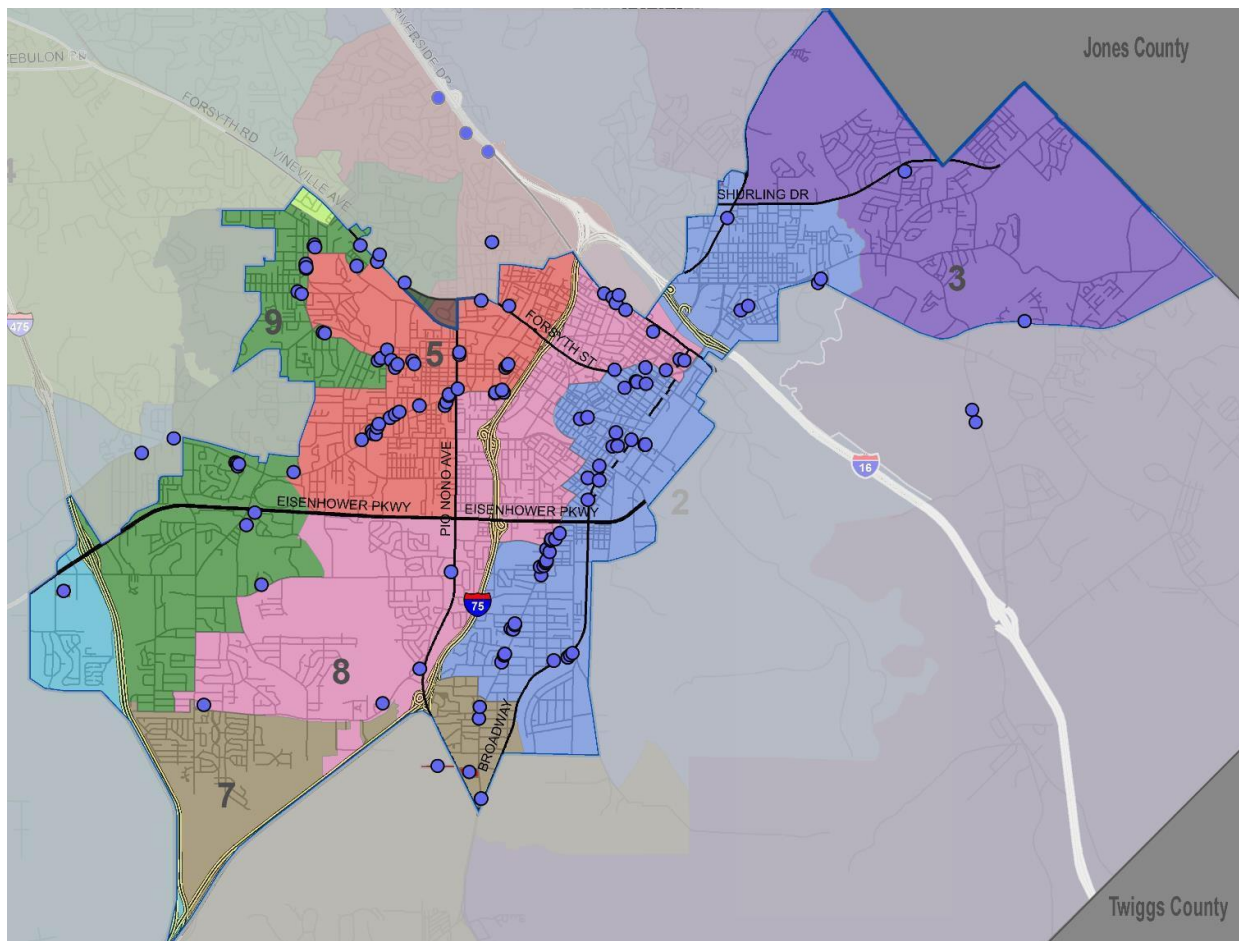
## Delinquent Commercial Taxes

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.**

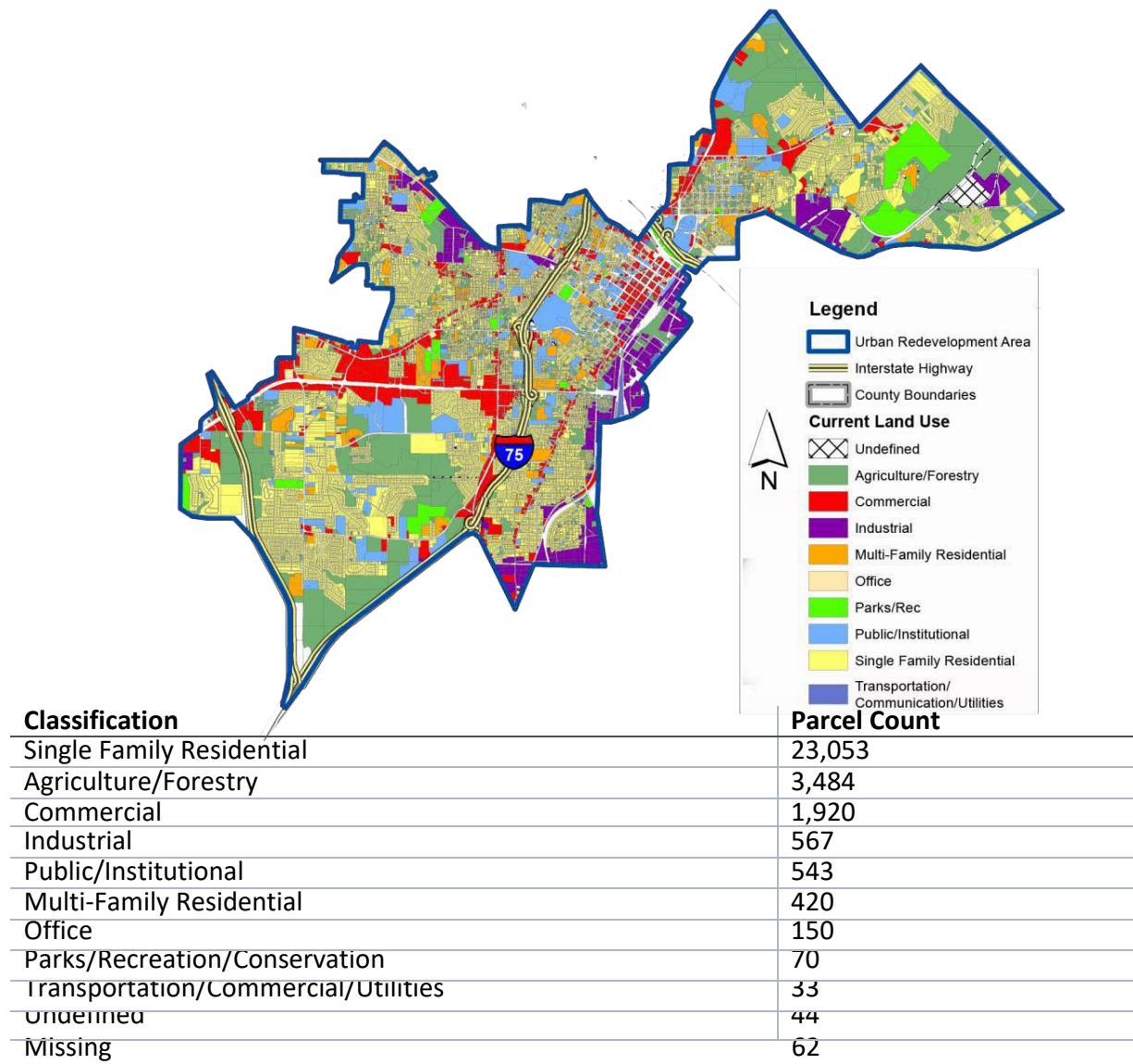
**Figure 21: Commercial Properties with Delinquent Property Taxes for Three Years**



## 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**



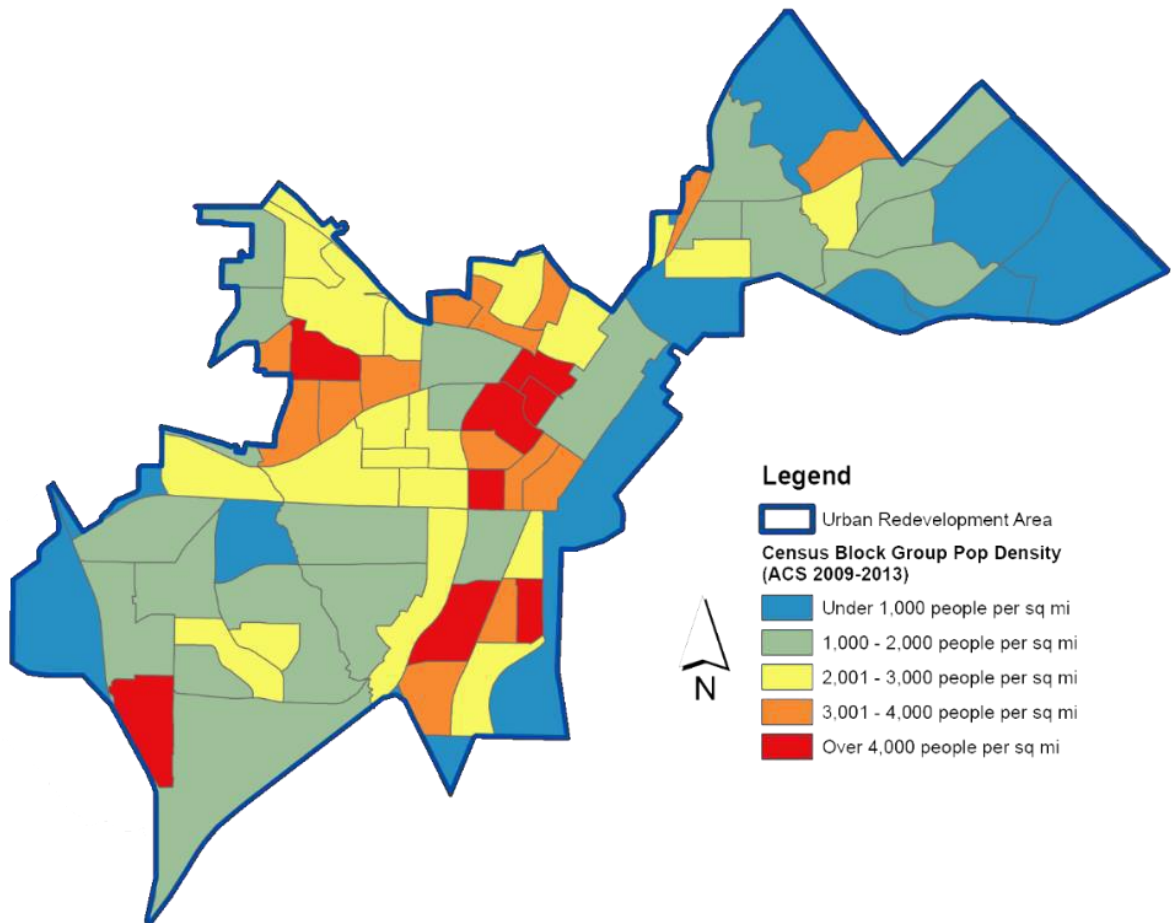
## Population Density

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

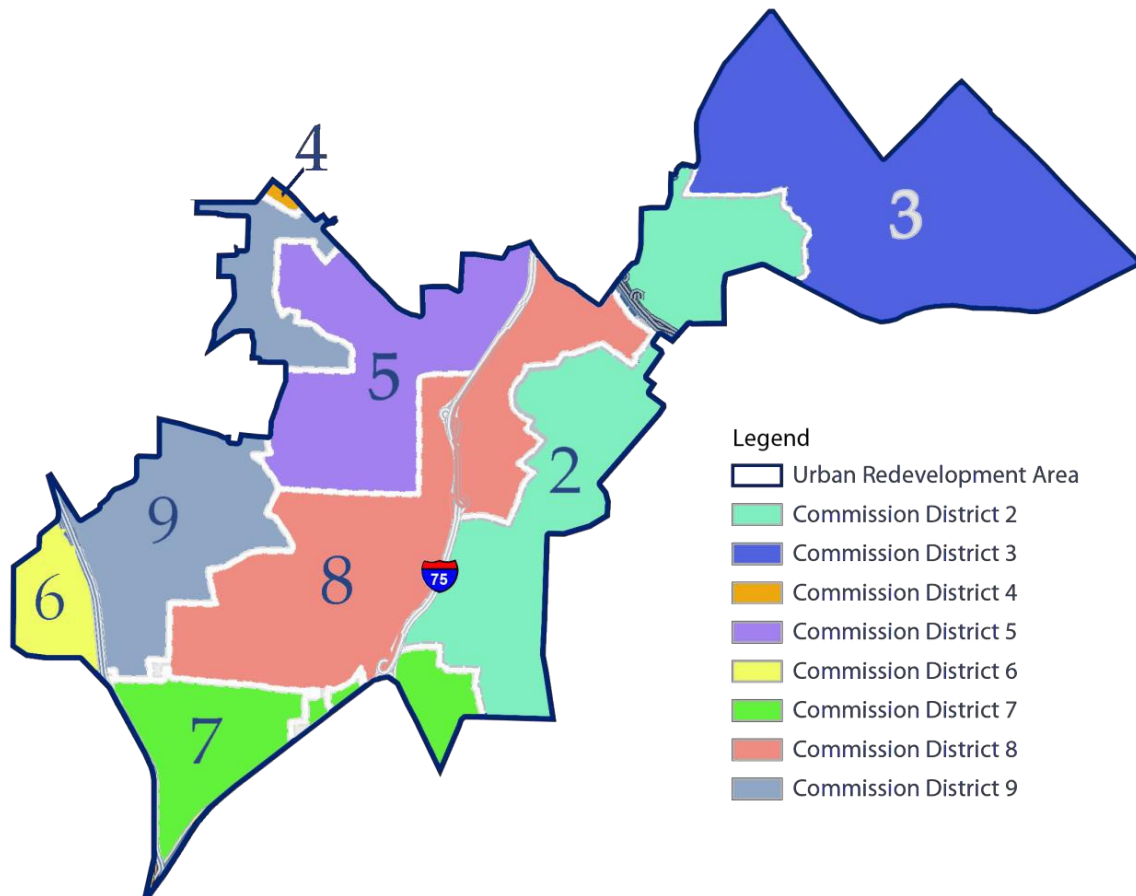
To better understand the conditions of the Urban Redevelopment Area, MGRC staff conducted a field inventory. The process began with the identification and evaluation of conditions with each elected official whose district lies within the Urban Redevelopment Area. These trips with the Commissioners were 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.

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

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

**Figure 24: Commission Districts Within Urban Redevelopment Area**









2016  
1. Estaville Avenue



2017



2016  
2. Lynmore Avenue



2017



2016  
3. Ormond Terrace

Photo Not Available



2017





2016  
4. West Grenada Terrace



2017



2016  
5. West Grenada Terrace



2017



2016  
6. Poplar Street



2017



2016  
7. 5th Street



2017



2016  
8. 6<sup>th</sup> Street



2017



2016  
9. 4<sup>th</sup> Street

Photo Not Available



2017





2016

10. Bay Street

Photo Not Available



2017



2016

11. Hazel Street

Photo Not Available



2017



2016

12. Houston Avenue



2017





2016  
13. Dublin Avenue



2017



2016  
14. Emery Highway



2017



2016  
15. Sunnydale Drive



2017

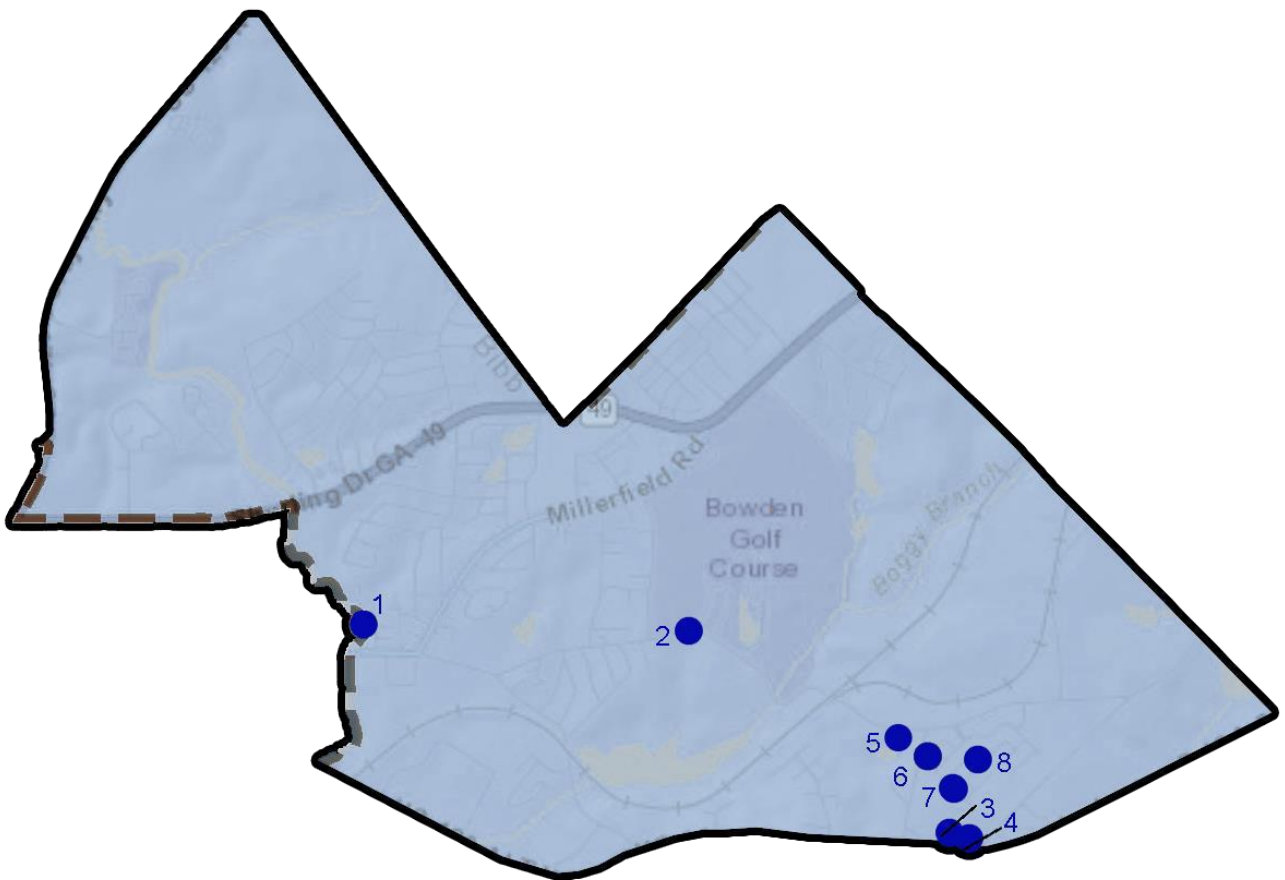
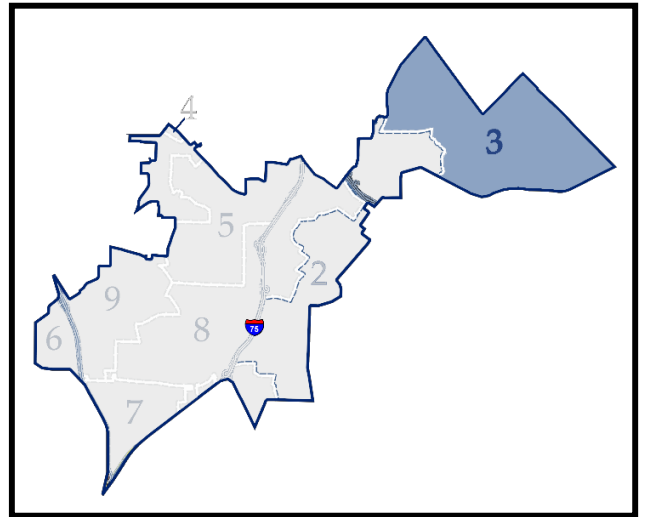


2016  
16. Houston Avenue



2017

## District 3







2016

1. Jeffersonville Rd



2017



2016

2. Recreation Road



2017



2016

3. Piedmont Circle



2017





2016

4. Piedmont Circle



2017

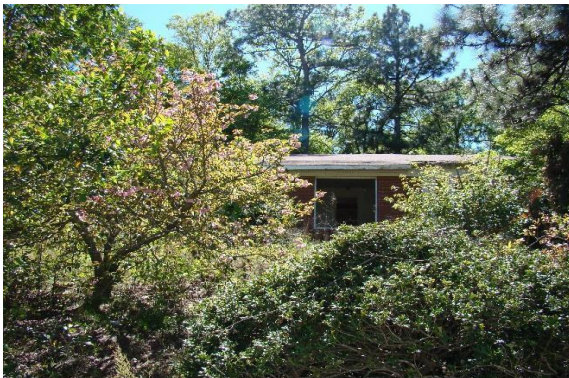


2016

5. Kings Park Circle

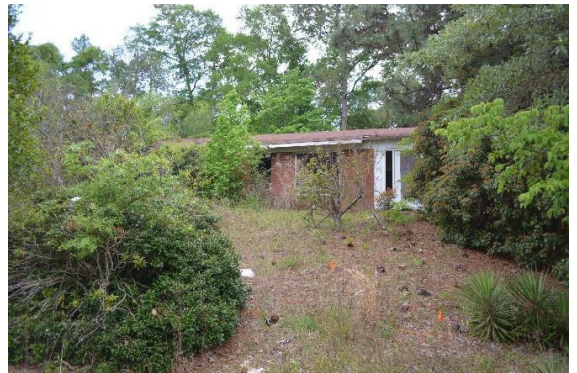


2017



2016

6. Kings Park Circle



2017





2016  
7. Kings Park Circle

Photo Not Available



2017

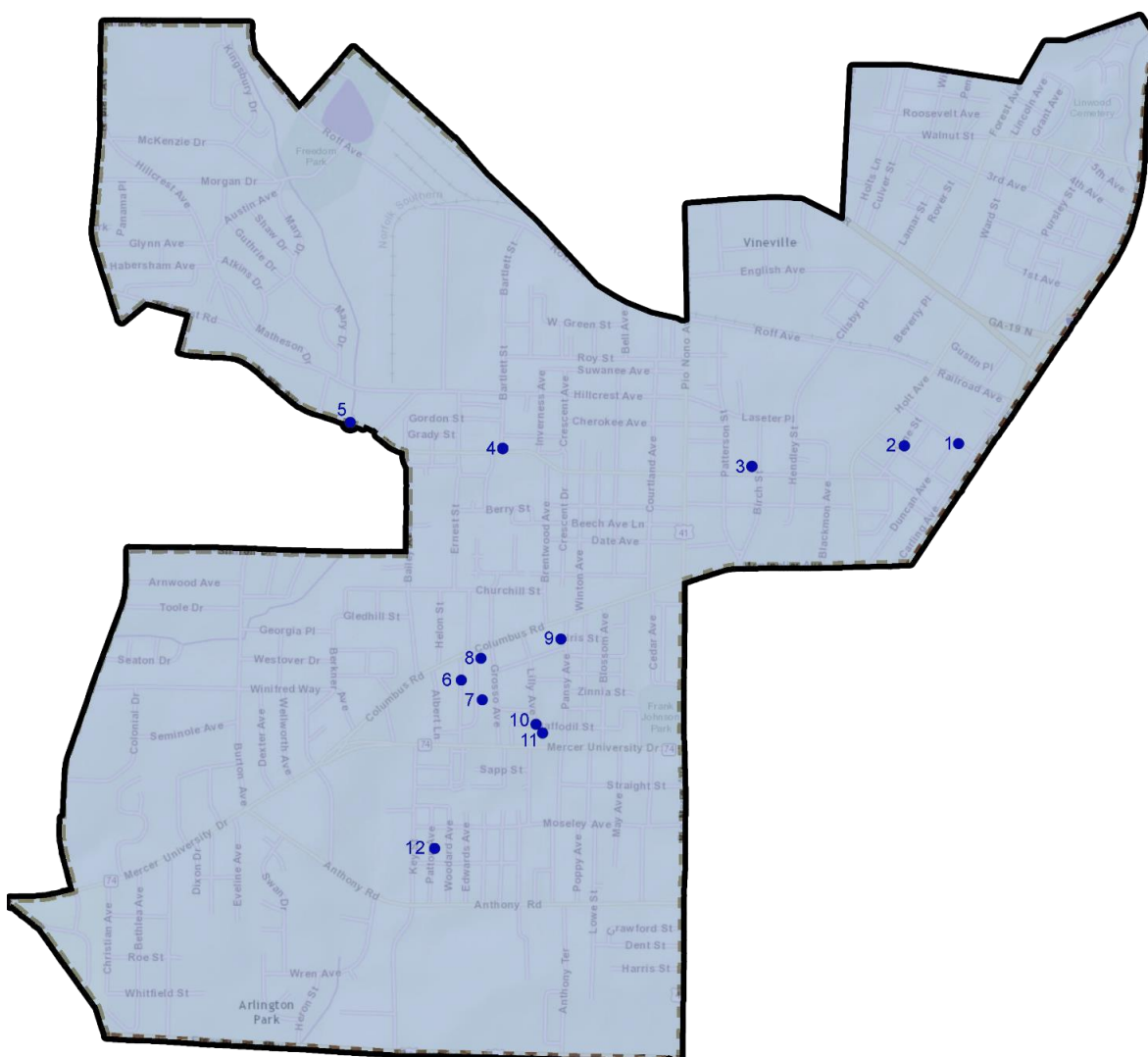
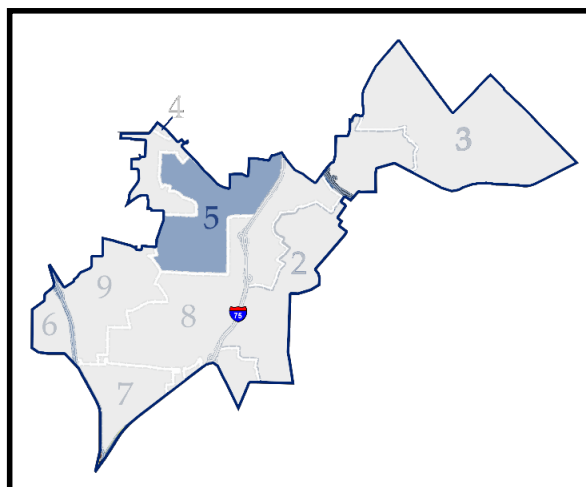


2016  
8. Lancing Court

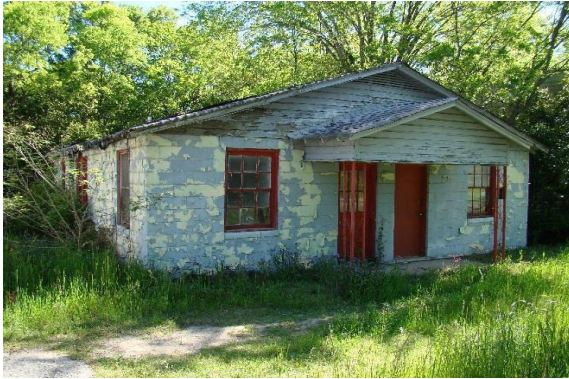


2017

## District 5







2016  
1. Dannenberg Avenue



2017



2016  
2. Lawton Avenue



2017



2016  
3. Napier Avenue



2017





2016

4. Bartlett Street



2017



2016

5. Napier Avenue



2017



2016

6. Edwards Avenue



2017





2016

7. Hortman Avenue



2017



2016

8. Columbus Road



2017



2016

9. Pansy Avenue



2017





2016

10. Lilly Avenue



2017



2016

11. Daffodil Street



2017



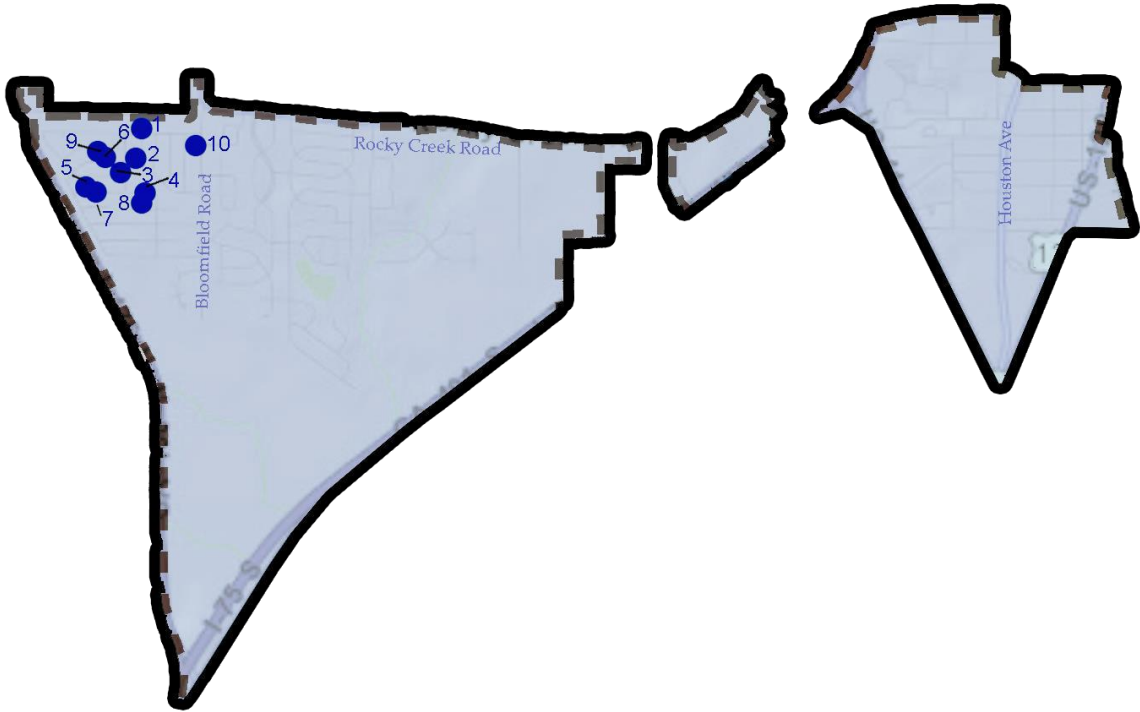
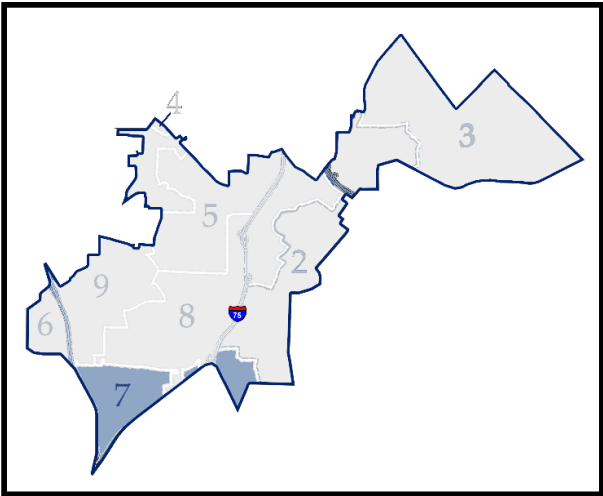
2016

12. Patton Avenue



2017

District 7







2016

1. Deeb Drive

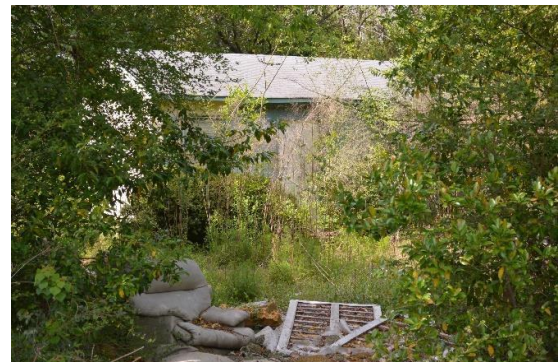


2017



2016

2. Sterling Place



2017



2016

3. Walmar Drive



2017





2016

4. Village Green Drive

Photo Not Available



2017



2016

5. Village Green Drive



2017



2016

6. Leone Drive



2017





2016  
7. Village Green Drive



2017



2016  
8. Chatsworth Court



2017



2016  
9. Jadan Place



2017





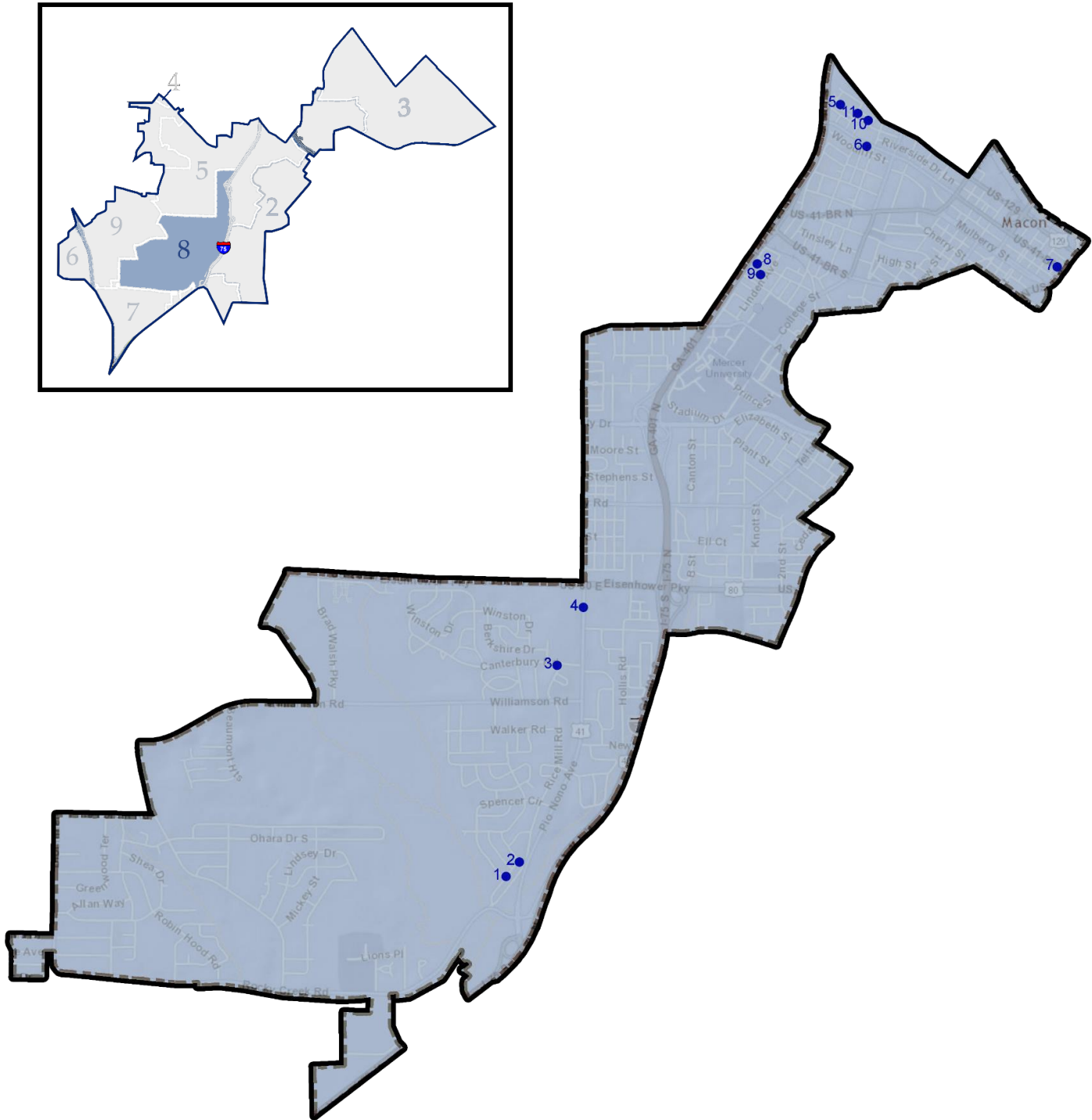
2016

10. Bloomfield Road



2017

District 8





2016  
1. St. Charles Place



2017



2016  
2. St. Charles Place

Photo Not Available



2017



2016  
3. Rice Mill Road



2017



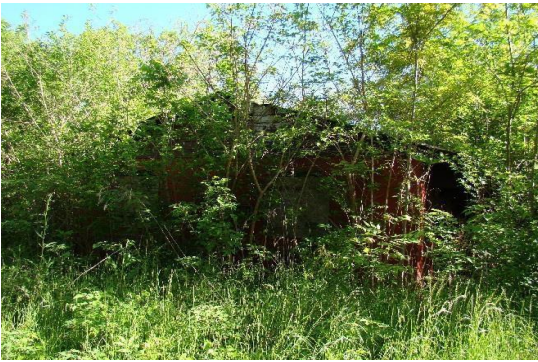


2016

4. Pio Nono Avenue



2017



2016

5. Schofield Lane



2017



2016

6. Walnut Street



2017





2016

7. Walnut Street



2017



2016

8. Chestnut Street



2017



2016

9. Linden Avenue



2017



2016  
10. Wise Avenue



2017



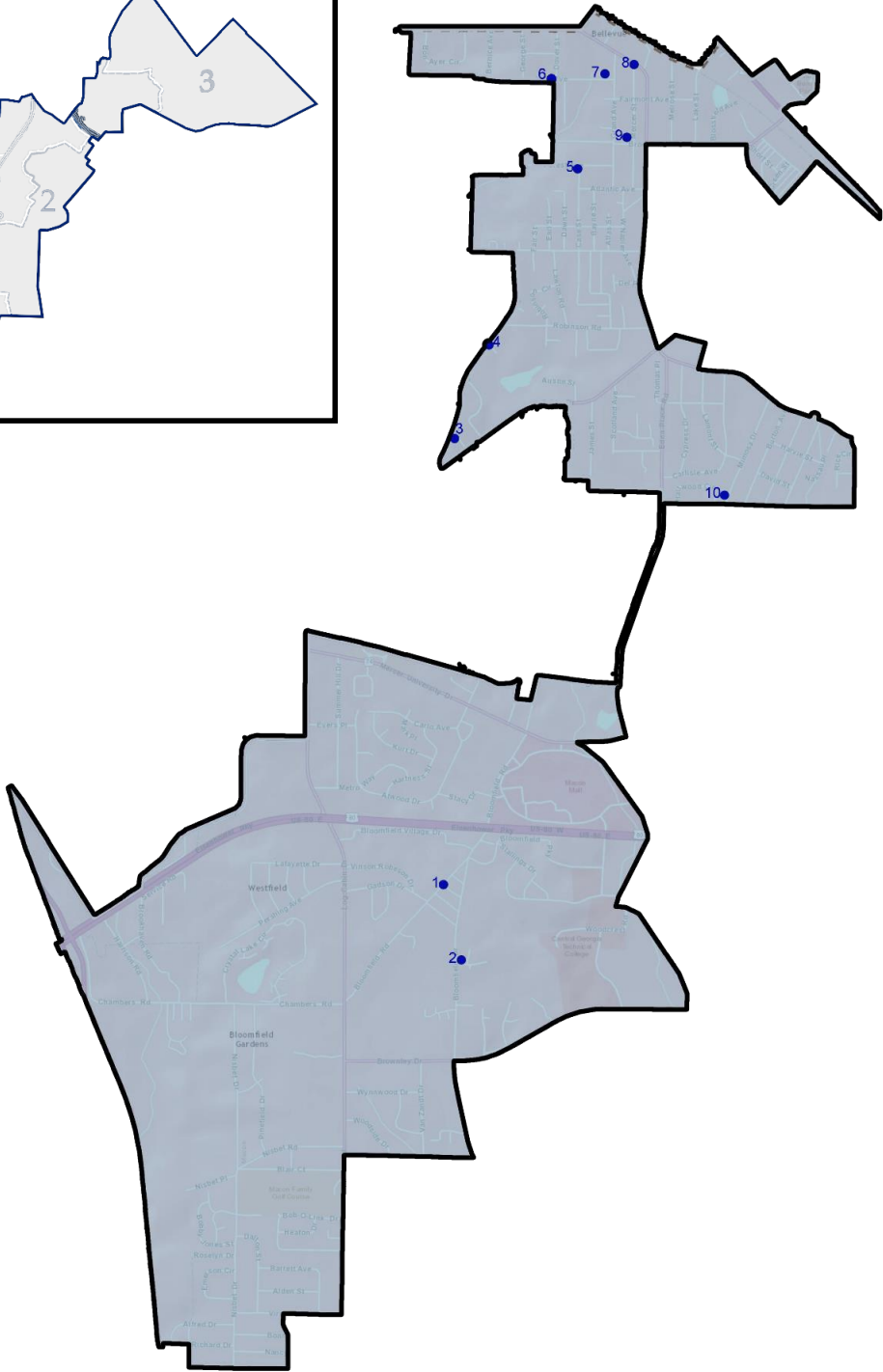
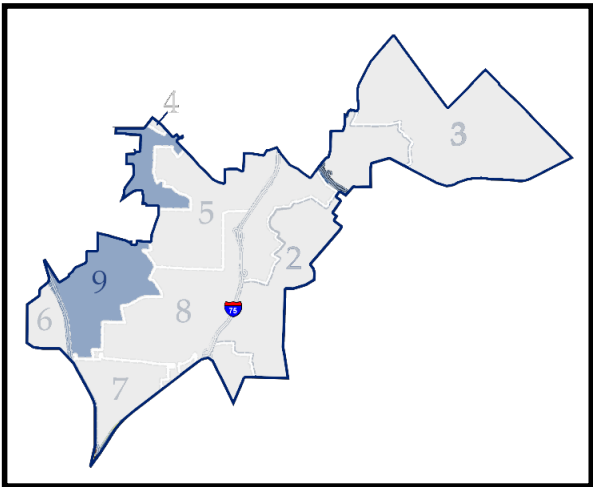
2016  
11. Wise Avenue



2017



District 9





2016  
1. WestJackson Street



2017



2016  
2. Bloomfield Drive



2017



2016  
3. Emily Street



2017





2016

4. Hollingsworth Road



2017



2016

5. Case Street



2017



2016

6. Villa Avenue



2017





2016  
7. Villa Avenue

Photo Not Available



2017



2016  
8. Mercer Street

Photo Not Available



2017



2016  
9. Mercer Street

Photo Not Available



2017



2016  
10. Mimosa Drive



2017

## Strategies

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

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

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

- **Opportunity Zones (OZs)**  
OZs are designated zones that are within or near 15 % or greater poverty and where an Enterprise Zone or Urban Redevelopment Plan exists. The Opportunity Zone program provides some of the strongest incentive programs available to existing and new businesses. The job tax credit program, or \$3,500 per job created, is available for new or existing businesses that create two or more jobs. This incentive can be taken against the business's Georgia income tax liability and payroll withholding tax and can be claimed up to five years as long as the jobs are maintained. There is no adverse fiscal impact on Macon-Bibb County. Investments in the URA will support and encourage the county's growth and transformation. This tool may be layered with BIDs, CIDs, TADs, or Enterprise Zones. **Macon-Bibb County currently has several approved Opportunity Zones. These zones, created in 2011 and 2012, will expire in 2021 and 2022. These zones are all located within the former City of Macon boundaries.**
- **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. The Ocmulgee Crossings TAD was adopted by the Board of Commissioners in December 2016.**

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

The Land Bank Authority is able to:

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

**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.

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



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.

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<sup>i</sup> 2009-2013 American Community Survey 5-year population estimates



## **Appendix A: Definitions**

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

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

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

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

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

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

'County' means any county in this state.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

## **Appendix B: Finding of Necessity/Resolution Adopting Plan**

SPONSOR: MAYOR ROBERT A.B. REICHERT

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

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

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

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

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

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

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

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

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

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

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

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

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

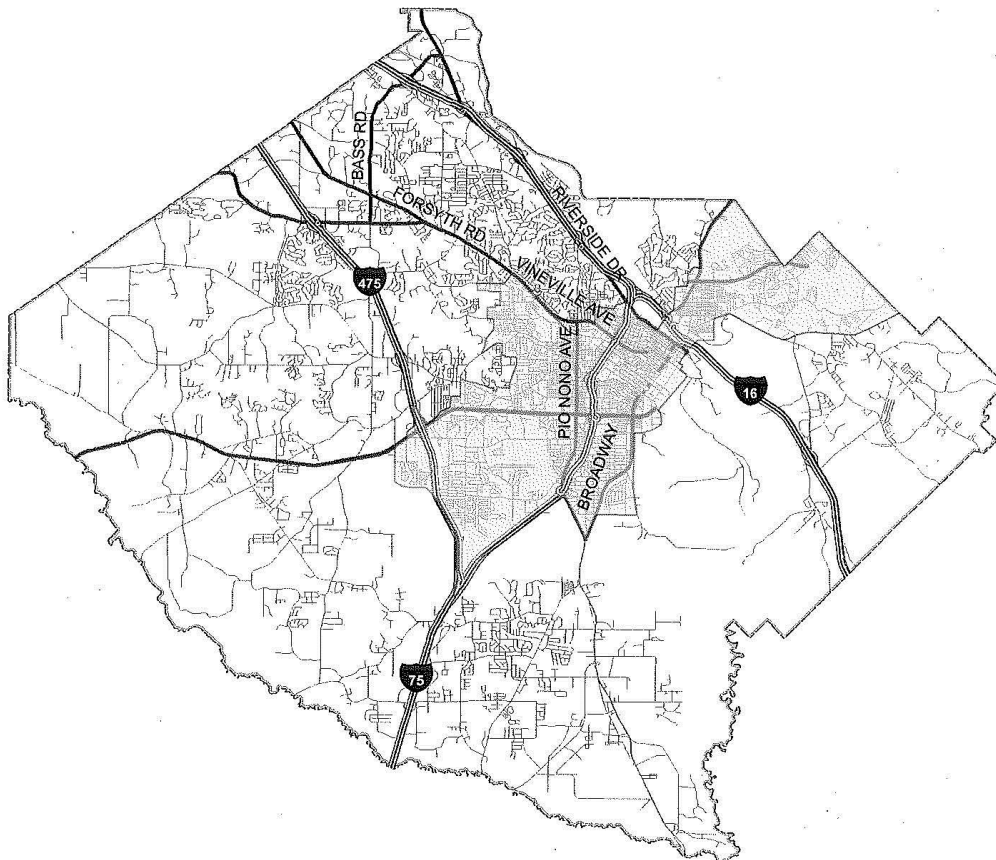
**APPROVED AND ADOPTED** this 19 day of April, 2016.

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




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



# **Macon-Bibb County 2016 Urban Redevelopment Area**



## **Legend**

-  Urban Redevelopment Area
-  Interstate Highway
-  County Boundaries

## **EXHIBIT**

A



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

SPONSORED BY

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

### Public Hearing: Initial Request for Input

MACONBIBB

Search

8 APRIL  
2016

# Urban Redevelopment Plan public hearing

Chris Floore

Blight, MGRC, Public Affairs, Urban Redevelopment Plan

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

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

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

Persons with special needs related to handicapped accessibility or foreign language shall contact the Middle Georgia Regional Commission, at (478) 751-6160, prior to April 12, 2016. The Middle Georgia Regional Commission is located at 175 Emory 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 [cgallard@mg-rc.org](mailto:cgallard@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
Jane Parker	752-5070	jparker@maconhousing.com
Wanzine Jackson	751-7190	wjackson@maconbibb.us
JOHN BAKER	803-0467	JBAKER@MACONBIBB.US
Alex Morrison	803-2402	Amorrison@maconbibb.us
Judd Drake	751-7445	jdrake@maconbibb.us
Richard Powell	320-8523	RPowell@Maconbibb.us
Elaine Sura	478 737-2829	

**Macon-Bibb County  
Urban Redevelopment Plan  
Public Hearing  
Macon-Bibb Commission Chambers  
Tuesday, May 2, 2017, 5:00 p.m.  
Minutes**

---

Persons in attendance:

Lynda Brown  
Bruce Gerwig  
Anthony Hayes  
Sheila Miller  
Celeste Queen  
Rodney Queen  
Tyler Gambell  
Monique Broughton Knight  
Mary Grace Shaw  
Evan Watson  
Wanzina Jackson  
Gary Bechtel, Commissioner  
Larry Schlesinger, Commissioner  
Elaine Lucas, Commissioner  
Mallory Jones, III, Commissioner  
Bert Bivins, III, Commissioner  
Joe Allen, Commissioner  
Scotty Shepherd, Commissioner  
Virgil Watkins, Jr., Commissioner  
Al Tillman, Commissioner  
Robert Reichert, Mayor  
Laura Mathis, MGRC  
Kayleigh Sullivan, MGRC

The hearing was called to order at 5:00 pm. Mayor Reichert greeted those in attendance and opened the public hearing

Ms. Sullivan gave an overview of the current Urban Redevelopment Plan. She explained that the purpose of the plan is to remedy and prevent the spread of blight. Ms. Sullivan then spoke to the reasoning behind the boundaries chosen for the Urban Redevelopment Area.

**Macon-Bibb County  
Urban Redevelopment Plan  
Public Hearing  
Macon-Bibb Commission Chambers  
Tuesday, May 2, 2017, 5:00 p.m.  
Minutes**

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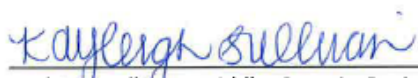
Ms. Sullivan discussed how the plan has been put into action since its adoption. She mentioned that the county wants to update the Urban Redevelopment Plan to reflect the new requirements set forth by the Department of Community Affairs in March 2017 and to provide a progress report on the implementation of the 2016 plan. Ms. Sullivan outlined the proposed updates to the plan and then asked for suggestions, comments, and questions.

Ms. Lynda Brown with United Way took the floor to discuss the efforts behind the Transformation Plan, created in partnership between United Way, the Macon Housing Authority, Mercer University, First Choice Primary Care, and several other key actors, to eliminate blight and improve the quality of life for current and future residents of the new Tindall Heights public housing complex and surrounding neighborhoods. She expressed that the United Way supports the proposed changes to the Urban Redevelopment Plan as the removal of blight and the production of new affordable rental housing are imperative to the success of their transformation efforts.

No other comments or questions were made.

The public hearing was closed at 5:35 p.m.

Minutes Certified by:



Kayleigh Sullivan, Middle Georgia Regional  
Commission



Robert AB Reichert, Mayor



## VIDEO

Fired Works official discusses event at [macon.com](http://macon.com).

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

WOODY MARSHALL [wmarshall@macon.com](mailto:wmarshall@macon.com)

## Houston's high school robotics team competing at world event

BY ANDREA HONAKER  
[ahonaker@macon.com](mailto:ahonaker@macon.com)

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

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

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

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

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

district and community sponsors."

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

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



SPECIAL TO THE TELEGRAPH

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

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

[www.flyinglegion3635.org](http://www.flyinglegion3635.org) or [www.firstinspires.org/robotics/frc](http://www.firstinspires.org/robotics/frc).

FROM PAGE 1B

## HENHOUSE

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

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

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

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

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

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

Andrea Honaker:  
478-744-4382,  
[@TelegraphAndrea](mailto:@TelegraphAndrea)

WOODY MARSHALL [wmarshall@macon.com](mailto:wmarshall@macon.com)

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

## BREAKING NEWS

FIND IT ON

[WWW.MACON.COM](http://WWW.MACON.COM)


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## PUBLIC HEARING: Urban Redevelopment Plan Update

14 APRIL  
2017

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

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

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



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

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

**5:00 p.m.**

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

**5:00 p.m.**

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

**6:00 P.M.**

**- Regular Commission Meeting  
Commission Chambers**



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

---

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

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

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

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

Name	Phone	Email
Lynda Brown	478.719.8000	lbrown@unitedwaysg.com
Bruce Gerwig	478.714.8005	Srucegerwig@gmail.com
Anthony Hayes	(478) 752-7736	ahayes@maconhousing.com
Sheila Miller	478-973-4578	
Celeste Queen	478-747-8391	
RODNEY QUEEN	478-320-1977	RLQ@MAC.com
Tyler Galt	254-300-2323	tyler.gambell@gmail.com
Monique Broughton Knight		mbroughton@albany.ga.us
Mary Grace Shaw	478 719 5897	
EVAN WATSON (WGXA)	478 538 8012	
Danina Jackson	478-751-7190	wjackson@maconbibb.us

## Proposed Urban Redevelopment Plan Updates



MAY 2, 2017

MACON-BIBB COUNTY PUBLIC HEARING

## Outline

Background  
The Plan in Action  
Proposed Updates  
Additional Updates Needed  
Questions



## What is an Urban Redevelopment Plan (URP)?

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

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

## Urban Redevelopment Area





## The Plan in Action



## Proposed Updates to the URP

### Background

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

### Proposed Updates

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

## Additional Updates

- Review current strategies
- Public input

## Questions

## Public Listening Sessions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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


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

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

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

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

## Appendix D: Consolidated Tax Digest Summaries 2011-2015



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<b>GEORGIA DEPARTMENT OF REVENUE</b> Local Government Services Division County Digest Section	<b>2011 TAX DIGEST CONSOLIDATED SUMMARY</b>
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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							

RESIDENTIAL TRANSITIONAL				EXEMPT PROPERTY		
Code	Count	Acres	40% Value	Code	Count	40% Value
T1				E0		
T3				E1	1,561	319,492,174
T4				E2	865	59,462,829
				E3	91	7,235,260
				E4	83	7,725,935
				E5	44	17,005,648
				E6	105	16,275,663
				E7	24	3,074,831
				E8		
				E9	178	50,875,331

HISTORIC			
Code	Count	Acres	40% Value
H1	104		9,885,299
H3	100		1,848,880

AGRICULTURAL			
Code	Count	Acres	40% Value
A1	515		29,796,111
A3	48	54	939,352
A4	588	3,620	14,086,974
A5	299	19,467	21,280,042
A6	245		1,913,103
A7			
A9			
AA			
AB			
AF			
AI			
AZ			

PREFERENTIAL			
Code	Count	Acres	40% Value
P3			
P4	1	17	3,402
P5	5	551	149,161
P6			
P7			
P9			

CONSERVATION USE

TOTAL			
Code	Count	M&O	Bond
S1	22,951	45,902,736	
SC	1,610	105,688,853	
S2			
S3	296	592,000	
S4	5,459	206,420,779	
S5	181	7,147,678	
SD	6	576,587	
SS	2	72,230	
SE			
SG	2	55,961	
S6			
S7			
S8			
S9			
SF	107	86,807,823	
SA	6	38,142	
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  
 V4 178 1,290 4,835,279 SH 100 5,892,707  
 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  
 Code Count Acres 40% Value TOTAL 41,904 658,974,532  
 F3 SUMMARY  
 F4 2 32 7,426 Code Count Acres 40% Value  
 F5 11 1,403 258,247 Residential 113,910 16,190 2,281,356,418  
 F9 Residential  
 Transitional  
 Total 13 1,435 265,673 Historical 204 11,734,179  
 ENVIRONMENTALLY SENSITIVE Agricultural 1,695 23,141 68,015,582  
 Code Count Acres 40% Value Preferential 6 568 152,563  
 W3 Conservation  
 W4 Use 480 11,604 21,183,591  
 W5 Brownfield  
 Property  
 COMMERCIAL Forest Land Cons  
 Code Count Acres 40% Value Use 13 1,435 939,044  
 C1 3,838 768,182,183 Environmentally  
 C3 4,281 1,031 262,487,617 Sensitive  
 C4 369 855 54,834,865 Commercial 19,563 3,624 1,491,104,317  
 C5 65 1,738 27,182,826 Industrial 928 2,954 367,285,446  
 C7 Utility 59 131,370,816  
 C9 Motor Vehicle 126,526 347,406,200  
 CA 91 11,446,280 Mobile Home 1,157 5,090,387  
 CB 6 35,980 Timber 100% 17 337,358  
 CF 5,983 223,015,097 Heavy 9 2,322,535  
 CI 4,896 143,445,603 Equipment  
 CP 1 3,369 Gross Digest 264,567 59,516 4,728,298,436  
 CZ 33 470,497 Exemptions  
 Bond  
 INDUSTRIAL Net Bond Digest 4,728,298,436  
 Code Count Acres 40% Value Gross Digest 264,567 59,516 4,728,298,436  
 I1 243 92,270,080 Exemptions-M&O 658,974,532  
 I3 184 99 6,223,736 Net M&O Digest 4,069,323,904  
 I4 130 534 8,551,418  
 I5 52 2,321 7,427,268

TAX LEVIED  
 TYPE ASSESSED VALUE MILLAGE TAX  
 I7  
 I9 M & O 4,069,323,904 .250 1,017,330.98  
 IA BOND 4,728,298,436 .000 0.00  
 IB  
 IF 102 129,086,695  
 II 103 33,379,381  
 IP 106 86,804,454  
 IZ 8 3,542,414

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GEORGIA DEPARTMENT OF REVENUE  
Local Government Services Division  
County Digest Section

## 2012 TAX DIGEST CONSOLIDATED SUMMARY

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	
				E5	43	16,612,445	
				E6	106	39,182,980	
				E7	21	2,653,280	
				E8			
				E9	166	49,137,986	
HISTORIC				TOTAL			
Code	Count	Acres	40% Value		2,889	568,127,892	
H1	87		7,479,836	HOMESTEAD AND PROPERTY EXEMPTIONS			
H3	83		1,417,580	Code	Count	M&O	Bond
AGRICULTURAL				S1	22,270	44,540,913	
Code	Count	Acres	40% Value	SC	1,572	101,744,342	
A1	507		29,356,540	S2			
A3	57	69	1,013,085	S3	332	664,000	
A4	585	3,524	13,754,329	S4	5,256	191,443,748	
A5	279	19,112	18,814,416	S5	159	6,736,118	
A6	244		1,826,006	SD	33	2,117,481	
A7				SS	2	65,751	
A9				SE			
AA				SG	2	56,452	
AB				S6			
AF				S7			
AI				S8			
AZ				S9			
PREFERENTIAL				SF	101	94,215,744	
Code	Count	Acres	40% Value	SA	6	37,299	
P3				SB			
P4	1	17	3,402				
P5	5	478	145,789				
P6							
P7							
P9							
CONSERVATION USE							



Code Count Acres 40% Value SP 1,771 1,868,751  
 V3 13 21 370,152 Georgia Department of Revenue | © 2014 All rights reserved  
 V4 185 1,315 5,011,768 SH 83 4,029,957  
 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  
 Code Count Acres 40% Value TOTAL 35,685 640,014,249  
 F3 SUMMARY  
 F4 2 32 7,893 Code Count Acres 40% Value  
 F5 11 1,433 273,558 Residential 109,796 16,427 2,184,969,532  
 F9 Residential  
 Transitional  
 Historical 170 8,897,416  
 Agricultural 1,672 22,705 64,764,376  
 Preferential 6 495 149,191  
 Conservation  
 Use 510 12,350 23,158,111  
 Brownfield  
 Property  
 Forest Land Cons  
 Use 13 1,465 946,803  
 Environmentally  
 Sensitive  
 Commercial 19,736 3,090 1,441,064,425  
 Industrial 919 2,977 352,449,693  
 Utility 61 132,674,310  
 Motor Vehicle 115,622 338,215,220  
 Mobile Home 1,469 7,688,556  
 Timber 100% 5 63,783  
 Heavy  
 Equipment 6 770,078  
 Gross Digest 249,985 59,509 4,555,811,494  
 Exemptions  
 Bond  
 Net Bond Digest 4,555,811,494  
 Gross Digest 249,985 59,509 4,555,811,494  
 Exemptions-M&O 640,014,249  
 Net M&O Digest 3,915,797,245

COMMERCIAL  
 Code Count Acres 40% Value  
 C1 3,856 735,943,174  
 C3 4,270 997 246,612,955  
 C4 393 831 54,261,456  
 C5 66 1,262 26,172,365  
 C7  
 C9  
 CA 92 11,838,284  
 CB 6 20,650  
 CF 6,001 224,856,052  
 CI 5,010 140,869,955  
 CP  
 CZ 42 489,534

INDUSTRIAL  
 Code Count Acres 40% Value  
 I1 248 86,307,512  
 I3 184 94 5,886,423  
 I4 131 530 8,421,281  
 I5 51 2,353 6,666,645  
 I7  
 I9  
 IA  
 IB  
 IF 93 114,773,333  
 II 98 32,370,165  
 IP 101 94,215,744  
 IZ 13 3,808,590

TAX LEVIED  
 TYPE ASSESSED VALUE MILLAGE TAX  
 M & O 3,915,797,245 .200 783,159.45  
 BOND 4,555,811,494 .000 0.00

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GEORGIA DEPARTMENT OF REVENUE  
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## 2013 TAX DIGEST CONSOLIDATED SUMMARY

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	
HISTORIC				E3	198	12,169,533	
Code	Count	Acres	40% Value	E4	95	7,402,006	
H1	122		7,215,813	E5	63	17,227,268	
H3	86	20.68	1,207,243	E6	278	84,491,914	
AGRICULTURAL				E7	0	0	
Code	Count	Acres	40% Value	E8	0	0	
A1	686		30,286,626	E9	227	49,134,706	
A3	54	113.04	954,412				
A4	590	5,596.31	13,227,994	TOTAL	5,740	757,179,572	
A5	279	23,657.69	17,951,663	HOMESTEAD AND PROPERTY EXEMPTIONS			
A6	538		1,702,240	Code	Count	M&O	Bond
A7	0	0	0	S1	21,325	42,845,940	0
A9	0	0	0	SC	1,440	93,219,596	0
AA	0		0	S2	0	0	0
AB	0		0	S3	378	756,000	0
AF	0		0	S4	5,041	187,124,681	0
AI	0		0	S5	118	5,259,279	0
AZ	0		0	SD	78	4,059,422	0
PREFERENTIAL				SS	2	81,250	0
Code	Count	Acres	40% Value	SE	0	0	0
P3	0	0	0	SG	3	131,522	0
P4	1	17	3,402	S6	0	0	0
P5	4	477.91	85,041	S7	0	0	0
P6	0		0	S8	0	0	0
P7	0	0	0	S9	0	0	0
P9	0	0	0	SF	96	96,677,442	0
CONSERVATION USE				SA	5	22,111	0
				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 © 2014 All rights reserved SH 72 4,001,628 0  
V4 221 2,599.42 6,059,836 ST 0 0 0  
V5 245 18,778.06 17,447,916 SV 478 20,253,598 0  
V6 361 1,242,336 SJ 13 732,931 0  
BROWNFIELD PROPERTY SW 0 0 0  
Code Count Acres 40% Value SX 0 0 0  
B1 0 0 0 SN 4,941 177,018,320 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 2 31.56 25,437 L7 0 0 0  
J5 11 1,433.35 921,366 L8 0 0 0  
J9 0 0 0 L9 0 0 0  
FLPA FAIR MARKET ASSMT  
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  
Code Count Acres 40% Value Environmentally  
C1 12,710 742,972,459 Sensitive 0 0 0  
C3 4,278 4,936.75 242,811,472 Commercial 28,217 11,310.23 1,459,212,160  
C4 400 2,999.77 56,026,130 Industrial 2,259 5,987.54 340,062,977  
C5 70 3,373.71 24,939,342 Utility 61 0 139,563,784  
C7 0 0 0 Motor Vehicle 114,120 357,594,990  
C9 0 0 0 Mobile Home 1,435 7,302,518  
CA 77 9,338,289 Timber 100% 8 0 171,600  
CB 0 0 0 Heavy  
Equipment 5 1,377,833  
CF 5,788 229,334,137 Gross Digest 279,285 116,120.18 4,545,460,927  
CI 4,846 153,215,850 Exemptions  
Bond 0  
CP 0 0 Net Bond Digest 4,545,460,927  
CZ 48 574,481 Gross Digest 279,285 116,120.18 4,545,460,927  
INDUSTRIAL Exemptions-M&O 633,718,166  
Code Count Acres 40% Value Net M&O Digest 3,911,742,761  
I1 1,607 84,182,597 TAX LEVIED  
I3 184 408.5 5,860,456 TYPE ASSESSED  
VALUE MILLAGE TAX  
I4 133 1,428.13 8,258,975 M & O 3,911,742,761 .150 586,761.41  
I5 50 4,150.91 6,503,207 BOND 4,545,460,927 .000 0.00  
I7 0 0 0  
I9 0 0 0  
IA 0 0 0  
IB 0 0 0  
IF 84 112,433,520  
II 95 23,718,416  
IP 96 96,761,496  
IZ 10 2,344,310

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GEORGIA DEPARTMENT OF REVENUE  
Local Government Services Division  
County Digest Section

## 2014 TAX DIGEST CONSOLIDATED SUMMARY

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	S2	0	0	0
AB	0		0	S3	404	807,200	0
AF	0		0	S4	4,930	182,574,898	0
AI	0		0	S5	128	5,754,686	0
AZ	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	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 | © 2014 All rights reserved  
SH 87 4,117,015  
V4 219 2,635.4 5,936,222 ST 0 0 0  
V5 244 18,590.01 17,592,364 SV 476 20,151,338 0  
V6 361 1,136,451 SJ 19 1,688,685 0  
BROWNFIELD PROPERTY SW 0 0 0  
Code Count Acres 40% Value SX 0 0 0  
B1 0 0 0 SN 4,914 181,434,669 0  
B3 0 0 0 DO NOT USE CODES L1-L9 ON STATE SHEET  
B4 0 0 0 L1 0 0 0  
B5 0 0 0 L2 0 0 0  
B6 0 0 0 L3 0 0 0  
FOREST LAND CONSERVATION USE L4 0 0 0  
Code Count Acres 40% Value L5 0 0 0  
J3 0 0 0 L6 0 0 0  
J4 3 41.44 45,004 L7 0 0 0  
J5 16 2,515.99 2,096,153 L8 0 0 0  
J9 0 0 0 L9 0 0 0  
FLPA FAIR MARKET ASSMT  
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  
Code Count Acres 40% Value Environmentally  
Sensitive 0 0 0  
C1 12,505 740,451,397 Commercial 27,891 10,991.81 1,455,905,068  
C3 4,285 4,910.65 240,496,226 Industrial 2,216 5,958.97 360,473,200  
C4 410 3,128.12 58,193,636 Utility 61 0.01 145,053,995  
C5 63 2,953.04 24,399,853 Motor Vehicle 103,765 301,551,920  
C9 0 0 0 Mobile Home 1,417 7,048,057  
CA 75 8,546,555 Timber 100% 10 10 115,580  
CB 0 0 Heavy  
Equipment 9 32,769  
CF 5,706 231,823,236 Gross Digest 269,164 115,868.46 4,467,818,243  
CI 4,815 150,802,091 Exemptions  
Bond 0  
CP 0 0 Net Bond Digest 4,467,818,243  
CZ 32 1,192,074 Gross Digest 269,164 115,868.46 4,467,818,243  
INDUSTRIAL Exemptions-M&O 647,888,243  
Code Count Acres 40% Value Net M&O Digest 3,819,930,000  
I1 1,544 78,973,168  
I3 182 406.82 5,691,147  
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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# Department of Revenue

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GEORGIA DEPARTMENT OF REVENUE  
Local Government Services Division  
County Digest Section

## 2015 TAX DIGEST CONSOLIDATED SUMMARY

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	
HISTORIC				E3	316	17,462,927	
Code	Count	Acres	40% Value	E4	97	7,757,763	
H1	147		12,926,349	E5	70	42,818,099	
H3	106	24.16	1,651,025	E6	373	102,730,447	
AGRICULTURAL				E7	0	0	
Code	Count	Acres	40% Value	E8	1	31,018	
A1	724		30,100,493	E9	220	48,769,351	
A3	38	70.27	767,990				
A4	647	5,668.44	13,817,197	TOTAL	6,370	895,523,813	
A5	297	23,133.05	17,541,198	HOMESTEAD AND PROPERTY EXEMPTIONS			
A6	654		1,907,711	Code	Count	M&O	Bond
A7	0	0	0	S1	19,685	39,367,780	0
A9	0	0	0	SC	1,373	88,176,287	0
AA	0		0	S2	0	0	0
AB	0		0	S3	414	828,000	0
AF	0		0	S4	4,754	174,509,692	0
AI	0		0	S5	135	6,051,231	0
AZ	0		0	SD	100	5,199,906	0
PREFERENTIAL				SS	0	0	0
Code	Count	Acres	40% Value	SE	0	0	0
P3	0	0	0	SG	3	122,362	0
P4	1	17	3,402	S6	0	0	0
P5	1	246.67	46,374	S7	0	0	0
P6	0		0	S8	0	0	0
P7	0	0	0	S9	0	0	0
P9	0	0	0	SF	106	125,117,065	0
CONSERVATION USE				SA	2	12,444	0
				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 | © 2014 All rights reserved  
V4 233 2,830.5 6,339,925 SH 106 8,626,688 0  
V5 249 19,269.49 17,310,814 ST 0 0 0  
V6 455 1,344,828 SV 496 20,083,451 0  
BROWNFIELD PROPERTY SJ 19 1,675,384 0  
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  
Code Count Acres 40% Value TOTAL 33,806 655,319,659 0  
F3 0 0 0 SUMMARY  
F4 3 41.44 11,792 Code Count Acres 40% Value  
F5 16 2,515.99 753,095 Residential 131,443 44,997.01 2,034,777,589  
F9 0 0 0 Residential  
Transitional 0 0 0  
Total 19 2,557.43 764,887 Historical 253 24.16 14,577,374  
ENVIRONMENTALLY SENSITIVE Agricultural 2,360 28,871.76 64,134,589  
Code Count Acres 40% Value Preferential 2 263.67 49,776  
W3 0 0 0 Conservation  
W4 0 0 0 Use 951 22,347.31 25,488,194  
W5 0 0 0 Brownfield  
Property 0 0 0  
COMMERCIAL Forest Land Cons  
Use 19 2,557.43 2,141,157  
Code Count Acres 40% Value Environmentally  
C1 11,819 771,074,802 Sensitive 0 0 0  
C3 4,263 4,849.36 236,561,390 Commercial 27,087 10,705.94 1,475,420,757  
C4 420 3,082.49 58,109,244 Industrial 2,105 5,842.67 385,341,214  
C5 63 2,774.09 23,476,332 Utility 57 0 149,150,102  
C7 0 0 0 Motor Vehicle 85,101 210,348,700  
C9 0 0 0 Mobile Home 1,404 6,781,313  
CA 62 8,375,454 Timber 100% 24 230.2 441,200  
CB 0 0 Heavy  
CF 5,651 227,920,141 Equipment 11 54,393  
CI 4,760 148,901,036 Gross Digest 250,817 115,840.15 4,368,706,358  
CP 0 0 Exemptions  
CZ 49 1,002,358 Bond 0  
INDUSTRIAL Net Bond Digest 4,368,706,358  
Code Count Acres 40% Value Gross Digest 250,817 115,840.15 4,368,706,358  
I1 1,441 71,794,540 Exemptions-M&O 655,319,659  
I3 182 407.72 5,571,782 Net M&O Digest 3,713,386,699  
I4 133 1,396.89 7,974,431  
I5 48 4,038.06 6,295,612 TAX LEVIED  
I7 0 0 0 TYPE ASSESSED  
VALUE MILLAGE TAX  
I9 0 0 0 M & O 3,713,386,699 .050 185,669.33  
IA 0 0 0 BOND 4,368,706,358 .000 0.00  
IB 0 0 0  
IF 86 127,594,800  
II 96 34,277,775  
IP 106 125,871,111  
IZ 13 5,961,163

Return

## **Appendix E: Media Coverage**

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

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

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

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

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

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

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

Share:



## Redevelopment plan takes on quality of life in Macon

Macon-Bibb Urban Redevelopment Plan recently updated

Plan outlines strategies to deal with issues plaguing Macon

Commercial, residential blight also to be tackled

By Stanley Dunlap

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

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

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

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

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

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

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

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

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

#### ADVERTISING

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

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

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

Those figures are likely underrepresented, she said.

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

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

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

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

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

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

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

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

Redevelopment plan takes on quality of life in Macon

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

## Appendix F: Technical Assistance Request Letter



ROBERT A. B. REICHERT  
MAYOR

OFFICE OF THE MAYOR

**Macon-Bibb County**

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

July 7, 2014

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

Re: Local Assistance Request

Dear Mr. Nix:

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

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

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

Yours truly,

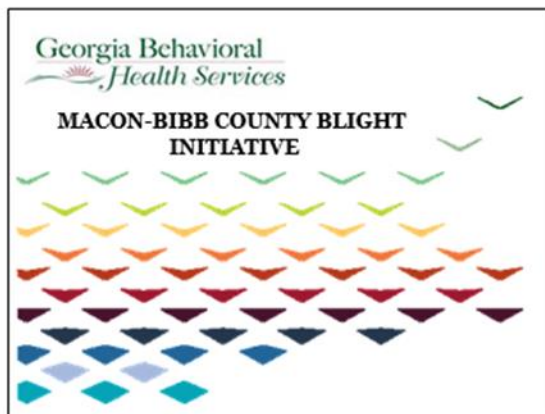
Robert A. B. Reichert  
Mayor

RABR/ns



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

The following PowerPoint, presented by Cass Hatcher and Alison Souther Goldey in April 2017, provides direct commentary regarding the status of the “Projects Anticipated to be Undertaken” located in the “Strategies” section. The Report of Accomplishments (**Appendix I**) further speaks to the existing projects and the timeframe in which each is expected to be completed.



### WELCOME

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

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

Georgia Behavioral Health Services

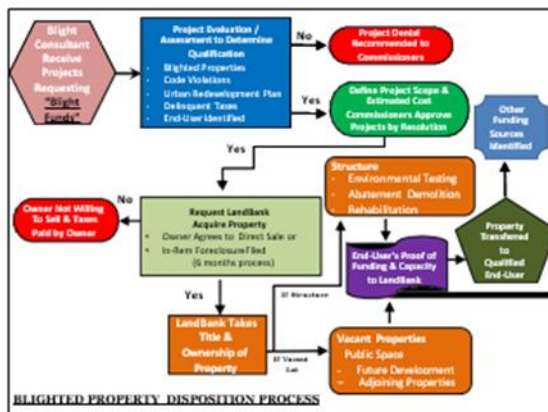
### BACKGROUND

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

Georgia Behavioral Health Services

### IT TAKES A TEAM!

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



## ROUND #1 BLIGHT PROJECT SUMMARY

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

## TASK ORDERS #1 100% COMPLETE January 2017

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

## LYNMORE ESTATE HABITAT PROJECT District #2



## TASK ORDERS #2 100% COMPLETE

February 2017

### • 19 Blighted Structures Demolished

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

## LYNMORE AVENUE SMART PARK District #2



## EMILY STREET BLIGHT REMOVAL District #9



## HENRY BURNS PARK PROJECT

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

**TASK ORDERS #3 100% Complete**  
**March 2017**

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

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



**TASK ORDERS #4**  
**April 2017**

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

**ROUND #2**  
**BLIGHT PROJECT SUMMARY**

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



## NAPIER HEIGHTS PROJECT (A.L. MILLER)

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

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



## CAPITAL PROJECTS

## MILL HILL ART VILLAGE COMMUNITY ART CENTER

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



## MACON-BIBB COUNTY LED STREET LIGHTING CONVERSION PROJECT

• **Estimated Costs: \$1,558,700.00**

• **Blight Admin Funds: \$858,700**

• **Commissioner's Blight Funding Allocations:**

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



## TINDALL FIELDS SIDEWALK

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



## HILLCREST PARK IMPROVEMENTS

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



## KINGS PARK COMMUNITY CENTER

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



## FILMORE THOMAS PARK ADDITION

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

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



## **BLIGHT BLEXTING SURVEY**

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

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

## **Appendix H: Update on Status of Affordable Housing Initiatives**

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

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

**Tindall Seniors Towers**—This is the first of four affordable housing developments that will replace the obsolete Tindall Heights public housing development. The Georgia Department of Community Affairs allocated Low Income Housing Tax Credits for this project in late 2015. Construction of Tindall Senior Towers began in January 2017; construction is expected to be complete by spring 2018. This 76-unit development is for seniors 62 and older.

**Tindall Fields I**—This is the second of the four affordable housing developments that will be built as replacement housing for Tindall Heights. The Georgia Department of Community Affairs allocated Low Income Housing Tax Credits for this project in late 2016. Construction is expected to be underway by late fall 2017, with construction expected to be completed within 12-14 months. This development will contain 64 units for low income families.

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

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



## Appendix E Implementation Measures and Report of Accomplishments

Activity	Report of Accomplishments					
	Timeframe	Status				Notes
		Completed	In Development Phase	Underway	Canceled	
Strategy 1	Oct-Dec 2016			✓		The Ocmulgee Crossings TAD was implemented in December 2016.
Strategy 2	April 2016-April 2019			✓		LBA is heavily involved in the blighted property disposition process (see <b>Appendix G</b> ).*
Strategy 3	April 2016-April 2019	✓				See "Projects Anticipated to be Undertaken 2016-2017" and <b>Appendix G</b> .
Strategy 4	April 2017-April 2018			✓		Will utilize the Blexting application.
Strategy 5	April 2017-April 2018		✓			
Strategy 6	April 2016-April 2019		✓			
Strategy 7	April 2016-April 2019			✓		The County partners with several groups to combat blight. These groups include, but are not limited to, United Way, Mercer University, First Choice Primary Care, the Board of Education, the Land Bank Authority, the Macon Housing Authority (MHA) and the individuals who live in the housing provided through the MHA, private citizens, and the Middle Georgia Regional Commission.
Strategy 8	April 2016-April 2019			✓		
Strategy 9	April 2016-April 2019		✓			
Strategy 10	April 2016-April 2019			✓		Updates: demolished commercial properties along Clinton and Main, loaned funding to businesses to rehabilitate storefronts, completed loans through Newtown for building rehabilitation and currently partnering with developers to fill vacant lots with in-fill development.
Strategy 11	April 2016-April 2019			✓		
Strategy 12	April 2016-April 2019		✓			
Strategy 13	April 2016-April 2019			✓		See <b>Appendix H</b> .
Owls Rehabilitation Project	April 2016-April		✓			

	2019					
SMART Community Lynmore Ave	October 2016-October 2017			✓		Round 1: 1 property acquired, 1 structure demolished.
Mill Hill Art Village Community Art Center	October 2016-October 2017			✓		Will restore the auditorium to create a community art center.
Lynmore Estate Phase I Redevelopment	October 2016-October 2017			✓		Round 1: 18 properties acquired- 13 demolished, 5 vacant lots. Round 2: 2 structures demolished.
Kings Park Playground and Hart Community Center	October 2016-October 2018			✓		Round 2: 2 structures demolished. New community center will be constructed.
Hunt School Senior Housing Support	October 2016-October 2017			✓		Round 3: 2 structures demolished.
Jeffersonville Road Blight Removal	October 2016-October 2017		✓			
Mattie Hubbard Jones Park Enhancement	October 2016-October 2017			✓		Round 3: 1 structure demolished.
Unionville Street Connection	October 2016-October 2017			✓		Round 3: 3 structures demolished.
Third Avenue Stabilization (Pleasant Hill)	October 2016-October 2017			✓		Round 2: 2 structures demolished. Round 3: 2 structures demolished.
Culver Street Commons (Pleasant Hill)	October 2016-October 2017			✓		Round 2: 2 structures demolished. Round 3: 2 structures demolished.
Emily Street	October 2016-October 2017			✓		Round 2: 2 structures demolished. Round 3: 2 structures demolished.
West Bond Street Stabilization	October 2016-October 2017			✓		Round 2: 2 structures demolished. Round 3: 2 structures demolished.
Central South/Tindall Height Project	October 2016-October 2018			✓		A sidewalk will be installed along College Drive and Sherwood Drive.
Wise Avenue Multi Purpose Field Project	October 2016-October 2017			✓		Round 3: 9 structures demolished.
Henry Burns Park Project	October 2016-October 2018		✓			
Napier Avenue Fire Station	October 2016-October 2018			✓		Round 3: 2 structures demolished.
LED Street Lighting Conversion Project	October 2016-October 2018			✓		Blight funding has been allocated.
Filmore Thomas Park Addition	October 2016-October 2018			✓		Blight funding has been allocated. Project engineer cost proposed obtained. Issued invitation for bids.
Hillcrest Park Improvement Project	October 2016-October 2017			✓		Round 1: Abandoned restroom demolished. Basketball court will be repaved. A pavilion, fencing, and playground equipment will be installed.
Village Green Stabilization Project	October 2016-April 2019			✓		Slated to be addressed in Round 4. Updates pending.

\* Macon-Bibb County and the Land Bank Authority have entered into a three-year contract for the acquisition, holding, maintenance, and disposition of properties related to the Macon-Bibb County Neighborhood Revitalization and Blight Remediation Project. The agreement is for the use of blight funds, specifically in the urban redevelopment area. The Land Bank has partnered with Bibb County and Georgia Behavioral Health Systems (an affiliate of River Edge) for the demolition of the substandard structures located on the properties acquired.

Since July 2016, the Land Bank has acquired 70 properties throughout the urban redevelopment area for the Blight Initiative. The Land Bank has acquired an additional 18 properties for the Wise Avenue project for the development of a multi-purpose sport's field to be managed by Parks & Recreation, once completed. Sixty-three structures (63) have been demolished with another 16 scheduled for demolition. We are in the beginning stages of property disposition and the Land Bank has an application process for those individuals and developers that are interested in acquiring the properties.

## **Appendix J: Resolution Adopting Updates to the Plan**

SPONSOR: MAYOR ROBERT A.B. REICHERT

### **A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION TO APPROVE AND ADOPT AMENDMENTS TO THE MACON-BIBB COUNTY URBAN REDEVELOPMENT PLAN; AND FOR OTHER LAWFUL PURPOSES.**

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

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

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

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

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

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

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

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

**BE IT FURTHER RESOLVED** the Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

**BE IT FURTHER RESOLVED** that in the event scrivener's errors shall be discovered in this Resolution or in the Exhibit(s) hereto after the adoption hereof, the Commission hereby



authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

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

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

APPROVED AND ADOPTED this 16 day of may, 2017.

By:

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

Attest:

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



## **Macon-Bibb Urban Redevelopment Plan Summary of Proposed 2017 Amendments**

1. Introduction – No change
2. Background – No change
3. About Macon-Bibb County - No change
4. Purpose of the Plan - Proposed changes
  - a. Includes language regarding the 2017 plan amendments
5. Legal Authority – No change
6. Comprehensive Plan Consistency – No change
7. The Planning Process – No change
8. Other Redevelopment Efforts – Proposed changes
  - a. Includes parks and recreation enhancements in the Urban Redevelopment Area, including a map. Specific highlights are:
    - i. Central City Park
    - ii. Mattie Smith Park
    - iii. Memorial Park Community Center
    - iv. Pinnacle Park
    - v. Tattnall Square Park
9. Distress Indicators – No change
10. Urban Redevelopment Area – No change
11. Boundaries of URA – No change
12. Conditions within URA – No change
13. Field Inventory – Proposed changes
  - a. Includes 2017 pictures to reflect changes in conditions of properties
14. Strategies for Addressing Need – Proposed changes
  - a. Strategy 1 includes the update on the Ocmulgee Crossing TAD adopted by the Board of Commissioners in December 2016
  - b. Adds Strategy 13 regarding affordable housing



- 15. Redevelopment Authority Agency – No change
- 16. Plan to Leverage Private Investment – No change
- 17. Covenants and Restrictions – No change
- 18. Parcels to be Acquired – No change
- 19. Structures to be Demolished or Rehabilitated – No change
- 20. Relocation of Residents of Demolished Properties – No change
- 21. Conclusion – No change

Appendix A – No change

Appendix B – Proposed change

- a. Will be updated to include resolution on adopting plan amendments

Appendix C- Proposed change

- a. Includes May 2, 2017, Public Hearing documentation

Appendix D – No change

Appendix E – No change

Appendix F – No change

Appendix G – Proposed change (new)

- a. Includes update on blight initiatives and affordable housing

Appendix H – Proposed change (new)

- a. Includes a Report of Accomplishments

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

**Routing/File Form**

Document Type: ☐ Contract ☐ Deed ☐ Ordinance ☒ Resolution ☐ Grant ☐ Other  
(Check one of the above document types)

**PURPOSE: A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION TO APPROVE AND ADOPT AMENDMENTS TO THE MACON-BIBB COUNTY URBAN REDEVELOPMENT PLAN; AND FOR OTHER LAWFUL PURPOSES.**

Annual Cost:

Total Contract Amount:

Administering Department or Officer:

Contractor(s):

Contract Start Date:

Contract End Date:

Funding Source(s): N/A

Automatic Renewals: YES NO

Number of Renewals:

	<u>Ordinance/Resolution</u>		<u>Contracts/Other</u>	
<u>Reviewed By:</u>	<u>Initials</u>	<u>Month/Day/Year</u>	<u>Initials</u>	<u>Month/Day/Year</u>
Assistant County Attorney	_____	___/___/___	_____	___/___/___
County Attorney	_____	___/___/___	_____	___/___/___
Department Head	_____	___/___/___	_____	___/___/___
Finance Director	_____	___/___/___	_____	___/___/___
County Manager	_____	___/___/___	_____	___/___/___
Mayor	_____	___/___/___	_____	___/___/___
Clerk of Commission	_____	___/___/___	_____	___/___/___
Grants Director	_____	___/___/___	_____	___/___/___

Commission Approval (if applicable) \_\_\_/\_\_\_/\_\_\_

Additional comments, instructions, etc.:

**ALL FULLY-EXECUTED CONTRACTS ARE TO BE PLACED ON FILE IN THE CLERK OF COMMISSION'S OFFICE AS SOON AS POSSIBLE AFTER EXECUTION.**



SPONSORED BY

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMITTEE REPORT

	Yes	No
_____		
_____		
_____		
_____		
_____		

ACTION TAKEN AND DATE:

RECOMMEND: Approved  
Pr-Commission acting as C&D  
(Approved/Disapproved/Approved & Amended)  
May 16, 2017  
Date

APPROVED AS TO FORM BY COUNTY ATTORNEY

Judd T. Drake  
Judd T. Drake  
County Attorney

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

VOTE

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

REPORT

Rendered May 16, 2017  
and approved

