



# Revitalization Area Strategy (RAS) 2012 Annual Progress Report

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City of Madison, Georgia

## CONTENTS:

APPLICATION FORM 2

THRESHOLD – URA

LOCAL DEVELOPMENT TOOLS

INVESTMENT PARTNERSHIPS

COLLABORATION

~ ~ ~

## APPENDICES:

DURA 2011-2012 ANNUAL REPORT

URP PROGRAMS/PROJECTS & MAP

~

DURA TAX PARCEL – RAS EXCERPT

RAS MAP 2013 CBDG TARGET AREA

~

APPENDICES A1-A20

Prepared: March 25, 2013

City of Madison

Comprehensive Planning &

Community Development

Downtown Development Authority of Madison

## Threshold – Urban Redevelopment Area

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### Progress on Urban Redevelopment Plan (URP) Action Items

The Downtown Development Authority of Madison (DDA), as the designated urban redevelopment agency for the City of Madison, prepares an annual report for the Downtown Urban Redevelopment Area (DURA) [see *DURA 2011-2012 Annual Report – 12/5/2012*]. To insure a multi-faceted approach and geographical spread of activity for the Revitalization Area Strategy within the DURA, the DDA annually reviews and appends its URP concept materials [see *URP Conceptual Programs & Projects and URP Conceptual Projects Map – 2/9/2012*]. In 2012, DDA completed or made progress on every item on established 1-Yr & 3-Yr Work Plans, adopted at their annual worksession prioritizing and budgeting action items from the *Urban Redevelopment Plan, Comprehensive Plan/Short Term Work Program (STWP), and the Madison MainStreet Annual Work Plan*. NOTE: As the DURA is slightly larger than the RAS designation, the narrative below only encompasses progress on plan action items within the RAS boundaries.

### Assemble Land for Commercial Redevelopment

In order to stimulate and remove barriers for private investment, the DDA established a goal to assemble 10 acres for commercial redevelopment [Item 2, 1YR Plan]. Via donations and acquisitions in 2011, DDA has now reached assembly of 10 acres – 6 acres in the RAS, with the final purchase of a vacant trailer park and two sliver tracts in December 2012. [A1]

### Address Non-Existant and Deficient Stormwater Infrastructure

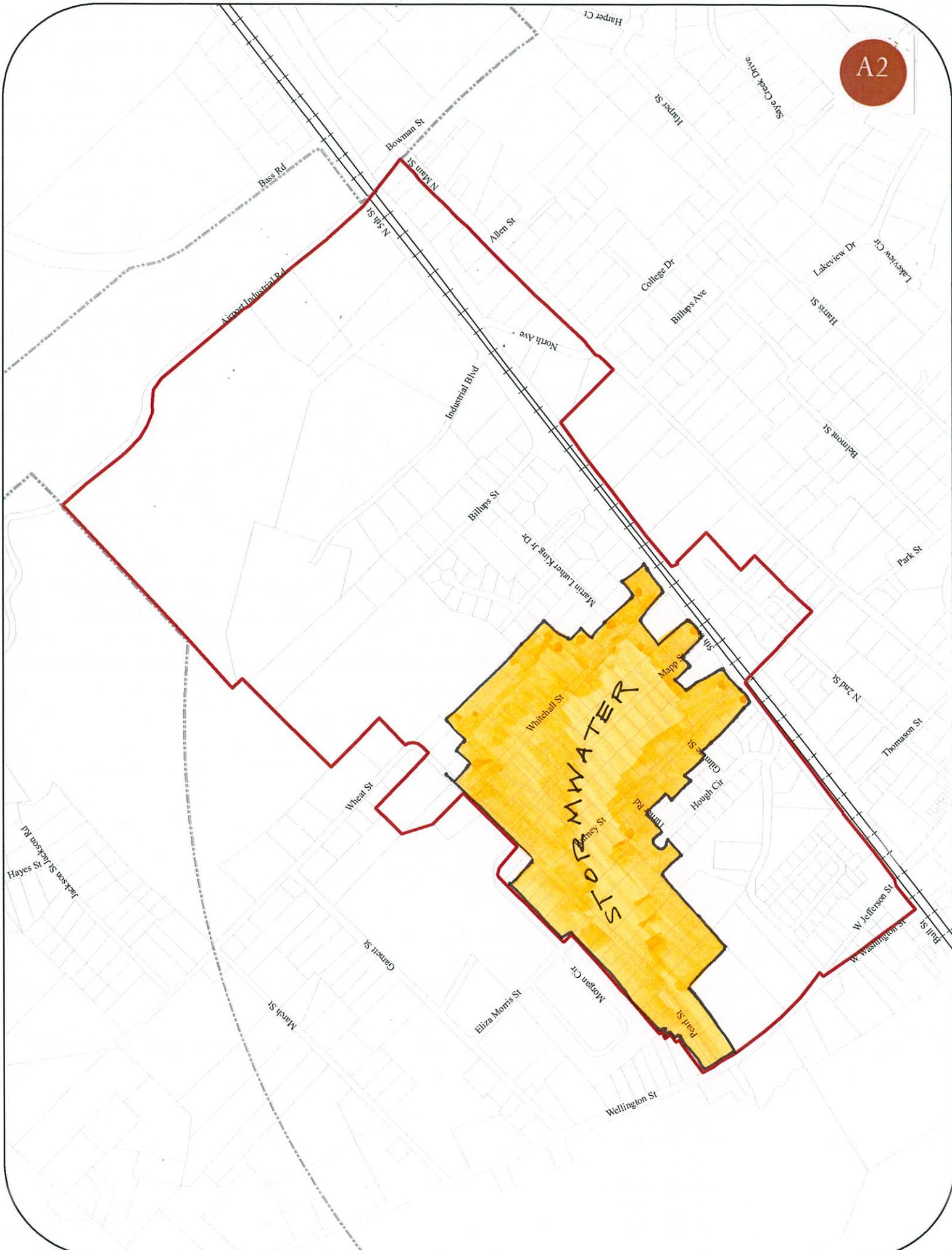
Implementing the City's STWP item to "improve negative stormwater conditions in at least one low-moderate income neighborhood," the City contracted for a stormwater engineering report and grant-writing for a 2012 CBDG – Infrastructure Grant for a significant portion of the Canaan Historic Neighborhood [Item 5 & 7, 1YR Plan]. The City allocated \$180,118 in local SPLOST funds to leverage \$500,000 in federal funds. [see *Investment Partnerships*] [A2]

### Seek Revitalization Area Strategy Designation

To reinforce the URP's implementation as a multi-faceted approach and long-term commitment and maximize potential leverage opportunities, Planning staff prepared the requisite RAS application [Item 6, 1YR Plan]. As a side effect of RAS and OZ applications and reporting requirements, the City now collects data on code enforcement, unfit buildings, vacancy rates, businesses, etc., typically not collected in smaller communities. [A3]

### Supplement Urban Redevelopment Plan

To give vision to the N. Main Street Gateway and encourage commercial redevelopment in this portion of the Opportunity Zone, the DDA utilized the services of Carmine Franchetti, Community Developers Forum to prepare façade renderings and Georgia Civil, Inc. to complete conceptual site plans for multiple parcels in an outdated and declining commercial strip area. [Item 4, 3YR Plan] [A4]



Jackson St  
Hayes St

March St

Wheat St

Ganett St

Eliza Morris St

Morgan Cir

Wellington St

Bowman St

N Main St

Industrial Blvd

Billups St

Martin Luther King Jr Dr

Whitchall St

Stacey St

Palmer St

Fertl St

College Dr

Billups Ave

Mapp St

Glenn St

Hough Cir

Harper St

Sage Creek Drive

Lakeview Dr

Harris St

Belmont St

Park St

N 2nd St

Thomason St

W Jefferson St

W Washington St

Ball St

2012 STWP Update to Comprehensive Plan  
City of Madison, Georgia

2012 STWP Update to Comprehensive Plan City of Madison, Georgia									
Note Provider, Area of Comp Planning									
Monica Callahan, Community Development									
Housing 1	Strengthen ordinance and regulations to insure that planned unit developments with housing are allowed alternative mixtures and/or density of land use <u>only</u> in conjunction with protection of significant natural or cultural resources and efficiency of energy, land, and services.	2012	2012	N/A	Planning Department	General Funds	CARRIED OVER. From 2009-2012 STWP.		
Housing 2	Research and develop program for the construction and/or renovation of identified low- and moderate-income housing options, focusing on Areas of Disinvestment.	2013	2014	\$25,000	Planning Department	General Funds, CBDG Funds / Private Funds	CARRIED OVER. From 2009-2012 STWP.		
Housing 3	Amend ordinance and regulations to insure that traditional subdivisions with more than 25 units must seek review to insure adequacy of connectivity, greenspace, and infrastructure.	2014	2017	N/A	Planning Department	General Funds / CBDG Funds / Private Funds	CARRIED OVER. From 2009-2012 STWP.		
Monica Callahan, Planning & Zoning									
Land Use 1	In conjunction with the County, develop existing regulations and ordinances to establish an area adjacent to Madison's limits with shared zoning, design, and service agreements for mutual benefit.	2014	2017	N/A	City, County, & Planning Department	N/A	CARRIED OVER. From 2009-2012 STWP.		
Land Use 2	In conjunction with the County, review and where appropriate strengthen codes and ordinances related to construction and design (design guidelines) in order to preserve the high quality and integrity of the built environment.	2014	2017	\$2,000	Planning Department & Development, Consultants	General Funds & Grants if available	CARRIED OVER. From 2009-2012 STWP.		
Land Use 3	Revise ordinances to require buffering or transitional spaces between adjacent higher and lower intensity land uses.	2013	2014	\$0	Planning Department	N/A	CARRIED OVER. From 2009-2012 STWP.		
Land Use 4	Improve negative stormwater conditions in at least one low-moderate income neighborhood.	2012	2013	\$300,000	Planning Department	CBDG Grant, General Funds			
Land Use 5	Review and amend as necessary ordinances to prevent the filling, obstruction or destruction of natural drainage areas.	2014	2015	\$0	Planning Department	N/A	CARRIED OVER. From 2009-2012 STWP.		
Land Use 6	Revise regulations and ordinances to require that all new developments manage storm water runoff so that they hold the first inch of rainfall on site, runoff at build-out is not greater than that prior to development, and contaminants are not introduced into water bodies.	2014	2015	\$0	Planning Department	N/A	CARRIED OVER. From 2009-2012 STWP.		
Land Use 7	Revise regulations and ordinances to establish parking design standards and appropriate limits on the number of spaces.	2013	2013	\$0	Planning Department	N/A	CARRIED OVER. From 2009-2012 STWP.		



## MADISON RECEIVES \$500,000 CBDG GRANT

Today, Department of Community Affairs Mike Beatty announced Georgia's awards for over \$40 million in federal assistance from the U.S. Department of Housing and Urban Development (HUD) for Georgia's Community Development Block Grant (CBDG) program.

"The State Community Development Block Grant program provides an essential resource to Georgia's smaller more rural communities in their efforts to support projects that will create jobs and assist low- and moderate-income citizens. As communities large and small are making difficult choice, today's announcement represents an important investment in various local health and safety, economic development and job creation programs, helping preserve Georgia's quality of life," said Commissioner Beatty.

Over \$36 million was allocated for Georgia's CBDG awards. Madison received a **\$500,000 award**, specifically to upgrade flood and provide drainage improvements in the Canaan neighborhood. "We have been very hopeful. This application was submitted in April following Town Hall meetings in August and November of 2011," shared City Planner Monica Callahan. "It is wonderful that focus and hard work in the Urban Redevelopment Area is coming to fruition."

The Urban Redevelopment Plan adopted in May of 2011 outlined several objectives, including community improvements in designated areas of disinvestment experiencing slum and blight conditions. A CBDG grant to address stormwater conditions in this area was one of the identified improvements on DDA's one-year implementation schedule. Local engineering company, Georgia Civil Inc., provided preliminary engineering services so that the grant would be fact-based and accurate and Allen-Smith Consulting of Monroe wrote the grant.

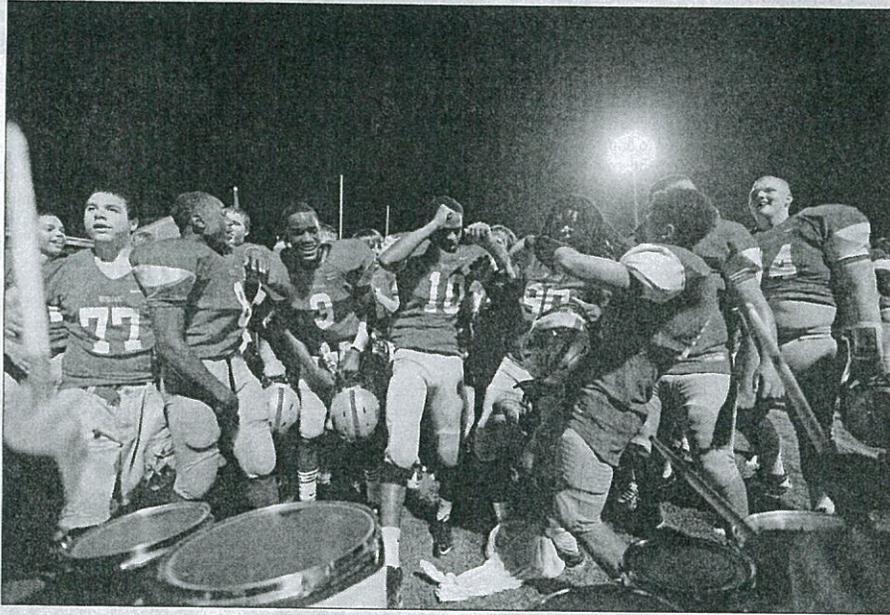
**August 31, 2012**

*D.D.A. of* MADISON  
132 North Main Street  
Post Office Box 32  
Madison GA 30650  
Tel {706} 342-1251  
Fax {706} 342-3454

Monica Callahan  
*Executive Director*  
mhcallahan@madisonga.com  
Tel {706} 342-1251 x207

PRESS RELEASE

MadisonGA.com



## Reason to Dance

Members of the Morgan County High School football team take to the field to dance following their 34-6 win over Monticello in the team's season opener last Friday night. For complete coverage of the game, see Page 1B. PHOTO BY JOSIAH CONNELLY

## BOC pond-ers local EPD violators

BY PATRICK YOST  
EDITOR

If you have built a pond in Morgan County without proper licensing, take notice.

The Morgan County Board of Commissioners Tuesday heard a report from Frank Carubba, environmental engineer, Georgia Environmental Protection Division (EPD), that out-

lined how ponds could be constructed legally under EPD guidelines and, importantly for commissioners, what steps could be taken against property owners who violate state and federal procedures.

Board Chairwoman Ellen Warren said there was a case in Morgan County wherein a property owner had constructed five ponds but ob-

tained only a single permit. Warren said the board attempted to cite the property owner and demand corrective action, but had been stymied by the Georgia EPD.

Morgan County Senior Planner Tara Cooner told Carubba and the board that when she alerted the EPD of the possible pond violation "...their wording was they choose not to pursue it."

"It is fairly egregious," Warren said.

"If we're going to have our legs chopped out from under us, why bother," she told Carubba.

Carubba pledged EPD cooperation regarding policing pond construction and outlined for the board that if it was determined the

See POND Page 3A

## FY13 starts with loss for hospital

BY MICHAEL PROCHASKA  
STAFF WRITER

The Morgan Memorial Hospital Authority reported a loss for the first month of its new fiscal year last Thursday at its monthly meeting.

Morgan Memorial Hospital (MMH) had a net loss of \$136,222, which was about \$111,900 more than budgeted for the month of July, according to financial reports.

Part of the loss in income was due to a low average daily census, said Chief Financial Officer Courtney Moore. On the positive side, she said, operating expenses were \$41,000 under budget, salaries were under budget by \$22,000 and

See MMH Page 3A

## Companies show interest in JDA's Stanton Springs

*Baxter construction making "very quick progress"*

BY MICHAEL PROCHASKA  
STAFF WRITER

Members of the Joint Development Authority of Jasper, Morgan, Newton and Walton counties came to their monthly meeting with more than pens and paper.

Solid white hardhats, given to those who participated at Baxter's groundbreaking, sat alongside each county representative as they discussed the success of Georgia's biggest job creator.

"[The construction] is making very quick progress," said Paul Michael, vice

WITH ABOUT 1,500 ACRES REMAINING, "WE ARE SEEING A BROAD RANGE OF PROSPECTS."

— Paul Michael, Vice President of Development for TPA Realty

president of development for TPA Realty. "They have a very aggressive schedule."

Michael said about 40 acres has already been cleared out for Baxter with mass excavation set for October and foundation work by the end of the calendar year.

Since the groundbreaking, other companies have shown interest in Stanton Springs, the industrial park where Baxter is locating. With about 1,500 acres remaining, "We are seeing a broad range of prospects," Michael said.

Michael declined comment on what companies were interested in the land but said that there is no one specific industry.

## \$500,000 grant for fixing drainage

BY KATHRYN SCHILIRO  
MANAGING EDITOR

Drainage, or lack thereof, on Madison's Burney, Mapp and Pearl streets will soon be remedied thanks to a state-issued Community Development Block Grant (CDBG) to the tune of \$500,000, obtained by the city's Downtown Development Authority (DDA).

The need for drainage and street improvements on Burney, Mapp and Pearl streets, part of Madison's historic Canaan neighborhood and the DDA's Urban Redevelopment Area (URA), was identified by the DDA as a result of Town Hall meetings for neighborhood residents put on by the DDA in August and November of last year.

Drainage and street improvements to the area were "one of the top needs identified at the DDA's Town Hall meetings in that district," Monica Callahan, Madison city planning director, said in an interview last week, following notification the city had received the grant. In fact, the issue was such that the DDA initiated the CDBG process with the state's Department of Community Affairs (DCA), responsible for these grants statewide, immediately following the first meeting in August 2011.

Through the meetings the DDA learned that, when it rains, the areas around Burney, Mapp and Pearl streets – "hazardous, water-collecting areas," Callahan said – flood to the point that yards are under water, houses are being damaged and cars are forced to drive through five or six inches of water, Callahan said.

Following the documentation of these complaints by residents, the grant was readied and sent to the DCA in April 2012 and the city received notification of the \$500,000 award on Friday.

"We're thrilled, and a half-million dollars is a good thing," Callahan said.

The grant will allow the city to install stormwater improvements where there have been marginal, if any, stormwater measures as well as drainage, curb and gutter repairs, Callahan said.

The DDA will work with Monroe-based Allen-Smith Consulting – the same company that helped the DDA obtain the \$300,000 grant for Town Park – on grant administration, Callahan said.

The DDA is now practically through all of the eight items on its first-year URA work plan, Callahan said.

More than \$36 million has been allocated by way of CDBGs through the DCA to support projects in 74 Georgia communities, according to a press release from the state.

The CDBG program is administered by the DCA which uses federal assistance from the U.S. Department of Housing and Urban Development (HUD) "to support local initiatives that focus on improving living conditions and economic opportunities," according to the press release.





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City of Madison, Georgia

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**URP PROGRAMS/PROJECTS & MAP**

**IMPLEMENTATION SCHEDULE 2014-2017**

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**DURA TAX PARCEL – RAS EXCERPT**

**RAS MAP 2014 CBDG TARGET AREA**

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**APPENDICES A1-A17**

Prepared: March 24, 2014

City of Madison

Comprehensive Planning &

Community Development

Downtown Development Authority of Madison

## Threshold – Urban Redevelopment Area

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### Progress on Urban Redevelopment Plan (URP) Action Items

The Downtown Development Authority of Madison (DDA), as the designated urban redevelopment agency for the City of Madison, prepares an annual report for the Downtown Urban Redevelopment Area (DURA) [see *DURA 2012-2013 Annual Report – 12/31/2013*]. To insure a multi-faceted approach and geographical spread of activity for the Revitalization Area Strategy within the DURA, the DDA annually reviews and appends its URP concept materials [see *URP Conceptual Programs & Projects and URP Conceptual Projects Map – 2/10/2014*].

In 2013, DDA continued implementation and officially added new items to the 1-Yr & 3-Yr Work Plans [see *Implementation Schedule, 2014-2017– 2/11/2014*], adopted at their annual worksession prioritizing and budgeting action items from the *Urban Redevelopment Plan, Comprehensive Plan/Short Term Work Program (STWP), and the Madison MainStreet Annual Work Plan*. NOTE: As the DURA is slightly larger than the RAS designation, the narrative below only encompasses progress on plan action items in the RAS boundaries.

### Assemble Land for Commercial Redevelopment

Having met the established goal to assemble 10 acres for commercial redevelopment [Item 2, 1YR Plan], in 2013 DDA added 7.207 acres – (1) a tract of connective property adjoining the RAS (donated parcel) and (2) a residential tract within the RAS (\$22,000) to aid the City’s stormwater project [A3]. \*A large tract was also surveyed and subdivided [A7]. [A1]

### Requisition of Surplus Property

In May of 2013, DDA requested and received the transfer from the City of Madison [Item 4, 1YR Plan] to the DDA of seven small tracts of surplus property – 5.27 acres (\$411,860). The City donated the land based on DDA’s proven track record of tax base improvement and based on the future improvement plans outlined in the Urban Redevelopment Plan. [A2]

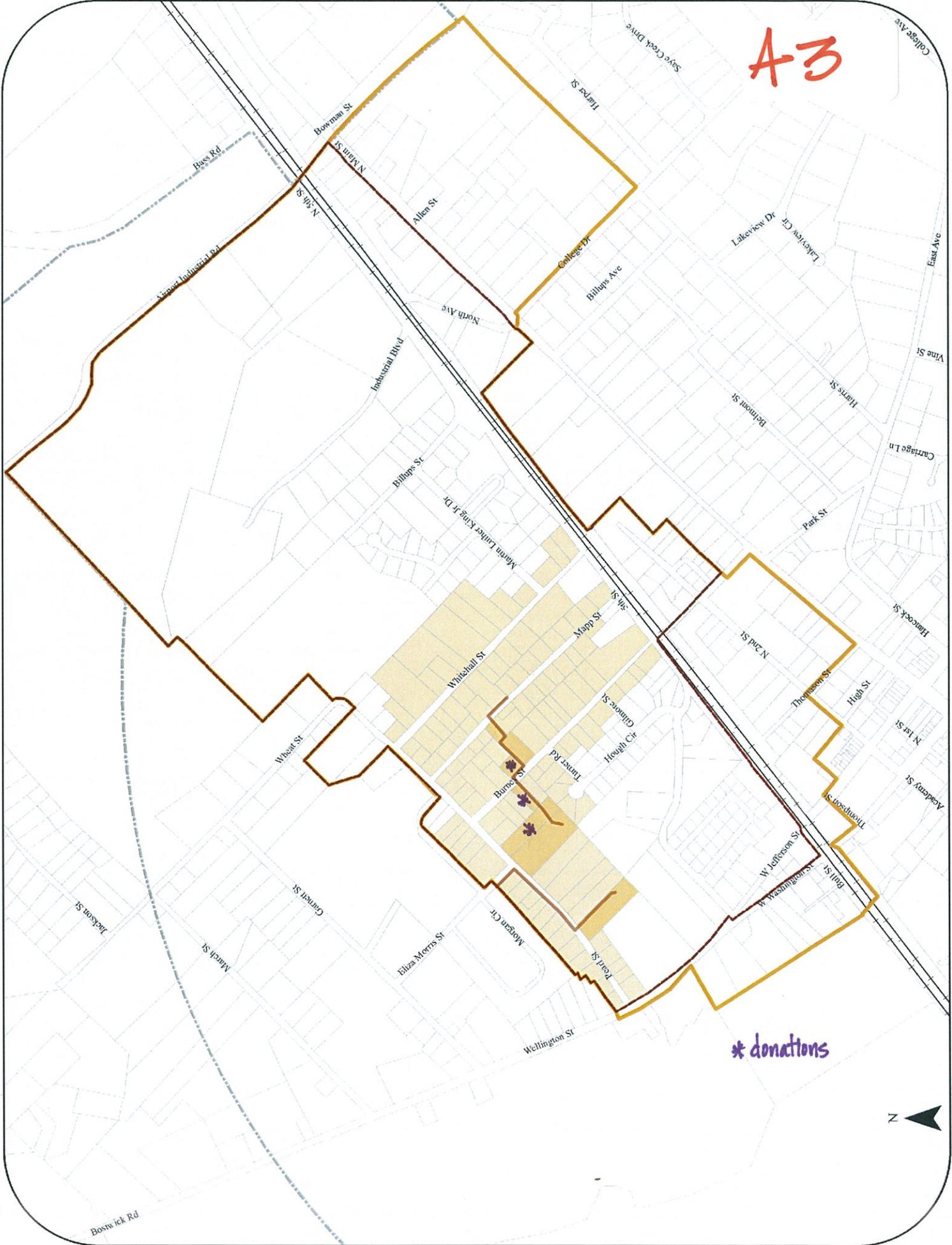
### Address Non-Extant and Deficient Stormwater Infrastructure

The City proceeded to “improve negative stormwater conditions in at least one low-moderate income neighborhood,” via the 2012 CBDG – Infrastructure Grant [Item 5&7, 1YR Plan]. The City procured seven (7) easements. A neighborhood leader (on the Gilmore Committee [A14]) facilitated donation of the final hold out of three needed easements, also reducing final acquisition costs. see also *Investment Partnerships for details* [A3]

### Development of Neighborhood Investment Programs

Seeking to “develop a program for the construction and/or renovation of identified low- and moderate-income housing options,” the City prioritized a \$209,871 2013 CDBG Application [Item 8, 1YR Plan]. The City provided funds for inspections and grant writing

A3



\* donations



PROJECT DESCRIPTION:

**Drainage Improvements to serve the City of Madison**

The OWNER has considered the BID submitted by you for the above-described WORK in response to its Advertisement for Bids dated and all associated Addenda's and Instruction to Bidders.

You are hereby notified that your BID has been accepted for items in the amount of Six Hundred & Seven Thousand & Seven Hundred & Forty Dollars (\$ 607,740.00 )

You are required by the Instructions to Bidders to execute the Agreement and furnish the required Contractor's Performance BOND, Payment BOND and Certificates of Insurance within fifteen (15) calendar days from the date of the Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within fifteen (15) days from the date of this notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE of AWARD to the OWNER and ENGINEER

Dated this 13 day of January, 2014.

City of Madison, Owner Fred Perriman

By: Fred Perriman

Title: Mayor

**ACCEPTANCE OF NOTICE (CONTRACTOR)**

Receipt of the above NOTICE OF AWARD is hereby acknowledged by Gary's Grading & Pipeline Company, Inc.

This 24 day of January, 2014.

By: Barbara R Roberts

Title: Project Manager

To: \_\_\_\_\_ Date: \_\_\_\_\_

END OF SECTION

**CITY OF MADISON CDBG DRAINAGE IMPROVEMENTS  
BID TABULATION**

**RECEIVED DECEMBER 23, 2013**

ITEM NO.	APPX. QTY.	UNIT	DESCRIPTION	Gary's Grading & Pipeline Co.		Georgia Development Partners, LLC		Fortis Engineering Solutions	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	1	LS	Site Preparation, Disposal of Debris, Mobilization, Traffic Control, and Cleanup	\$ 45,000.00	\$ 45,000.00	\$ 100,251.25	\$ 100,251.25	\$ 36,000.00	\$ 36,000.00
2	7,600	LF	24" Concrete Curb and Gutter (Standard)	\$ 13.00	\$ 98,800.00	\$ 17.25	\$ 131,100.00	\$ 16.12	\$ 122,512.00
3	450	SY	Concrete Paving Residential Drive Aprons	\$ 35.00	\$ 15,750.00	\$ 40.25	\$ 18,112.50	\$ 58.96	\$ 26,532.00
4	250	SY	Concrete Sidewalk Removal and Replacement	\$ 30.00	\$ 7,500.00	\$ 63.25	\$ 15,812.50	\$ 39.40	\$ 9,850.00
5	7,600	LF	Asphalt Sawcut and Removal of Debris	\$ 7.00	\$ 53,200.00	\$ 5.75	\$ 43,700.00	\$ 11.85	\$ 90,060.00
6	6	EA	Saw Cut and Patch (Pipe Crossing Road)	\$ 1,900.00	\$ 11,400.00	\$ 2,834.75	\$ 17,008.50	\$ 4,975.00	\$ 29,850.00
7	50	TON	GAB Gravel Pipe Backfill for Storm Pipes Crossing Drives (To maintain access - approx. 5 tons per drive- 10 crossings)	\$ 25.00	\$ 1,250.00	\$ 40.25	\$ 2,012.50	\$ 40.00	\$ 2,000.00
8	1,500	SY	Asphalt Paving in Right of Way (Full Section)	\$ 29.00	\$ 43,500.00	\$ 37.38	\$ 56,070.00	\$ 44.80	\$ 67,200.00
9	1	EA	Double Wing Catch Basin	\$ 2,650.00	\$ 2,650.00	\$ 1,782.50	\$ 1,782.50	\$ 2,050.00	\$ 2,050.00
10	4	EA	Pedestal Top Drop Inlet	\$ 2,600.00	\$ 10,400.00	\$ 1,495.00	\$ 5,980.00	\$ 1,525.00	\$ 6,100.00
11	7	EA	Single Wing Catch Basin	\$ 2,250.00	\$ 15,750.00	\$ 1,782.50	\$ 12,477.50	\$ 2,050.00	\$ 14,350.00
12	3	EA	Junction Box	\$ 2,000.00	\$ 6,000.00	\$ 1,380.00	\$ 4,140.00	\$ 1,380.00	\$ 4,140.00
13	10	EA	Curb Inlet-1019A- Hooded	\$ 2,500.00	\$ 25,000.00	\$ 1,610.00	\$ 16,100.00	\$ 1,525.00	\$ 15,250.00
14	6	EA	Median Inlet	\$ 3,000.00	\$ 18,000.00	\$ 1,380.00	\$ 8,280.00	\$ 1,795.00	\$ 10,770.00
15	170	VF	Pre-Cast Storm Structures	\$ 200.00	\$ 34,000.00	\$ 195.00	\$ 33,150.00	\$ 105.00	\$ 17,850.00
16	20	VF	Built-in-Place Storm Manhole Structures	\$ 300.00	\$ 6,000.00	\$ 488.75	\$ 9,775.00	\$ 150.00	\$ 3,000.00
17	1	EA	36" Concrete Headwall	\$ 1,100.00	\$ 1,100.00	\$ 1,265.00	\$ 1,265.00	\$ 1,175.00	\$ 1,175.00
18	1	EA	36" Flared End Section	\$ 1,200.00	\$ 1,200.00	\$ 1,380.00	\$ 1,380.00	\$ 1,250.00	\$ 1,250.00
19	210	LF	15" Reinforced Concrete Pipe	\$ 45.00	\$ 9,450.00	\$ 41.40	\$ 8,694.00	\$ 47.56	\$ 9,987.60
20	815	LF	18" Reinforced Concrete Pipe	\$ 50.00	\$ 40,750.00	\$ 49.45	\$ 40,301.75	\$ 56.34	\$ 45,917.10
21	810	LF	24" Reinforced Concrete Pipe	\$ 60.00	\$ 48,600.00	\$ 59.80	\$ 48,438.00	\$ 63.50	\$ 51,435.00
22	280	LF	30" Reinforced Concrete Pipe	\$ 82.00	\$ 22,960.00	\$ 70.15	\$ 19,642.00	\$ 70.12	\$ 19,633.60
23	600	LF	36" Reinforced Concrete Pipe	\$ 95.00	\$ 57,000.00	\$ 79.35	\$ 47,610.00	\$ 78.34	\$ 47,004.00
24	0.6	AC	Clearing and Grubbing of Easement Areas	\$ 7,500.00	\$ 4,500.00	\$ 21,850.00	\$ 13,110.00	\$ 10,000.00	\$ 6,000.00
25	1	LS	Erosion Control including all BMPs not specifically itemized below, monitoring, inspections, maintenance, mulching	\$ 8,000.00	\$ 8,000.00	\$ 22,902.25	\$ 22,902.25	\$ 9,100.00	\$ 9,100.00
26	135	SY	Type 3 Rip-Rap ( Storm Outlet Protection )	\$ 40.00	\$ 5,400.00	\$ 69.00	\$ 9,315.00	\$ 40.00	\$ 5,400.00
27	1,800	SF	Excelsior Matting	\$ 0.20	\$ 360.00	\$ 1.15	\$ 2,070.00	\$ 0.30	\$ 540.00
28	715	LF	Silt Fence - Type A	\$ 2.00	\$ 1,430.00	\$ 2.30	\$ 1,644.50	\$ 2.30	\$ 1,644.50
29	255	LF	Silt Fence - Type C	\$ 3.00	\$ 765.00	\$ 4.03	\$ 1,027.65	\$ 2.90	\$ 739.50
30	1,220	LF	Tree Protection Fencing	\$ 1.25	\$ 1,525.00	\$ 1.44	\$ 1,756.80	\$ 1.85	\$ 2,257.00
31	10	EA	Sd2-F Inlet Sediment Traps	\$ 125.00	\$ 1,250.00	\$ 287.50	\$ 2,875.00	\$ 150.00	\$ 1,500.00
32	1	EA	Rock Filter Dam	\$ 1,250.00	\$ 1,250.00	\$ 747.50	\$ 747.50	\$ 600.00	\$ 600.00
33	1	LS	Minor Regrading Existing Right of Way and Easement Areas	\$ 8,000.00	\$ 8,000.00	\$ 21,505.00	\$ 21,505.00	\$ 4,000.00	\$ 4,000.00
<b>TOTAL BASE BID</b>					<b>\$ 607,740.00</b>		<b>\$ 720,036.70</b>		<b>\$ 665,697.30</b>

Jason P. Brown P.E.  
Georgia Civil, Inc.



I hereby certify this to be a true and accurate tabulation of bids received by the City of Madison on December 23, 2013 at 5:00 p.m.

(FOR DONATED PROPERTY ONLY)

**WAIVER OF RIGHTS AND BENEFITS OF THE UNIFORM RELOCATION ASSISTANCE AND PROPERTY ACQUISITION POLICIES ACT OF 1970 (42 USC 4601)**

Whereas, the City of Madison, Georgia has received Community Development Block Grant funds from the Georgia Department of Community Affairs, and;

Whereas, one of the conditions imposed upon the use of such funds is compliance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (USC 4601), hereinafter referred to as the Uniform Act, and the regulations of 49 CFR Part 24 as revised March 2, 1989.

Whereas, the Uniform Act requires the real property shall be appraised before the "initiation of negotiations", and;

Whereas, the Uniform Act requires that the City shall establish an amount it believes to be "Just Compensation" for the property to be acquired before the "initiation of negotiations", and;

Whereas, the Uniform Act requires that I do not have to sell the property to the City, for less than the appraised fair market value, and;

Whereas, the property is specifically and legally described on your Waiver Valuation.

Now, therefore, let it be known that by my signature(s) hereon, I freely and without duress WAIVE any and all rights accruing to me under the Uniform Act, except for: n/a. Specifically, I have been advised by the City of my rights to an appraisal and the payment of "Just Compensation" for the property to be acquired as described in the notice entitled "When a Public Agency Acquires Your Property".

Morgan H. Call  
Witness

Ernest Jackson  
Signature of Owner

10-24-13  
Date



Ernest Calvin Jackson  
Parcel # M03 046

(FOR DONATED PROPERTY ONLY)

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Whereas, the Uniform Act requires that I do not have to sell the property to the City, for less than the appraised fair market value, and;

Whereas, the property is specifically and legally described on your Waiver Valuation.

Now, therefore, let it be known that by my signature(s) hereon, I freely and without duress WAIVE any and all rights accruing to me under the Uniform Act, except for: \_\_\_\_\_  
n/a. Specifically, I have been advised by the City of my rights to an appraisal and the payment of "Just Compensation" for the property to be acquired as described in the notice entitled "When a Public Agency Acquires Your Property".

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Signature of Owner

10.29.13  
\_\_\_\_\_  
Date

\* Ernest C. Jackson  
Parcel # M03 047

(FOR DONATED PROPERTY ONLY)

**WAIVER OF RIGHTS AND BENEFITS OF THE UNIFORM RELOCATION ASSISTANCE AND PROPERTY ACQUISITION POLICIES ACT OF 1970 (42 USC 4601)**

Whereas, the City of Madison, Georgia has received Community Development Block Grant funds from the Georgia Department of Community Affairs, and;

Whereas, one of the conditions imposed upon the use of such funds is compliance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (USC 4601), hereinafter referred to as the Uniform Act, and the regulations of 49 CFR Part 24 as revised March 2, 1989.

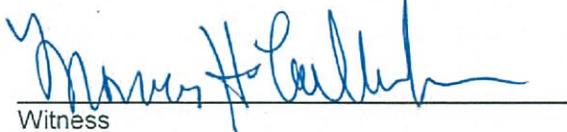
Whereas, the Uniform Act requires the real property shall be appraised before the "initiation of negotiations", and;

Whereas, the Uniform Act requires that the City shall establish an amount it believes to be "Just Compensation" for the property to be acquired before the "initiation of negotiations", and;

Whereas, the Uniform Act requires that I do not have to sell the property to the City, for less than the appraised fair market value, and;

Whereas, the property is specifically and legally described on your Waiver Valuation.

Now, therefore, let it be known that by my signature(s) hereon, I freely and without duress WAIVE any and all rights accruing to me under the Uniform Act, except for: \_\_\_\_\_  
n/a. Specifically, I have been advised by the City of my rights to an appraisal and the payment of "Just Compensation" for the property to be acquired as described in the notice entitled "When a Public Agency Acquires Your Property".

  
Witness

  
Signature of Owner

10-24-13  
Date

\* Ernest C. Jackson  
Parcel # M07 083

