

Annual Report

2011-2012

DEVELOPMENT URBAN REDEVELOPMENT AREA (DURA)

This document specifically addresses accomplishments, progress, and disposition of work plan items from May 2011-June 2012.

Please note that information on progress beyond the fiscal year to date is also included so the content may be as current as possible.

Monica H. Callahan, City Planner
Downtown Development Authority of Madison
December 5, 2012

Downtown Urban Redevelopment Plan [2011-2021]

Progress on 20-Yr Redevelopment Timeline

The following summarizes plan implementation and activity by the Downtown Development Authority of Madison (DDA) as the redevelopment agency of the City of Madison.

Objective	Work Scope & Purpose	Report
Opportunity Zone Designation <i>Item 1 - 1YR Plan</i>	Prepared application to DCA for OZ designation to secure state's highest job tax credit benefits [\$3,500 X 5yr X # employees] to encourage expansion of existing businesses and recruitment of new businesses to DURArea.	<ul style="list-style-type: none"> > Designated – December 6, 2011 > 10YR DESIGNATION > Lunch-N-Learn: Property Owners & Existing Businesses – January 12, 2012
Land Assembly for Commercial Redevelopment <i>Item 2 - 1YR Plan</i>	Secured land as economically feasible to acquire land via purchase or donation to formulate and stimulate future commercial development projects and objectives (ongoing).	<ul style="list-style-type: none"> > Goal – 10 Acres > 10.531 acres assembled > Bull St. Properties – March 2011 > Hart Donation – May 2011 > 408 W. Washington St. – August 2011 > Sanford Donation – December 2011 > City/Gilmore Donation–October 2012 > Ervin Properties – December 2012
Canaan Historic Neighborhood <i>Item 3 - 1YR Plan</i>	Hosted public meetings to complete needs assessment and citizen support for public infrastructure and improvements, neighborhood commercial, and residential assistance.	<ul style="list-style-type: none"> > Town Hall – August 18, 2011 > Town Hall – November 5, 2011 > Town Hall – December 13, 2012 (rescheduled from Nov 15, pending)
Requisition of Surplus Property <i>Item 4 - 1YR Plan</i>	Requested City declaration of any city-owned surplus properties located within the Downtown Urban Redevelopment Area, specifically the W. Washington Street Gateway, to augment land assembly and redevelopment objectives.	<ul style="list-style-type: none"> > Pending December 2012 > Town Walk Greenspace Lot > Old Carmichael Car Lot
Community Development Block Grant I <i>Item 5 - 1YR Plan</i>	Assisted preparation and secured a CBDG grant for infrastructure and stormwater improvements [\$680,118] in low-to-moderate income residential area to alleviate periodic flooding and damage of homes, yards, and streets.	<ul style="list-style-type: none"> > Awarded – September 5, 2012 > \$500,000 – maximum award possible > Allen-Smith Consulting (Monroe) > Commencement – October 25, 2012

Revitalization Area Strategy

Item 6 - 1YR Plan

Prepared application to DCA for RAS designation to secure preferred grant status [20 extra points on future CBDG grants and can apply every year for 3 years] to maximize leveraging of local revenues bringing opportunity to low/mod areas.

- > Awarded – September 5, 2012
 - > 3YR DESIGNATION
 - > 1 of 5 selected
 - > 12 in state of total 694 cities/counties
-

Stormwater Engineering Report

Item 7 - 1YR Plan

Assisted preparation and secured survey and pre-engineering services to complete necessary field inventory and to prepare and improve viability of stormwater CBDG grant award.

- > Completed March 2012
 - > Georgia Civil, Inc. (Madison)
-

Neighborhood Investment Programs

Item 8 - 1YR Plan

Researched and planned three neighborhood investment programs and approached potential partners to revitalize and reinforce residential neighborhood.

- > In Progress: formulating Neighborhood Action Group, and seeking grant funding/donations.
-

Public-Private Partnership

Item 1 - 3YR Plan

Courted at one public-private partnership for redevelopment within the Urban Redevelopment Area to encourage development of alternative housing forms for diversity in local residential housing stock and proximate downtown living.

- > Private Investment by Sandy Sanford
 - > The Anchorage – a 34-unit mixture of residential housing types
 - > In Progress: Rezoning Pending
-

W. Washington St. Gateway: Project I

Item 2 - 3YR Plan

Developed plan, surveyed, and conducted feasibility assessment for redevelopment of largest vacant and historic structure – McDowell Grocery Warehouse – as a potential catalyst project to build momentum and tipping point for the W. Washington St. Gateway.

- > Lease Agreement w/Robert Terrell
 - > BoomTown Feasibility Analysis – October 2012
 - > In Progress: Seeking Long-Term Agreement and Potential Investor
-

W. Washington St. Gateway: Project II

Item 2 - 3YR Plan

Developed plan, surveyed, and conducted feasibility assessment for relocation and rehabilitation of historic frame depot – Norfolk-Southern – as a potential catalyst project to build momentum and tipping point for the W. Washington St. Gateway and providing connectivity with the rest of the community via a new bike/ped trail opportunity.

- > Donation of land by Sandy Sanford – December 2011
 - > Donation of building by Norfolk-Southern – Pending / December 2012
 - > In Progress: Outlining Partnership with Local Non-Profit & Seeking Rehabilitation Funding
-

Land Acquisition for Residential Redevelopment

Item 3 - 3YR Plan

Secured land as economically via purchase or donation to formulate and stimulate future congregate housing – independent or assisted. Identified a private investor [Parallel Housing, College Heights – a 42-unit moderate income senior housing, \$11 million dollar local investment] to replace slum and blight conditions and grow the tax base.

- > Goal – Two 8-12 Acre Sites
 - > 9.3 acres assembled
 - > Facilitated condemnation and sale for Guinn/Burke Family – May 2012
 - > 787 College Drive – June 2012
 - > In Progress: Zoning Application Withdrawn by Investor, May 2012
-

Annual Report

2013-2014

DOWNTOWN URBAN REDEVELOPMENT AREA (DURA)

*This document specifically addresses accomplishments, progress, and disposition
of work plan items from July 2013-June 2014.*

*Please note that information on progress beyond the fiscal year
to date is also included so the content may be as current as possible.*

Monica H. Callahan, City Planner
Downtown Development Authority of Madison
December 31, 2014

Requisition of Surplus Property

Item 4 - 1YR Plan

Requested City declaration of any city-owned surplus properties located within the Downtown Urban Redevelopment Area, specifically the W. Washington Street Gateway, to augment land assembly and redevelopment objectives.

- > May 2013: City transferred surplus Gateway, Walker Rose properties, tot lot, and Depot properties
- > Dec 2014: DDA met tot lot return
- > Dec 2014: City transferred rear of Richter Cottage lot for stormwater

Community Development Block Grant I

Item 5 - 1YR Plan

Assisted preparation and secured a CDBG grant for infrastructure and stormwater improvements [\$680,118] in low-to-moderate income residential area to alleviate periodic flooding and damage of homes, yards, and streets.

- > Awarded – September 5, 2012
- > \$500,000 – maximum award
- > Allen-Smith Consulting (Monroe)
- > Low Bid: Gary’s Grading (Monroe)
- > Commencement – February 2014
- > Projected Completion – Sept 2014

Revitalization Area Strategy

Item 6 - 1YR Plan

Prepared application to DCA for RAS designation to secure preferred grant status [20 extra points on future CDBG grants and can apply ever year for 3 years] to maximize leveraging of local revenues bringing opportunity to low/mod areas.

- > Awarded – September 5, 2012
- > 3YR DESIGNATION

Note: RAS Report due to DCA 4/1/14; annual reports available upon request.

- > Reapplication – Spring 2015

Stormwater Engineering Report

Item 7 - 1YR Plan

Assisted preparation and secured survey and pre-engineering services to complete necessary field inventory and to prepare and improve viability of stormwater CDBG grant award.

- > Completed – March 2012
- > Georgia Civil, Inc. (Madison)

Neighborhood Investment Programs

Item 8 - 1YR Plan

Researched and planned three neighborhood investment programs and approached potential partners to revitalize and reinforce residential neighborhood.

- > In Progress: formulating Neighborhood Action Group, and seeking grant funding/donations

W. Washington St. Gateway Cleanup

Item 9 - 1YR Plan

Removed derelict and vacant properties within the W. Washington St. Gateway to improve slum and blighted conditions, seeking coordination and supporting in-kind assistance from the City of Madison and Morgan County.

- > Removal of unfit buildings: Bull St. Properties and 408 W. Washington St. – November 2012
- > City Manager removed derelict residence at 664 Fifth St. – 2013

N. Bull Street Connector

Item 10 - 1YR Plan

Develop partnerships and secure rights-of-way (ROW) donations for the City of Madison to create new commercial frontage in the industrial character area and connect the revitalized private investment area more directly to downtown.

- > Donation of ROW by Sandy Sanford – December 2011
- > Donation of ROW by Robert Terrell – July 2012
- > City / Clarification via Boundary Line Agreements – October 2013
- > Phase I Construction Complete – June 2014