



CITY OF JONESBORO
Regular Meeting
170 SOUTH MAIN STREET
January 9, 2017 – 6:00 PM

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Administrator's Office via telephone (770-478-3800) or email at rclark@jonesboroga.com should you need assistance.

AGENDA

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY ADMINISTRATOR**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. PRESENTATIONS (NONE)**
- VI. ANNUAL APPOINTMENTS**
 - A. Council to consider appointment of Mayor Pro-Tem for 2017
 - B. Council to consider annual appointment of City Administrator - Ricky L. Clark, Jr.
 - C. Council to consider annual Police Chief - Franklin Allen
 - D. Council to consider annual appointment of Public Works - Joe Nettleton
 - E. Council to consider annual appointment of City Attorney - Steve Fincher
 - F. Council to consider appointment of City Engineer - Tommy Newsome
 - G. Council to consider annual appointment of Municipal Court Officials:
 - i. Municipal Court Judge – Keith Wood
 - ii. City Solicitor – Jerry Patrick
 - H. Council to consider reappointment of Arlene Charles to the Jonesboro Historic Preservation Commission for a term to expire January 1, 2017.
 - I. Council to consider reappointment of the following Urban Redevelopment Agency Board Members for a term to expire January 1, 2017: Joy B. Day (Chairman), Jule Segner (Vice-Chairman), Pat Sebo (Board Member), Helen Meadows (Board Member), Ed Wise (Board Member), Ricky L. Clark, Jr., (Secretary).

- J. Council to consider appointment of the following Accident Review Committee Members for a term to expire January 1, 2018: Franklin Allen (Chairman), Ricky L. Clark, Jr. (City Administrator), Joe Nettleton (Public Works Director), Phillip Perry (Accident Reconstructivist), Mayor's Appointee, Mayor Pro Tem, by position.

VII. PUBLIC HEARING

- A. Public Hearing for Application #17ALC-001 - regarding request for retail sales of beer and wine at 1423A Stockbridge Road.

VIII. PUBLIC COMMENT - (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)

IX. CONSIDER APPROVAL OF MINUTES OF THE FOLLOWING MEETINGS

- A. Consideration of the Minutes of the December 19, 2016 Regular Meeting.

X. CONSENT AGENDA (N/A)

XI. OLD BUSINESS (N/A)

XII. NEW BUSINESS

- A. Council to consider Application #ALC-006, a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located at 1423A Stockbridge Road.
- B. Council to consider Ordinance #2017-02 to amend the code of ordinances, Section 42-28, 42-29, 4230 and 42-31 in Article II (Historical Preservation Commission) of Chapter 42 (Historical Preservation), to comply with the Georgia Historic Preservation Act.
- C. Council to consider Ordinance #2017-01, authorizing the application to the Department of Community Affairs for the creation of an Enterprise Zone.
- D. Council to consider Resolution #2017-002 to call and authorize the 2017 Municipal General Election; to fix and publish the qualifying fee; and for other purposes.
- E. Council to consider approval of 2017 Georgia's Downtown Affiliate Network Memorandum of Understanding and the 2017 National Main Street Center's Affiliate sublicensing agreement.

XIII. REPORT/ANNOUNCEMENTS FROM MAYOR & CITY ADMINISTRATOR

XIV. REPORT OF COUNCILMEMBERS

XV. OTHER BUSINESS

XVI. ADJOURNMENT

**CITY OF JONESBORO
REGULAR MEETING
170 SOUTH MAIN STREET
December 19, 2016 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Regular Meeting on Monday, December 19, 2016. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

I. CALL TO ORDER - MAYOR JOY B. DAY

II. ROLL CALL - RICKY L CLARK, JR., CITY ADMINISTRATOR

Attendee Name	Title	Status	Arrived
Jack Bruce	Councilmember	Present	
Pat Sebo	Councilmember	Present	
Billy Powell	Councilmember	Present	
Larry Boak	Councilmember	Present	
Ed Wise	Councilmember	Present	
Alfred Dixon	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky Clark	City Administrator	Present	
Joe Nettleton	Director of Public Works	Present	

III. ADOPTION OF AGENDA

Upon motion of Councilman Wise, seconded by Councilman Powell the agenda was amended to add the following:

- Under New Business: Add Item B: Council to consider cancellation of the January 2, 2017 Work Session and to convene on January 9, 2017 for both the Work Session & Regular Meeting.
- Under Other Business: Add Item A: Executive Session to discuss personal related matters and real estate acquisition.

Motion carried unanimously.

1. Adopt agenda with amendments.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jack Bruce, Councilmember
SECONDER:	Pat Sebo, Councilmember
AYES:	Bruce, Sebo, Powell, Boak, Wise, Dixon

IV. INVOCATION

V. PLEDGE OF ALLEGIANCE

VI. PRESENTATIONS

VII. PRESENTATIONS - NONE

VIII. PUBLIC HEARING

Minutes Acceptance: Minutes of Dec 19, 2016 6:00 PM (CONSIDER APPROVAL OF MINUTES OF THE FOLLOWING MEETINGS)

- A. Public Hearing regarding Variance #16VAR-003 as requested by Tara Wrecker located at 9140 Turner Road to reduce the land buffer from 150' to 75'.

RESULT: CLOSED

At this time, Mayor Day opened the Public Hearing. As none were present to speak, the public hearing was duly adjourned.

- B. Public Hearing regarding Application #16ALC-004 requesting for consumption on premises of distilled spirits for the "Jamrock Jerk Center, South" restaurant located at 265 Jonesboro Road by Demar Bromfield.

RESULT: CLOSED

At this time, Mayor Day opened the Public Hearing. As none were present to speak, the public hearing was duly adjourned.

- C. Public Hearing regarding Application #ALC-005, a request for a Retail Package Dealer license to sell beer and wine beverages for property located at 8545 Tara Blvd by Harzard, LLC dba- Chevron Happy Store.

RESULT: CLOSED

At this time, Mayor Day opened the Public Hearing. As none were present to speak, the public hearing was duly adjourned.

IX. PUBLIC COMMENT

- **Eric Bell**- Mr. Bell advised the Council of the following upcoming community events: January 3, 2017 Back to School Pep Rally which will include live music and a pep rally. In addition, Mr. Bell stated that an event is also being plan at Skate Zone for a supply drive. In closing, Mr. Bell invited all to attend.
- **David Barron**- Mr. Barron requested that an official vote of Mayor & Council be considered regarding the "flower beds" at Lee Street Park. Mr. Barron contends that they pose a safety concern and the removal of them would allow for additional parking.

X. CONSIDER APPROVAL OF MINUTES OF THE FOLLOWING MEETINGS

- A. Consideration of the Minutes of the November 14, 2016 Work Session.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jack Bruce, Councilmember
SECONDER:	Ed Wise, Councilmember
AYES:	Bruce, Sebo, Powell, Boak, Wise, Dixon

- B. Consideration of the Minutes of the November 14, 2016 Regular Meeting.

Minutes Acceptance: Minutes of Dec 19, 2016 6:00 PM (CONSIDER APPROVAL OF MINUTES OF THE FOLLOWING MEETINGS)

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Jack Bruce, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

C. Consideration of the Minutes of the December 5, 2016 Work Session.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Pat Sebo, Councilmember
SECONDER: Billy Powell, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

XI. CONSENT AGENDA

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Billy Powell, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

- A. Council to consider FY' 17 proposed budget.
- B. Council to consider rebranding proposal in the amount of \$12,500.00 as submitted by Aaron Muldrow & Associates, Ltd.
- C. Council to consider approval of the FY' 17 Holiday Calendar.

XII. OLD BUSINESS

- A. Council to consider Variance #16VAR-003 as requested by Tara Wrecker located at 9140 Turner Road to reduce the land buffer from 150' to 75'.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Ed Wise, Councilmember
SECONDER: Pat Sebo, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

- B. Council to consider Application #16ALC-004 requesting for consumption on premises of distilled spirits for the "Jamrock Jerk Center, South" restaurant located at 265 Jonesboro Road by Demar Bromfield.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alfred Dixon, Councilmember
SECONDER: Pat Sebo, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

- C. Council to consider Application #ALC-005, a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located at 8545 Tara Blvd by Harzard, LLC dba- Chevron Happy Store.

RESULT: APPROVED [UNANIMOUS]
MOVER: Pat Sebo, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

XIII. NEW BUSINESS

- A. Council to consider approval of employee performance incentive.

RESULT: ADOPTED AS AMENDED [UNANIMOUS]
MOVER: Billy Powell, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

Amendments:

- The City Council may change the incentive schedule upon majority vote, based on economics.
- The Mayor shall be listed in the same classification as a full-time employee and receive the \$100 incentive.

- B. Council to consider cancellation of the January 2, 2017 Work Session and to convene on January 9, 2017 for both the Work Session & Regular Meeting.

RESULT: APPROVED [UNANIMOUS]
MOVER: Billy Powell, Councilmember
SECONDER: Jack Bruce, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

XIV. REPORT/ANNOUNCEMENT FROM MAYOR / CITY ADMINISTRATOR

XV. REPORT OF COUNCILMEMBERS

XVI. OTHER BUSINESS

- A. Executive Session for the purpose of discussing personnel related matters and real estate acquisition.

RESULT: APPROVED [UNANIMOUS]
MOVER: Billy Powell, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

- B. Motion to adjourn Executive Session at 7:07 PM

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Ed Wise, Councilmember
SECONDER: Billy Powell, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

XVII. ADJOURNMENT

A. Adjourn at 7:07 PM

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Ed Wise, Councilmember
SECONDER: Billy Powell, Councilmember
AYES: Bruce, Sebo, Powell, Boak, Wise, Dixon

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY ADMINISTRATOR

Minutes Acceptance: Minutes of Dec 19, 2016 6:00 PM (CONSIDER APPROVAL OF MINUTES OF THE FOLLOWING MEETINGS)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.A

WORK SESSION – A

COUNCIL MEETING DATE

January 9, 2017

Requesting Agency (Initiator)

Office of the City Administrator

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Council to consider Application #ALC-006, a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located at 1423A Stockbridge Road.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

City Ordinance - Chapter 6. Alcoholic Beverages

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

PURPOSE:

To request Mayor and Council's consideration for a request for a Retail Package Dealer license to sell beer and wine beverages for property located at 1423A Stockbridge Road Jonesboro, Georgia.

HISTORY:

1. Currently, the property serves as a gas station that has been approved for beer/wine packaged sales.
2. Our records show that the site has served as home to Lucky's Grocery since 2006.

FACTS & ISSUES:

1. The alcoholic beverage license application was submitted by Stockbridge Food Mart Inc. d/b/a/ Lucky Grocery due to a recent change in ownership.
2. City Administrator Ricky Clark has reviewed the application packet. All requirements, per Chapter 6 - Alcoholic Beverages, were met.
3. The Jonesboro Police Department has conducted a computerized criminal history records check for the applicant and the results were found to be clear of any arrest within the State of Georgia (excludes a National record search).
4. There were no deficiencies found in Chevron's application. Based on all findings, the application was found to be sufficient and ready for Mayor and Council's consideration.

GENERAL NOTES (Per Section 4-46):

1. Nearest Church – 1062 yards to Andrews Chapel United Methodist Church
2. Nearest School – 473 Yards to J.W. Arnold Elementary School
3. Nearest Alcoholic Treatment Center – 6+ Miles to Southern Regional Hospital
4. Nearest Public Library – 2100 Yards to the library at 124 Smith Street
5. Nearest Residence – 315 Yards to the residence at 1509 Stockbridge road.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky Clark, City
Administrator

Date

January, 9, 2017

Signature

City Clerk's Office

The annual license fee will be \$2,000.00

Fiscal Impact *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

\$2,585.00 – License, Application & Fingerprinting

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

-

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.B

- B

COUNCIL MEETING DATE
January 9, 2017

Requesting Agency (Initiator)

Office of the City Administrator

Sponsor(s)

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Council to consider Ordinance #2017-02 to amend the code of ordinances, Section 42-28, 42-29, 4230 and 42-31 in Article II (Historical Preservation Commission) of Chapter 42 (Historical Preservation), to comply with the Georgia Historic Preservation Act.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes Historic Preservation

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

In an effort to further align our City for potential grant funding and state programming, I am in the process of applying to become a Certified Local Government as designated by the Georgia Department of Natural Resources. The CLG program extends the federal and state preservation partnership to the local level. Any city, town or county that has enacted a historic preservation ordinance, enforces that ordinance through a local preservation commission, and has met requirements outlined in the *Procedures for Georgia's Certified Local Government Program* is eligible to become a CLG.

Benefits of becoming a CLG include: eligibility for federal historic preservation grant funds, the opportunity to review local nominations for the National Register of Historic Places prior to consideration by the Georgia National Register Review Board, opportunities for technical assistance, and improved communication and coordination among local, state and federal preservation activities.

After review of our current Historic Preservation code, the following revisions are necessary to be in full compliance with the Georgia Historic Preservation Act:

1. Section 42.29.d.3.d. : should read "apprise" not "apprize"
2. Section 42.30.a.: first sentence should read: "After the designation by ordinance of a historic property of a historic district, **no material change in the appearance of such historic property** or of a contributing or non-contributing building, structure, site, or object within such historic district, shall be made or be permitted to be made by the owner or occupant thereof, unless or until the application for a building certificate of appropriateness has been submitted to and approved by the commission." Bolded words currently missing from the ordinance
3. Section 42.30.a.: The second sentence "A building permit shall not be issued without a certificate of the commission" is redundant and can be removed
4. Section 42.31.c.: should read: "Nothing in this article shall be constructed as to exempt property owners from complying with existing city/county building and zoning codes, nor prevent any property owner from making any use of this property **not prohibited** by other statutes, ordinances or regulations." Bolded words currently missing from the ordinance.

Additionally, I am requesting the following change in order to bring the local ordinance into compliance with the Georgia

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky Clark, City
Administrator

Date

January, 9, 2017

Signature

City Clerk's Office

1. Section 42.28.c.1. : states “the commission shall consist of five members appointed by the mayor and ratified by the city council. All members shall be residents of the city, **reside within the local historic district once established**, and shall be persons who have demonstrated special interest, experience, or education in history, architecture or the preservation of historic resources.” Bolded phrase should be removed as it conflicts with Section II.B.2.g. of the Georgia Certified Local Government Program Application and Procedures

The Historic Preservation Fund (HPF) Grant program is appropriated annually from Congress through the National Park Service to the states. HPD reserves 10 percent of each year's appropriation for grants to Certified Local Governments (CLGs) . The 60/40 matching grants enable cities, towns, and rural areas to undertake projects that aid in the preservation of historic properties.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- GA Hist Dist Grants Presentation

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

WHEREAS, the duly elected governing authority of the City of Jonesboro, Georgia (the “City”) is the Mayor and Council thereof; and

WHEREAS, the City desires to protect the historical, cultural and aesthetic heritage of the City; and

WHEREAS, the protection of the historical, cultural and aesthetic heritage of the City will stimulate revitalization of the business districts and historic neighborhoods and protect and enhance local historic and aesthetic attractions, thereby promoting and stimulating business; and

WHEREAS, the City desires to amend its Historical Preservation Ordinance as codified in Article II of Chapter 42 of the Code of Ordinances, City of Jonesboro, Georgia, to comply with the Georgia Historic Preservation Act; and

WHEREAS, the public health, safety, and general welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF JONESBORO, GEORGIA, and by the authority thereof:

Section 1. The Code of Ordinances, City of Jonesboro, Georgia is hereby amended by striking the existing text of subsection (c)(1) of Section 42-28, Creation of a historic preservation commission, in Article II of Chapter 42, Historic Preservation Commission, and inserting the following text in lieu thereof, to read and to be codified as follows:

“(c)(1) The commission shall consist of five members appointed by the mayor and ratified by the city council. All members shall be residents of the city, and shall be persons who have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources.”

Section 2. The Code of Ordinances, City of Jonesboro, Georgia is hereby amended by striking the existing text of subsection (d)(3)(d) of Section 42-29, Recommendation and designation of historic districts and properties,

and to be codified as follows:

“(d)(3)(d) Notification of adoption of ordinance for designation. Within 30 days following the adoption of the ordinance for designation by the city council, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site or work of art located within a designated historic district, shall be given written notification of such designation by the commission/city council, which notice shall apprise said owners and occupants of the necessity of obtaining a certificate of appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States mail to the last-known owner of the property shown on the city tax digest and a notice sent via United States mail shall constitute legal notification to the owner and occupant under this article.”

Section 3. The Code of Ordinances, City of Jonesboro, Georgia is hereby amended by striking through the existing text of subsection (a) of Section 42-30, Application to preservation commission for certificate of appropriateness, in Article II of Chapter 42, Historic Preservation Commission, and inserting the following text in lieu thereof, to read and to be codified as follows:

“(a) Approval of material change in appearance in historic districts or involving historic properties. After the designation by ordinance of a historic property of a historic district, no material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or be permitted to be made by the owner or occupant thereof, unless or until the application for a certificate of appropriateness has been submitted to and approved by the commission. A building permit shall not be issued without a certificate of appropriateness.”

Section 4. The Code of Ordinances, City of Jonesboro, Georgia is hereby amended by striking through the existing text of subsection (c) of Section 42-31, Maintenance of historic properties and building and zoning code provisions, in Article II of Chapter 42, Historic Preservation Commission, and inserting the following text in lieu thereof, to read and to be codified as follows:

property owners from complying with existing city/county building and zoning codes, nor prevent any property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.”

Section 5. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 6. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

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

Section 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 8. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

Section 9. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

CITY OF JONESBORO, GEORGIA

JOY DAY, Mayor

ATTEST:

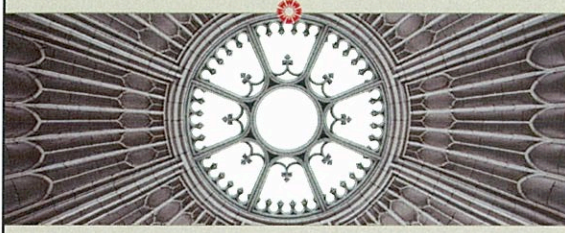
RICKY L. CLARK, JR., City Clerk

APPROVED AS TO FORM:

STEVE FINCHER, City Attorney

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

HPD Grant Programs




January 2010 Carole Moore, Grants Coordinator

Mission Statement

Our mission is to promote the preservation and use of historic places for a better Georgia.

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Georgia Department of Natural Resources



Coastal Resources Division

Environmental Protection Division

Sustainability Division

State Parks & Historic Sites Division

HISTORIC PRESERVATION DIVISION

GEORGIA DNR WILDLIFE

Wildlife Resources Division

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Historic Preservation Division

- HPD is Georgia's State Historic Preservation Office
- HPD Implements Federal/State/Local Partnerships
- HPD is funded primarily by the state while federal funds provide 40% of our budget
- Evolved from the Georgia Historical Commission
- Incorporated into DNR in 1973
- Became a division within DNR in 1994

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Historic Preservation Division

Five Units:

- Planning & Local Assistance
- Technical Services
- Survey & National Register
- Archaeological Services
- Management & Information

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

HPD Programs/Tools for Preservation Activities

- Historic Resources Survey
- Archaeological education and protection
- National Register of Historic Places
- Environmental Review & State Stewardship
- Certified Local Governments
- Regional Historic Preservation Planning Services
- Architectural Technical Assistance
- Federal and state tax incentives
- Federal and state grants
- African American resources and heritage
- Centennial Farms
- Special projects

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

HPD Grant Programs

- **Historic Preservation Fund Grants** (*federal/annual*)
- **Georgia Heritage Program Grants** (*state/annual*)
- **Preserve America Grants** (*federal, special one-time programs*)
 - Preserve America 1--Historic Cemeteries
 - Preserve America 2--Community Landmarks
- **Historic Cemetery Heritage Tourism Grants** (Round 1 and Round 2) (*state, special one-time program*)

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

HPD Grant Programs

- Only **local governments & non-profit** organizations are eligible applicants
- **Reimbursable/matching funds**
 - 60/40 or 50/50
- **Secretary's of the Interior's Standards** applied to review of all projects

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Historic Preservation Fund Grants

For Predevelopment, Survey and Planning Activities

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

HPF Grant Program

- Total available funds from NPS range between \$64,000-\$80,000 each year
- Approximately 6-10 grants awarded per year, ranging from \$1,000 to \$20,000
- 60% federal/40% local match
- (Match may be cash and/or in-kind materials and labor)
- Reimbursable funds
- Applications available in November; deadline February 1st

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Eligible Applicants

- Must be a Certified Local Government (cities and/or counties)
- Program began in the 1980s
- 76 CLGs in Georgia
- Extends federal/state partnership to local level

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Eligible HPF Projects

- Historic resource or archaeological surveys
- National Register District nominations
- Preservation plans, historic structure reports, feasibility studies
- Design Guidelines
- Educational activities or publications

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

HPF Projects for FFY 2009

- \$18,900 – Gainesville/city-wide survey, Phase 4
- \$20,863 – Vienna/predevelopment drawings for Dooly Co. Courthouse
- \$8,400 – Augusta/Harrisburg-West End Survey, Phase 2
- \$6,600 – Dahlonega/downtown area survey & local district
- \$6,400 – Montezuma/walking-driving tour brochure
- \$6,000 – Decatur/downtown N.R. nomination
- \$6,000 – Hawkinsville/design guidelines for downtown
- \$3,000 – Hinesville/downtown area survey
- \$3,000 – Valdosta/interactive web site for Sunset Hill Cemetery
- \$2,760 – Albany/walking-driving tour brochure

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Recent projects funded with HPF grants

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Surveys



\$53,250 Total to
City of Gainesville
Historic Structural Survey
Phases 1, 2, 3, 4

- \$7,500 for Old Town Brunswick Historic District
- \$1,800 for West End Historic District in Cartersville
- \$10,000 for Dalton-Whitfield Co. archaeological survey of Civil War features
- \$3,200 for Harlem, city-wide
- \$5,500 for Pinched Gut Historic District in Augusta

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

National Register Nominations



Glenwood Historic District,
Thomasville, \$6,465

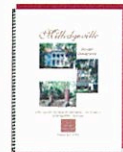
- \$3,600 City of Carrollton
- \$5,000 City of Cedartown
- \$3,000 City of Hawkinsville
- \$4,500 Taylor County
(for the cities of Butler and Reynolds)
- \$6,000 City of West Point

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Design Guidelines



\$3,680
Athens/Clarke Co.



\$6,600
Milledgeville



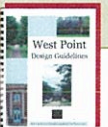
\$3,900
Lincolnton



\$10,000
LaGrange



\$5,880
Montezuma



\$12,000
West Point

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Preservation Plans/ Historic Structure Reports



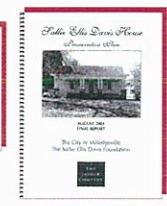
\$4,200
Madison



\$5,400
William O. Jones
Building
Elberton



\$12,000
Master Plan
Myrtle Hill
Cemetery
Rome



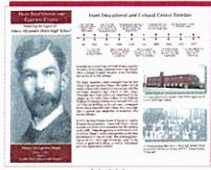
\$5,220
Preservation Plan
Sallie Ellis Davis House
Milledgeville

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Information & Education



\$5,000
City of Cartersville
Downtown Walking Tour
Brochure



\$2,268
City of Ft. Valley
Historical brochure
Hunt Education & Cultural
Center



\$3,000
City of Decatur
Old House Fair

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

The Georgia Heritage Grant Program

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Georgia Heritage Grant Program

- Created in 1994
- Money is appropriated by Georgia Legislature
- Since 1994, over \$3 million has been awarded to 238 historic preservation projects around the state, with over \$4 million in matching funds invested at the local level

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Georgia Heritage Grant Program

- 60% state/40% local cash match
- Reimbursable funds
- Property must be eligible for listing in the Georgia Register of Historic Places

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Eligible applicants

- City and county governments
- Secular, non-profit organizations
(Organizations must have been in existence for three consecutive years prior to date of application)
- Applicant must own, lease or financially support the property seeking assistance
- Federal and state agencies are ineligible

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION


Georgia Heritage Grant Program



- Application postmark deadline July 13
- Awards announced by mid-September
- Projects begin mid-October

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION


Historic Preservation License Plate




- Authorized by Georgia General Assembly in 2005
- \$25 specialty tag fee
- \$22 from the sale of each tag will go to the Georgia Heritage Grant Fund

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Georgia Heritage SFY 2009



HPD staff Bill Hover and Carole Moore meet with grant project managers Cullen Chambers & Pamela Lappin prior to project work beginning.



The Friends of Tybee Theater on Tybee Island received \$20,000 to repair the historic windows and doors at the historic Tybee Theater, built in 1930.

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Georgia Heritage SFY 2010

\$46,285 Awarded:

- \$14,985 Gem Theatre, Calhoun
- \$10,800 Jenkins Co. Courthouse
- \$10,500 Hawkinsville Opera House
- \$10,000 Historic Pool, Warm Springs



HPD staff Bill Hover, Carole Moore and Lawana Woodson met with Jenkins County Courthouse grant project managers James Henry & Art Johnson prior to project work beginning.

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Two Categories of Georgia Heritage Grants

Predevelopment & Development


DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Predevelopment Grants


- Plans and Specifications
- Construction Documents
- Feasibility Studies
- Historic Structure Reports

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION


Predevelopment Grants



Forsyth City Hall preservation plan \$9,900



Roosevelt Cabin
Berry College, Mount Berry
historic structure report \$13,600



Farmer's Alliance Hall
Sapelo Island
preservation plan \$8,100

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Development Grants

- Roof repair & replacement
- Window repair
- Foundation stabilization & repair
- Brick repair & repointing
- All work must be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Ineligible activities

- Reconstruction of an entire building, landscape, or archaeological site
- Acquisition of historic property
- Routine maintenance (painting)
- Non-historic landscaping (such as sidewalks or parking lots)

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

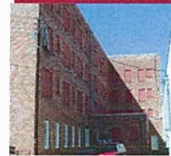
Hogansville—Royal Theater



- 1937 Art Deco Theater
- \$23,000 exterior stucco repair
- Now used as city hall

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Fred Roberts Hotel



- Built in 1926 by Dublin Chamber of Commerce
- \$30,000 to repair historic wooden windows
- DCA contributed a local development grant

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Bank of Surrency



- Built in 1911
- \$10,000 for exterior restoration work
- Now used as welcome center and local history museum



DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Grantville Auditorium



- Built in 1927 as public school
- 300-seat auditorium
- \$20,000 for exterior restoration
- Will serve as a cultural and performing arts center



DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

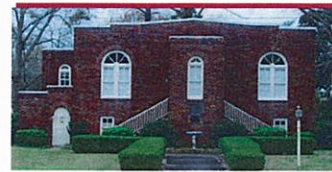
Chattooga Academy



- Built in 1835
- Downtown LaFayette, Walker Co.
- \$8,800 for a preservation plan (predevelopment)
- \$8,750 for a new roof, copper gutters and downspouts, repair/repoint brick chimneys

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

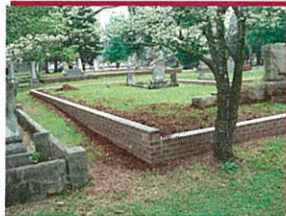
Lyons Woman's Club



- Built in 1932
- \$9,300 for a new roof
- Continues to function as club and community meeting space

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Old City Cemetery



- Sandersville, Georgia
- Established 1831
- \$18,000
- Repaired/replaced brick, granite, and concrete coping
- Repair of broken tombstones, ledgers, monuments
- Removal of trees endangering monuments and coping

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Preserve America Grant Programs

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION



Preserve America is a White House initiative that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Preserve America Communities in Georgia



- | | |
|----------------|--------------------|
| • Alpharetta | • Madison |
| • Augusta | • Monticello |
| • Dahlonega | • Richmond Hill |
| • Dalton | • Rome |
| • Fayetteville | • Roswell |
| • Forsyth | • Sandersville |
| • Fort Valley | • Savannah |
| • Harlem | • Thomasville |
| • Kennesaw | • Tifton |
| • LaGrange | • Walker County |
| • Kennesaw | • Washington |
| • Macon | • Whitfield County |

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Preserve America 1

Campaign to Preserve Georgia's Historic Cemeteries

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Campaign to Preserve Georgia's Historic Cemeteries



HPD Division Director Ray Luce receives award from First Lady Laura Bush and Secretary of the Interior Gail Norton in 2006

HPD awarded \$86,000

- 1) Sub-grant program \$60,000
- 2) Cemetery Publication
- 3) Statewide Conference Nov. 1-2, 2007
Augusta, Georgia

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

P.A. 1 Sub-grants Completed



Linwood Cemetery, Macon

- \$19,625 School Street Cemetery, Washington
- \$10,500 Linwood Cemetery, Macon
- \$10,250 Kennesaw Cemetery
- \$10,000 Founders, Methodist, & Presbyterian cemeteries, Roswell
- \$3,000 Myrtle Hill Cemetery, Rome

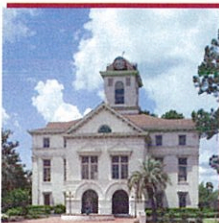
DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Preserve America 2

History & Heritage Tourism: Discovering Georgia's Community Landmarks

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Georgia's Community Landmarks



Brooks County Courthouse

HPD awarded \$100,000

- 1) Sub-grant program \$80,000
- 2) Two publications
 - Historic Preservation Primer
 - Heritage Tourism Handbook
- 3) Statewide Conference March 25-26, 2010
Warm Springs, Georgia

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

P.A. 2 Sub-grants Awarded August 2009



Crawford Co. Courthouse



Bonaventure Cemetery, Savannah

- \$16,400 Crawford Co. Courthouse
- \$11,600 Savannah Eastside Neighborhoods
- \$10,000 Bonaventure Cemetery
- \$10,000 Augusta Downtown Walking Tours (web-based)
- \$10,000 Thomasville Community Landmarks Trail
- \$10,000 Coastal Bryan Heritage Trail
- \$6,000 Smith-Gilbert Gardens, Kennesaw
- \$4,500 Roswell house museums signage
- \$1,500 Alpharetta historic resources survey

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Historic Cemetery Heritage Tourism Grant Programs

Rounds 1 and 2

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Round 1 Awarded October 2008



Riverside Cemetery, Macon

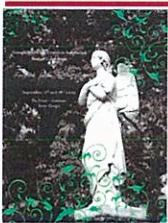


West Hill Cemetery, Dalton

- \$1,600 Fitzgerald City Cemetery
- \$1,500 Riverside Cemetery Macon
- \$1,500 West Hill Cemetery Dalton
- \$1,450 Newton Co. Cemeteries
- \$1,000 Clay Co. Cemeteries
- \$950 Hillcrest Cemetery

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Round 2 Awarded May 2009



GMCA Cemetery
Conference Program

- \$2,000 GMCA Cemetery Conference
- \$2,000 Clay Cemetery, Atlanta
- \$1,250 Marietta City Cemetery
- \$1,150 Magnolia Cemetery, Augusta
- \$1,000 Memory Hill Cemetery,
Milledgeville
- \$600 Burgess Cemetery, Lavonia

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION

Contact Information

Carole M. Moore, Grants Coordinator
404-463-8434

carole.moore@dnr.state.ga.us

Historic Preservation Division
254 Washington Street
Ground Level
Atlanta, Georgia 30334-9006
404-656-2840
www.gashpo.org

DEPARTMENT OF NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.C

- C

COUNCIL MEETING DATE

January 9, 2017

Requesting Agency (Initiator)

Office of the City Administrator

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Council to consider Ordinance #2017-01, authorizing the application to the Department of Community Affairs for the creation of an Enterprise Zone.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

Economic Development Incentives

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes Economic Development

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

As part of our strategic plan, Mayor & Council directed the City Administrator to development incentive plans that encourage positive economic growth. To that end staff presented the joint Clayton County Enterprise Zone to Mayor & Council for approval. The conceptual idea of a countywide enterprise zoned was approved by the City but later were informed that the County was not in favor of the creation of such a zone.

To ensure that we continue to move forward with our progressive economic position, I am recommending that we approve creation of an enterprise zone in Jonesboro. The Enterprise Zone is a valuable tool in supporting commercial development in the City. Incentives such as an Enterprise Zone program can increase opportunities for additional development throughout the City, particularly retail. The retail vacancy rate for Clayton is one of the highest in the Atlanta metro with approximately 1.7 million square feet vacant. The aforementioned vacant retail space costs us more than \$300 million in lost retail sales annually, a significant amount of lost property taxes due to vacancy, and the non-realization of more than 3,000 retail sector job which leads to loss wages and salaries. We cannot afford to continue to lose jobs and retail sales to neighboring counties. The Enterprise Zone is a key tool in reducing or eliminating the losses we are experiencing.

Along with retail development, hotel and office development in the County has not kept up with our surrounding communities. Counties such as Cobb, Fulton, and DeKalb have leveraged the use of the Enterprise Zone as tool to jump start major commercial projects in their respective counties. Projects such as the Porsche Office Headquarters in Hapeville were initiated by the use of the Enterprise Zone Program. The City of Atlanta and Fulton County have widely used the program to attract hotel and office developers to Enterprise Zone qualified areas. DeKalb County is currently using the Enterprise Zone program for major retail, office, and lodging development around the County. Cobb County has extensively used the Enterprise Zone since the County adopted the program last decade. The time is now for Jonesboro to seize the momentum in the metropolitan real estate market by creating and implementing an Enterprise Zone program.

The designation of the proposed Jonesboro Enterprise Zone follows the statutory criteria established by the state of Georgia for its creation. The criteria includes the assessment of unemployment rates, poverty levels, lack of development, and general distress using census and business activity data gathered from US census bureau and ESRI. For the areas that met the qualifications under the statute, a minimum three out of five factors for establishing an Enterprise Zone

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky Clark, City
Administrator

Date

January, 9, 2017

Signature

City Clerk's Office

Program were present. Based on the data gathered and the intent of the program, Jonesboro is well-suited establishment of an Enterprise Zone.

The creation of the Enterprise Zone is the first step in establishing this crucial program. It suggested that we apply the utilization of this economic development tool will be on commercial real estate projects since that is our greatest need and will provide the best return metrics for the public sector in form of additional jobs and taxes. The feasibility of each incentive awarded will be evaluated on a project-by-project basis. Furthermore, each project will be assessed for its potential for public benefits (e.g. job creation, property taxes to all municipal stakeholders) to insure that the project is not a detriment to the public sector. Additionally, each project that is located in the City will be required to have a resolution of support from the local government defining the project and the incentive prior to being submitted to the City. The goal is to select impactful projects that can generate a positive economic impact to all public sector stakeholders.

Program Layout:

To ensure transparency and proper use of the program, all applications for Enterprise Zone incentives will be approved by Mayor & Council.

The Jonesboro City Council may, on a case-by-case basis, grant the following incentives in the area, including tax incentives, to qualifying businesses in accordance with the definition of businesses outlined in the Act, which are not applicable throughout the city.

- a) The Council may exempt qualifying businesses as outlined in this program from municipal ad valorem property taxes, excluding taxes imposed by school districts, that would otherwise be levied on the qualifying business and service enterprises in accordance with the following schedule:
 - One hundred percent of the property taxes shall be exempt for the first five years;
 - Eighty percent of the property taxes shall be exempt for the next two years;
 - Sixty percent of the property taxes shall be exempt for the next year;
 - Forty percent of the property taxes shall be exempt for the next year; and
 - Twenty percent of the property taxes shall be exempt for the last year;
- b) Other incentives that may be granted will be negotiated by the Council on a case-by-case basis and could include exemption from any or all of the following:
 - Occupation taxes;
 - Building Permit Fees;
 - Sign Permit Fees;
 - Business License Administrative Fee;
 - Rezoning Fees;
 - Engineering Fees;
 - Other local fees authorized by the Jonesboro City Council, as may be applicable
- c) The Jonesboro City Council may make determinations of eligibility for each business enterprise or service enterprise based on the quality and quantity of such additional economic stimulus as may be created within Jonesboro, Georgia. Criteria for consideration may include but not be limited to the following:
 - The number of jobs to be created above the state threshold of five jobs.
 - Capital investment or reinvestment by the business equal to or greater than the amount of ad valorem tax abated over the first five years of the tax incentive;
 - Locating in a vacant or historic building ;
 - Demolishing an obsolete, abandoned and/or deteriorating pre-existing structure;
 - Enhancing the area by incorporating elements such as significant landscaping, area compatible facade materials

- and exclusion and removal of billboards on premises;
- Assembling multiple tracts of land for one project;
- Creating jobs for residents of the Enterprise Zone and surrounding area; and
- The proposed land use is in keeping with the harmony of the area.

The City Council has the power to administer, require, and enforce compliance with the provisions of the ordinance and such administrative rules or regulations adopted hereinafter by way of resolution including but not limited to reports and data information from businesses within the enterprise zone to verify compliance with this Resolution and state law.

This resolution outlines the framework of the program, establishes the process in which applications will be submitted, approved and/or denied and grants approval for the program to be submitted to DCA.

Census Block Groups That Qualify in Jonesboro

	Factor B	Factor C	Factor D	Factor E	Factors Met
6121	26.97%	Yes	-.38	6.0%, 2.0%	4
6123	12.96%	Yes	166, -1.02%	14.0%, 3.0%	4
6131	25.83%		-3.85%	-1.0%	3
6122	39.43%	Yes	-.55%	-7.0%	4
6113	32.43%	Yes		1.0%	3
6111	29.96%	Yes	-2.69%	-3.0%	4
6112	16.49%	Yes		1.0%	3

Data Sources

- Factor B – Poverty is greater than 15% (Source – US Census)
- Factor C – Unemployment greater than State average by 110% (GDOL)
- Factor D- Crime is greater than National Average of 100 or growth is slower than the national average .63% (Source ESRI)
- Factor E – Building Permit and Business Licenses are not competitive: County average for BL is 21.5% and BP is 2.2% per annum (Source ESRI, National Database, County Records)

Fiscal Impact*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

Local property tax exemption -- 36-88-8(a)(1)
Local abatement or reduction in occupation taxes, regulatory fees, building inspection fees, and other fees that would otherwise be imposed on qualifying business -- OCGA §36-88-9(a)
Possible County tax abatement.

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Enterprise Zone Map
- Jonesboro Statistics
- Enterprise Zone Application

Staff Recommendation *(Type Name, Title, Agency and Phone)***Approval**

WHEREAS, the duly elected governing authority of the City of Jonesboro, Georgia (the "City") is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises, service enterprises, and encourage residential rehabilitation and new residential construction in an area meeting criteria established under and set forth in O.C.G.A. § 36-88-1, *et seq.*, known as the Enterprise Zone Employment Act of 1997; and

WHEREAS, the public health, safety, and general welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF JONESBORO, GEORGIA, and by the authority thereof:

Section 1. The Code of Ordinances, City of Jonesboro, Georgia is hereby amended by adding a new Chapter 32 to be entitled "Enterprise Zone", to read and to be codified as follows:

"CHAPTER 32 - ENTERPRISE ZONE

Sec. 32-1. - Definitions.

In the interpretation and application of the provisions of this section, those terms defined in O.C.G.A. § 36-88-3 are incorporated by reference into this section and made a part hereof.

Sec. 32-2. - Statement of findings. The mayor and council of the city find that:

- (a) The Proposed Enterprise Zone suffers from widespread pervasive poverty as it is located within portions of Census Tract 0406.12. This Block Group has at least 15% or greater poverty according to the U.S. Census.
- (b) The Proposed Enterprise Zone suffers from general distress and adverse conditions. The economic conditions from 2009 until 2016 have driven many businesses from the Proposed Enterprise Zone and a considerable portion of the buildings in the Proposed Enterprise Zone

are vacant, underutilized, or dilapidated. The abandonment and underutilization of the commercial and industrial properties suppresses property values and detracts from the city's productivity and economic vitality.

- (c) The Proposed Enterprise Zone shows block groups with poverty rates less than 14 percent, between 15 percent and 29 percent, and greater than 29 percent poverty.

Sec. 32-3. - Enterprise zone established; criteria of state met.

There is hereby created and established a geographic area known as the Jonesboro Enterprise Zone as herein described in Exhibit A, a copy of which is attached hereto and hereby incorporated by reference, in compliance with O.C.G.A. § 36-88-1, *et seq.* Exhibit A is maintained in the Office of the City Administrator and is available for inspection during normal business hours. Based on findings of fact in sec. 32-2 above, the Jonesboro Enterprise Zone meets the following qualifications of the Enterprise Zone Act: pervasive property, general distress, and general blight.

Sec. 32-4. - Administration.

- (a) The city shall be the authorized agency to act in all matters pertaining to the Jonesboro Enterprise Zone and reserves the power to grant incentives to qualifying business or service enterprises in accordance with the authorization granted to local governments in the administration of the Jonesboro Enterprise Zone under the Enterprise Zone Act. The City shall not be bound by any agency, governmental entity or other authority to grant incentives. Approval shall be at the sole discretion of Mayor and Council.
- (b) The city designates its City Administrator or his or her designee as the liaison for its communication with the Georgia Department of Community Affairs, the Georgia Department of Industry, Trade, and Tourism, the business community, and all others to oversee Jonesboro Enterprise Zone activities and administration.
- (c) The city has the power to administer, require, and enforce compliance with the provisions of this Chapter and such administrative rules or regulations adopted hereinafter, including but not limited to, reports requiring data from businesses or service enterprises within the Jonesboro Enterprise Zone to verify compliance with this Chapter and state law.
- (d) A qualifying business or service enterprise shall enter into a contractual agreement with the City setting forth the incentives offered to such entity and including the guidelines for the recapture, revocation, or reimbursement of the incentives should the terms of the contract be violated by the business or service enterprise.

Sec. 32-5. - Incentives available to qualifying business or service enterprises.

- (a) The city may, on a case-by-case basis, grant the following incentives to qualifying business or service enterprises within the Jonesboro Enterprise Zone:

- (1) The city may exempt qualifying business or service enterprises from municipal ad valorem taxes, excluding taxes imposed by school districts, that would otherwise be levied on the qualifying business or service enterprises in accordance with the following schedule:
 - i. One hundred percent of the property taxes shall be exempt for the first five years;
 - ii. Eighty percent of the property taxes shall be exempt for the next two years;
 - iii. Sixty percent of the property taxes shall be exempt for the next year;
 - iv. Forty percent of the property taxes shall be exempt for the next year; and
 - v. Twenty percent of the property taxes shall be exempt for the last year.

- (b) Other incentives that may be granted will be negotiated by the city on a case-by-case basis and could include exemption from any or all of the following:
 - (1) Occupation Taxes;
 - (2) Building Permit Fees;
 - (3) Sign Permit Fees;
 - (4) Occupation Tax Administrative Fee;
 - (5) Rezoning Fees;
 - (6) Engineering Fees;
 - (7) Other local fees authorized by the city council, as may be applicable.

- (c) The city may make determinations of eligibility for each business or service enterprise based on the quality and quantity of such additional economic stimulus as may be created within the city. Criteria for consideration may include but not be limited to the following:
 - (1) The number of jobs to be created above the state threshold of five jobs.
 - (2) Capital investment or reinvestment by the business or service enterprise equal to or greater than the amount of ad valorem tax abated over the first five years of the tax incentive;
 - (3) Locating in a vacant or historic building ;
 - (4) Demolishing an obsolete, abandoned and/or deteriorating pre-existing structure;
 - (5) Enhancing the area by incorporating elements such as significant landscaping, area compatible facade materials and exclusion and removal of billboards on premises;
 - (6) Assembling multiple tracts of land for one project;
 - (7) Creating jobs for residents of the Jonesboro Enterprise Zone and surrounding area; and
 - (8) The proposed land use is in keeping with the harmony of the area.

Sec. 32-6. - Duration.

The Jonesboro Enterprise Zone shall be established effective with the date adoption of this Chapter and shall continue for a period of ten (10) years. Business and service enterprises nominated for incentives in the enterprise zone during that ten-year period will have ten (10) years from date of approval during which such incentives may be utilized, even though such ten-year period for the particular business or service enterprise may extend beyond the enterprise zone's duration.

Sec. 32-7 through Sec. 32-10. - Reserved."

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

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

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

ORDAINED this _____ day of _____, 2017.

CITY OF JONESBORO, GEORGIA

JOY DAY, Mayor

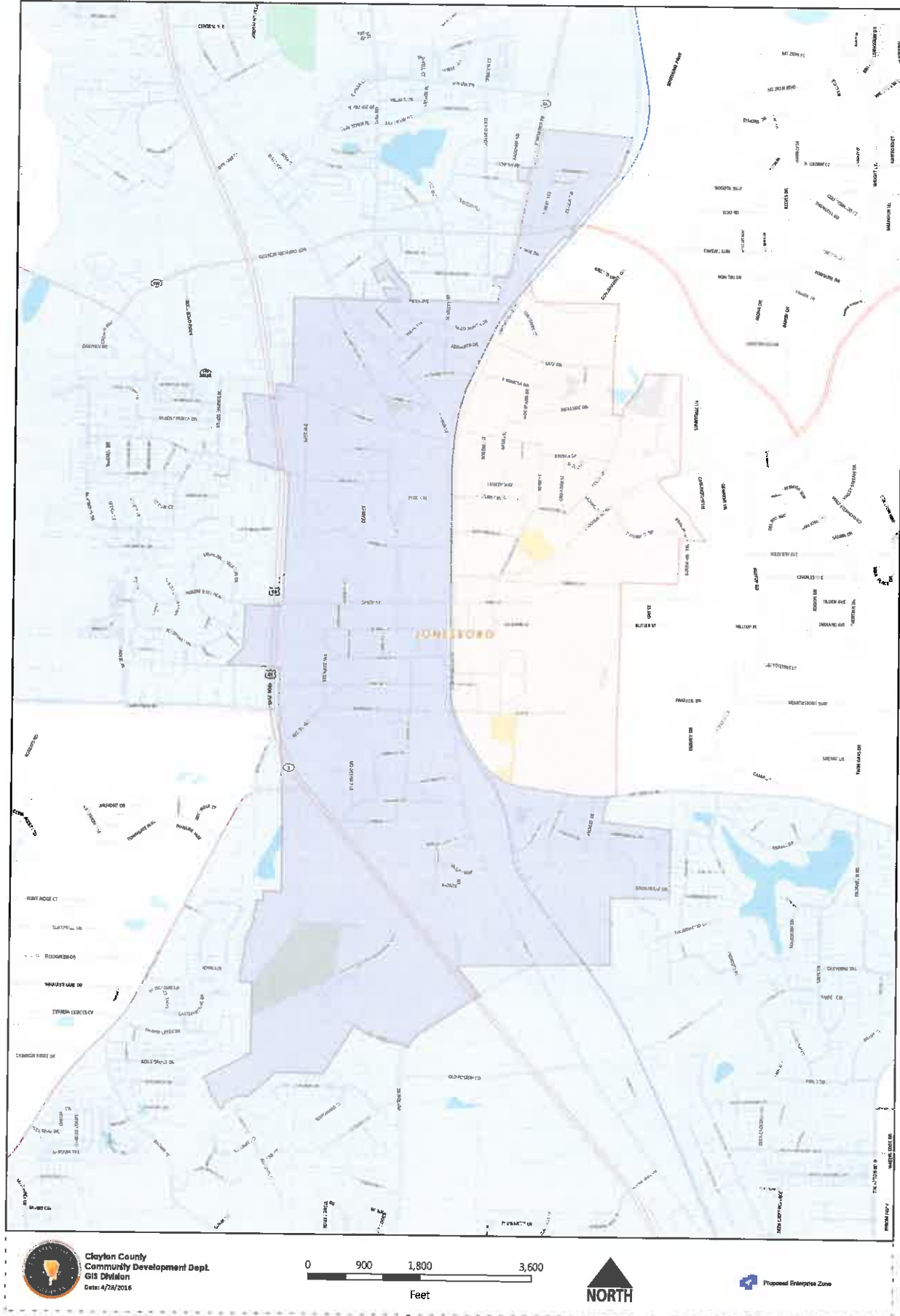
ATTEST:

RICKY L. CLARK, JR., City Clerk

APPROVED AS TO FORM:

STEVE FINCHER, City Attorney

Proposed Enterprise Zone JONESBORO



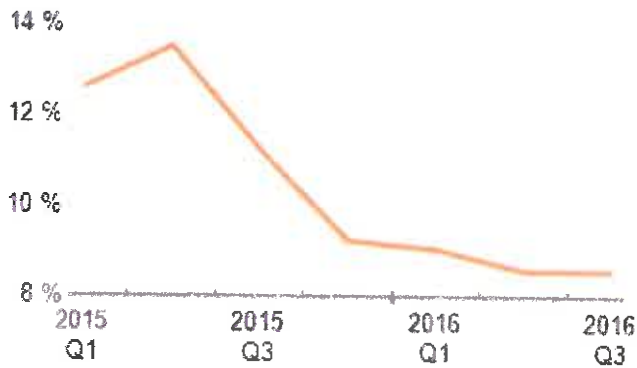
Attachment: Enterprise Zone Map (1111 : Enterprise Zone - Adoption (City))

Jonesboro Zip Retail 9/1/16

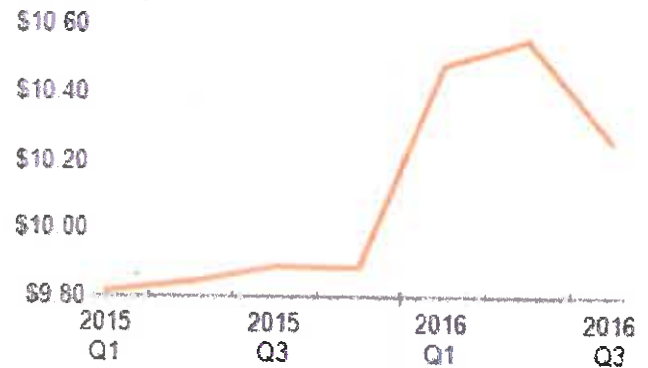
Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
NNN Rent Per SF	\$10.26	\$9.61	Existing Buildings	265	267
Vacancy Rate	8.6%	14.1%	Existing SF	2,055,898	2,103,545
Vacant SF	176,948	296,438	12 Mo. Const. Starts	0	0
Availability Rate	10.7%	17.1%	Under Construction	0	0
Available SF	220,512	359,717	12 Mo. Deliveries	0	0
Sublet SF	0	0			
Months on Market	42.7	25.1			

Demand	Survey	5-Year Avg	Sales	Past Year	5-Year Avg
12 Mo. Absorption SF	57,593	11,094	Sale Price Per SF	\$69	\$61
12 Mo. Leasing SF	56,829	63,881	Asking Price Per SF	\$72	\$56
			Sales Volume (Mil.)	\$1.8	\$6.6
			Cap Rate	-	8.4%

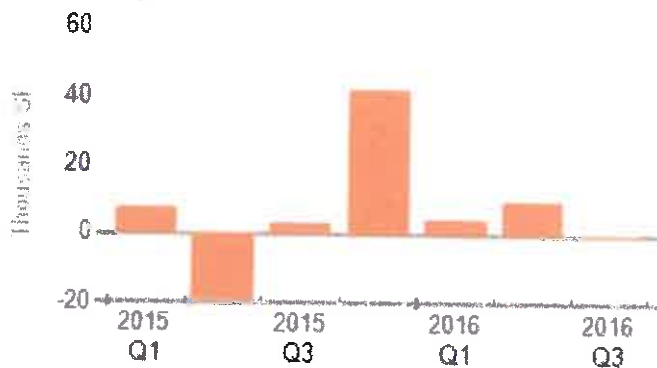
Vacancy Rate



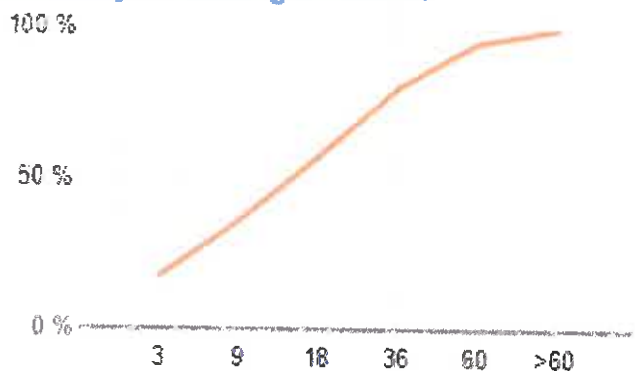
NNN Asking Rent Per SF



Net Absorption



Probability of Leasing in Months



Jonesboro Zip Office 9/1/16

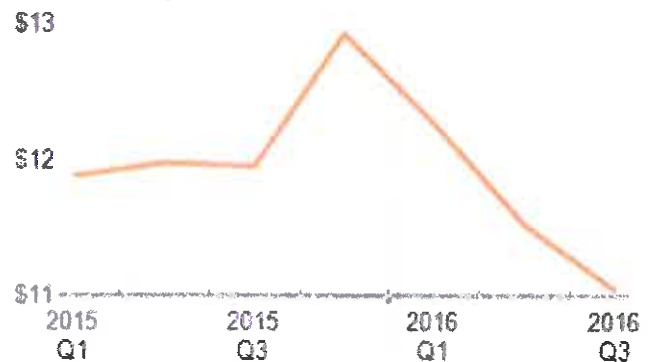
Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Gross Rent Per SF	\$11.05	\$12.06	Existing Buildings	149	147
Vacancy Rate	3.8%	8.1%	Existing SF	677,493	667,893
Vacant SF	25,822	54,184	12 Mo. Const. Starts	0	0
Availability Rate	4.7%	9.0%	Under Construction	0	600
Available SF	32,142	59,831	12 Mo. Deliveries	0	1,333
Sublet SF	0	120			
Months on Market	15.0	15.4			

Demand	Survey	5-Year Avg	Sales	Past Year	5-Year Avg
12 Mo. Absorption SF	25,887	5,443	Sale Price Per SF	\$54	\$69
12 Mo. Leasing SF	30,237	15,807	Asking Price Per SF	\$55	\$69
			Sales Volume (Mil.)	\$0.6	\$1.1
			Cap Rate	-	10.0%

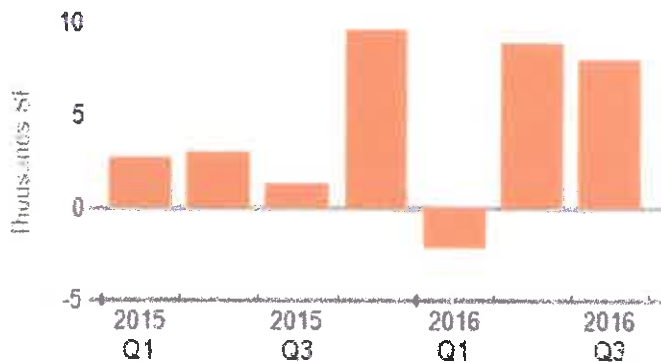
Vacancy Rate



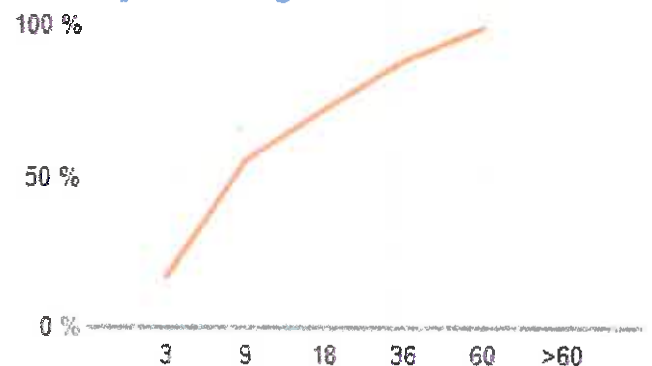
Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

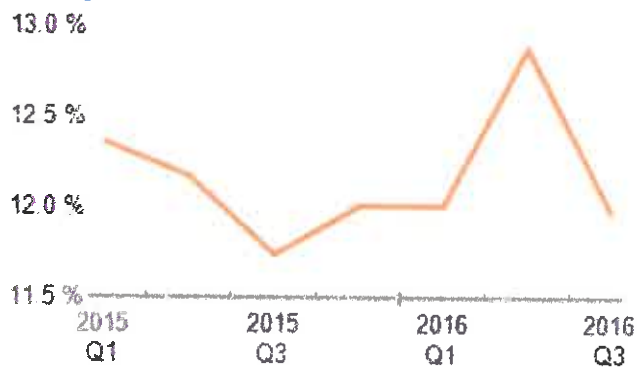


Jonesboro Zip Ind/Flex 9/1/16

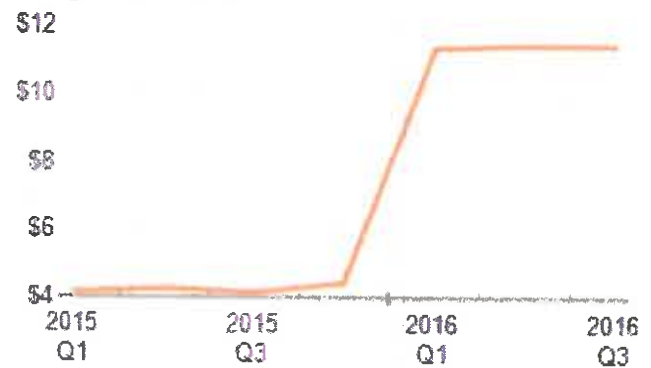
Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Rent Per SF	\$11.48	\$5.67	Existing Buildings	132	132
Vacancy Rate	12.0%	12.9%	Existing SF	3,559,333	3,558,864
Vacant SF	426,537	457,170	12 Mo. Const. Starts	0	0
Availability Rate	12.1%	14.5%	Under Construction	0	0
Available SF	429,837	517,251	12 Mo. Deliveries	0	0
Sublet SF	0	0			
Months on Market	20.7	25.0			

Demand	Survey	5-Year Avg	Sales	Past Year	5-Year Avg
12 Mo. Absorption SF	6,916	3,359	Sale Price Per SF	\$52	\$49
12 Mo. Leasing SF	47,825	42,326	Asking Price Per SF	\$46	\$30
			Sales Volume (Mil.)	\$1.8	\$1.0
			Cap Rate	5.5%	5.5%

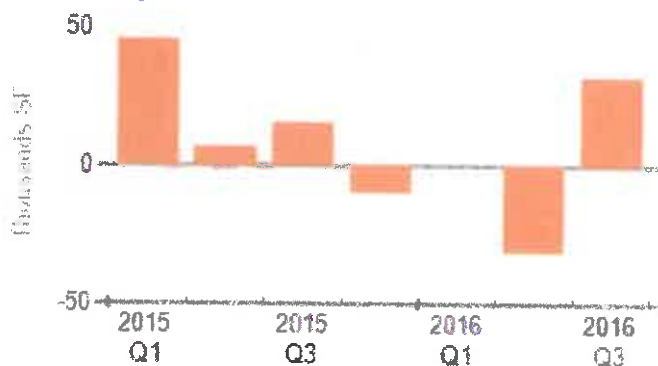
Vacancy Rate



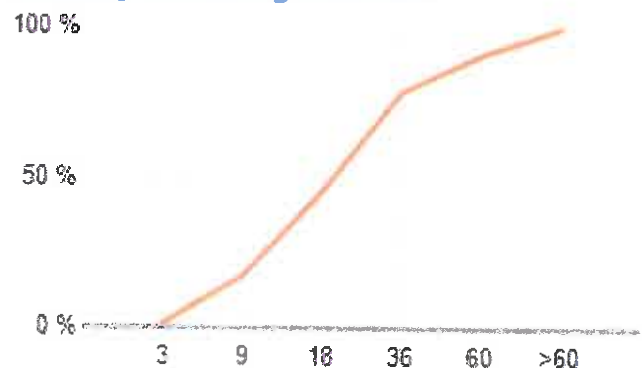
Asking Rent Per SF



Net Absorption



Probability of Leasing in Months





CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
 www.jonesboroga.com

ENTERPRISE ZONE APPLICATION

GENERAL INFORMATION

Project Name:		
Project Physical Address:		Parcel I.D.#:
City:	State:	Zip:
Proposed Type of Business/Service Enterprise: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Processing <input type="checkbox"/> Telecommunications <input type="checkbox"/> Tourism <input type="checkbox"/> Research & Development <input type="checkbox"/> Finance <input type="checkbox"/> Insurance <input type="checkbox"/> Real Estate <input type="checkbox"/> Retail <input type="checkbox"/> Other (NAICS Code): _____		
Benefit Type: <input type="checkbox"/> Capital Investment/Reinvestment <input type="checkbox"/> Locate in a vacant or historic building <input type="checkbox"/> Demolish an obsolete/abandoned/ deteriorating structure <input type="checkbox"/> Enhance Area (landscape/facade improvements, or remove billboards) <input type="checkbox"/> Assemblage of multiple tracts		
Applicant Organization/Agency:		
Federal Tax ID Number:		NAICS Code:
Type of Organization: <input type="checkbox"/> S-Corporation <input type="checkbox"/> C-Corporation <input type="checkbox"/> LLC <input type="checkbox"/> other: _____		
Public Corporation: <input type="checkbox"/> Yes: incorporated or formed (year): _____ <input type="checkbox"/> No		
Primary Product or Service:		

CONTACT INFORMATION

Primary Business Representative:		
Title:	Phone:	
Fax:	Email:	
Mailing Address:		
City:	State:	Zip:
Local Contact Person:		
Title:	Phone:	
Fax:	Email:	
Mailing Address:		
City:	State:	Zip:

Attachment: Enterprise Zone Application (1111 : Enterprise Zone - Adoption (City))

PROJECT DESCRIPTION

Provide a description of the company's plans, including projected capital investment of the business in the zone for a 10-year project designation period (expansion, consolidation, relocation, etc.

PROJECT CAPITAL INVESTMENT

(To be made in the Enterprise Zone over a 10-year period)

Land:	\$
Buildings:	\$
Manufacturing Machinery:	\$
Other Machinery and Equipment:	\$
Other:	\$
Total:	\$

BUSINESS DESCRIPTION

Provide an introduction, history, and description of the qualified business, its products, services, total sales, number of employees, locations (international, national, and in Georgia), description of primary materials purchased, product transportation, etc.

LOCAL SIGNIFICANCE

Explain specifically how the project will benefit City of Jonesboro residents and attach any additional information

JOB CREATION

(Projected for 10-year Tax Abatement Period)

The business making the investment and paying taxes must also create the jobs and be the project designee. In order to be eligible for incentives, eligible businesses must:

- * Increase employment by five or more new full-time jobs;*
- * Maintain the jobs for the duration of the tax exemption period;*
- * Whenever possible, at least 10% of the new employees filling the jobs that satisfy the job creation requirement should be low or moderate income individuals.*

Note: *Leased, contract, temporary, and construction employees do not qualify as new employees.*

Number of New Full-Time Jobs to be Created (5 Minimum):

Number of Low/Moderate Income People Hired (10%):

A Low/Moderate Income Individual is Defined in (A-H), In Which Category(ies) Your New Employees Qualify? (Select all that apply):

- ☐ (A) Unemployed or unemployed for three of the six months prior to the date of hire;
- ☐ (B) Homeless;
- ☐ (C) A resident of public housing;
- ☐ (D) Receiving temporary assistance for needy families or who has received temporary assistance for needy families at any time during the 18 months previous to the date of hire;
- ☐ (E) A participant in the Workforce Investment Act or who has participated in the Workforce Investment Act at any time during the 18 months previous to the date of hire;
- ☐ (F) A participant in a job opportunity where basic skills are required or who has participated in such a job opportunity at any time during the 18 months previous to the date of hire;
- ☐ (G) Receiving supplemental social security income; or
- ☐ (H) Receiving food stamps.

Number of Local Residents Hired:

Estimated Amount of Payroll for YR_____: \$

NEW JOBS BREAKDOWN (4 YR PERIOD EXAMPLE)

Job Title	Annual Salary or Hourly Rate	Total 2016	Total 2017	Total 2018	Total 2019
1					
2					
3					
4					
5					
6					
7					
8					
Annual Grand Total					

Attachment: Enterprise Zone Application (1111 : Enterprise Zone - Adoption (City))

FINANCING PLAN

Describe or attach the project financing plan. Submit supporting documentation if applicable (i.e. bank commitment letters, balance sheets, and profit and loss statements).

ADDITIONAL INCENTIVES REQUESTED

Other incentives that may be granted will be negotiated on a case-by-case basis by the City Council and could include exemption from any or all of the following:

- | | | |
|--|---|---|
| <input type="checkbox"/> Building Permit fees | <input type="checkbox"/> Sign Permit fees | <input type="checkbox"/> Business License Administration fees |
| <input type="checkbox"/> Occupation taxes | <input type="checkbox"/> Rezoning fees | <input type="checkbox"/> Engineering fees |
| <input type="checkbox"/> Other local fees: _____ | | |

PROJECT TIMELINE

Construction Start Date:

Construction Completion Date:

Operation Start Date:

Date Begin Hiring New Employees:

Date Purchase of Machinery/Equipment:

Date Other Improvements like Landscaping or Façade Material will be Incorporated:

Tax Abatement Start Date (NLT Completion). Attach Plat with Identified Phases (if applicable):

Attachment: Enterprise Zone Application (1111 : Enterprise Zone - Adoption (City))

CERTIFICATION

I certify that the information contained in this application is true and correct and that it contains no misrepresentations, falsifications, intentional omissions, or concealment of material facts and that the information given is true and complete to the best of my knowledge and belief.

Signature of Authorized Official

Date

Print Name of Authorized Official

Title

APPLICATION CHECKLIST

	Complete	Incomplete	If Complete, Initial and Attach
Completed Application	<input type="checkbox"/>	<input type="checkbox"/>	
Financial Supporting documentation (if applicable), for example bank commitment letters, appraisal report, profit & loss statement.	<input type="checkbox"/>	<input type="checkbox"/>	
Three years of financials must include income statements/balance sheets.	<input type="checkbox"/>	<input type="checkbox"/>	
Copy of the Jonesboro Business License or application and Evidence of property access, i.e., copy of warranty deed or executed lease agreement.	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan Drawing. Include Proposed Landscaping Areas, if needed.	<input type="checkbox"/>	<input type="checkbox"/>	
Project Timeline	<input type="checkbox"/>	<input type="checkbox"/>	

Submit this application and all required information using one of the following:

City of Jonesboro
Attn: Ricky L. Clark, Jr., City Administrator
124 North Avenue
Jonesboro, GA 30236
rclark@jonesboroga.com

FOR OFFICIAL USE ONLY

	Reviewed by	Recommend Approval	Recommend Denial
City Administrator			
Inspections and Code Enforcement			
Engineering Department			
City Council			
Downtown Development Authority			
Tax Assessors Office			

Attachment: Enterprise Zone Application (1111 : Enterprise Zone - Adoption (City))



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.D

- D

COUNCIL MEETING DATE

January 9, 2017

Requesting Agency (Initiator)

Office of the City Administrator

Sponsor(s)

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Council to consider Resolution #2017-002 to call and authorize the 2017 Municipal General Election; to fix and publish the qualifying fee; and for other purposes.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

O.C.G.A. 212-131(A)

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Municipal Elections are non-partisan and held in accordance with Title 2 of the Georgia Election Code. Candidates run at-large and are voted on by the registered voters; and the candidate who receives the plurality of votes cast wins their respective seat. Pursuant to state law, we are required to fix and publish the qualifying fees for the upcoming general election prior to February 1, 2017.

Three councilmember seats (at-large) will be up for reelection (Jack Bruce, Billy Powell & Pat Sebo). Qualifying for candidates will be held at the Jonesboro City Hall, 124 North Avenue, Jonesboro GA 30236 on Monday, August 21, 2017, Tuesday, August 22, 2017, Wednesday, August 23, 2017. The hours of qualifying shall be between the hours 8:30 a.m. and 4:30 p.m. The qualifying fee for the at-large seats are \$252.00, which is 3% of the total gross salary of the preceding year. Each candidate shall file a notice of candidacy in the office of the City Clerk of Jonesboro and must meet the qualifications of the Charter and Code of the City of Jonesboro, as well as all applicable state and constitutional laws.

The newly enacted qualification will be in place for the 2017 General Election:

- (a) The mayor and councilmembers shall serve for terms of four (4) years or until their respective successors are elected and qualified.
- (b) No person shall be eligible for the office of mayor or councilmember unless he/she, at the time that he/she has qualified to run for office:
 - (1) has been a resident of the city for a period of one (1) year;
 - (2) has reached the age of twenty-one (21);
 - (3) is a qualified voter; and
 - (4) has not been convicted of any crime involving moral turpitude.
- (c) No person's name shall be placed on the ballot as a candidate for mayor or councilmember unless such person shall have filed a Notice of Candidacy and shall have paid the qualifying fee to the city clerk of said city."

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky Clark, City
Administrator

Date

January, 9, 2017

Signature

City Clerk's Office

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

•

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

- WHEREAS,** the governing authority of the City of Jonesboro, Georgia (the "City") is the Mayor and Council thereof; and
- WHEREAS,** Pursuant to O.C.G.A. § 212-131(a)(A), the City Council shall fix and publish the qualifying fees for the municipal offices to be filled in the upcoming election. The qualifying fee shall be equal to three percent (3%) of the total gross salary of the office paid in the preceding calendar year;
- WHEREAS,** Section 5.13 of the City Charter states that all elections in the City shall be determined by plurality. The person receiving a plurality of votes cast, shall be elected.
- WHEREAS,** the Mayor and the members of the City Council wish to order said General Municipal Election to proceed as provided by law.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of Jonesboro and it is resolved by the authority of said City Council that:

- Section 1: The City of Jonesboro Municipal Election is hereby called pursuant to the requirements of the Georgia Constitution, State Law and the City Charter; and
- Section 2: The Municipal Election shall be held on November 7, 2017; and
- Section 3: Three councilmember seats (at-large) will be up for reelection (Jack Bruce, Billy Powell & Pat Sebo).
- Section 3: Qualifying for candidates will be held at the Jonesboro City Hall, 124 North Avenue, Jonesboro GA 30236 on Monday, August 21, 2017, Tuesday, August 22, 2017, Wednesday, August 23, 2017. The hours of qualifying shall be between the hours 8:30 a.m. and 4:30 p.m. The qualifying fee for the at-large seats are \$252.00, which is 3% of the total gross salary of the preceding year. Each candidate shall file a notice of candidacy in the office of the City Clerk of Jonesboro and must meet the qualifications of the Charter and Code of the City of Jonesboro, as well as all applicable state and constitutional laws; and
- Section 4: All elections in the city shall be determined by plurality. The person receiving a plurality of votes casted, shall be elected. In the event of a tie, said run-off election shall be held on Tuesday, December 5, 2017; and

SO RESOLVED AND EFFECTIVE, this 9th day of January, 2017.

APPROVED:

Joy B. Day, Mayor

ATTEST:

Ricky L. Clark, Jr., City Clerk

APPROVED AS TO FORM:

Steve Fincher, City Attorney

(SEAL)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.E

- E

COUNCIL MEETING DATE

January 9, 2017

Requesting Agency (Initiator)

Office of the City Administrator

Sponsor(s)

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Council to consider approval of 2017 Georgia's Downtown Affiliate Network Memorandum of Understanding and the 2017 National Main Street Center's Affiliate sublicensing agreement.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Economic Development

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Main Street program started in 1980 and is overseen by the Office of Downtown Development at the Georgia Department of Community Affairs (DCA). Each community is required to be an Affiliate for a year before consideration for the Classic Main Street Program Designation as this will allow time to get several key elements completed. Georgia Main Streets represent some of the strongest central business districts in the state and in the Southeast. Since it started, the designated community programs have been instrumental in leading the state in historic preservation, small business development, expansion of the state's employment base, leveraging private investment, increasing tourism and providing a positive road map for public-private partnerships.

The Downtown Affiliate Network is a designation level through the Georgia Main Street Program available to communities, neighborhoods, and non-traditional business districts that have a strong commitment towards downtown development but have a desire for a more flexible approach in the revitalization efforts of their downtown district. Affiliate programs can participate in training offered, by the Office of Downtown Development, at a special rate and retain limited access to technical services offered by the Office of Downtown Development. Participating programs are not required to have paid staff, but it is encouraged.

• **Requirements for Designation:**

All Affiliate level programs are required to have a current MOU on file with the Georgia Main Street Program at DCA. There is no monthly reporting or annual assessment requirement at this level. However, participation in the monthly reporting process is encouraged as a way to track the impact of your revitalization program on a local level.

• **National Designation:**

Affiliate programs that maintain their membership with the National Main Street Center will receive the Main Street America Affiliate™ designation. The cost for the national designation is \$350.00.

As part of our strategic goals to further economic development opportunities, I am requesting that the Council approve participation in this program.

As a member of the Georgia Main Street program, the Office of Downtown Development would offer design assistance for a nominal fee to property owners, Main Street Program Managers and municipalities who are interested in improving their downtown. The goal is to enhance downtown buildings, streetscapes, and public spaces so they attract new businesses,

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky Clark, City
Administrator

Date

January, 9, 2017

Signature

City Clerk's Office

customers, residents and investors. Rehabilitated buildings, attractive storefronts, and well-designed pedestrian amenities provide a distinctive sense of place and draw people to shop, visit and live downtown.

12.E

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

\$350.00 national designation fee.

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- 2017 Affiliate Member Sublicense Form_Final
- 2017 Affiliate MOU (002)

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

TRADEMARK SUBLICENSE AGREEMENT

This Trademark Sublicense Agreement (“Sublicense Agreement”) is entered into between the Office of Downtown Development (“**Coordinating Program**”) and [REDACTED] (“**Sublicensee**”), effective as of the last date written below. For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Background.

A. The National Main Street Center, Inc. (“NMSC”) operates a membership program called MAIN STREET AMERICA™. As a part of that program, MAIN STREET AMERICA™ Coordinating Program Membership is available to statewide, regional or citywide organizations that oversee multiple local downtown and neighborhood programs within their service area and work to preserve and revitalize commercial districts. Local Program membership in the MAIN STREET AMERICA™ program is available at the Affiliate or Accredited levels to individual programs or organizations that satisfy the membership eligibility criteria described on the NMSC website (currently located at: <http://www.preservationnation.org/main-street/about-main-street/main-street-america/main-street-america-tier.html#.VmYLY7grLIU>).

B. Organization is a Coordinating Program member of NMSC in good standing and has entered into a Trademark License Agreement with the NMSC which grants to the Coordinating Program the right to sublicense to its Local Programs the use of the NMSC name and trademarks described below.

C. Sublicensee is a Local Program Member in good standing of the MAIN STREET AMERICA™ program at the Affiliate level. Sublicensee is also located within the Coordinating Program’s geographic service area. Therefore, Sublicensee has the opportunity to enter into this Trademark License Agreement, which grants certain rights to use the NMSC’s name and trademarks, including MAIN STREET AMERICA™ and MAIN STREET®, as described below.

D. The NMSC’s parent entity, the National Trust for Historic Preservation (“National Trust”), owns the following registered trademarks, which it has delegated to the NMSC the right to sublicense. NMSC and Coordinating Program have entered into a Trademark Licensing Agreement which grants the Coordinating Program the right to sublicense the following registered trademarks:

Mark	U.S. Registration Number
MAIN STREET	Reg. Nos. 3,365,568 and 2,057,207
NATIONAL MAIN STREET CENTER	Reg. No. 2,013,837

These registered trademarks owned by the National Trust, together with the MAIN STREET AMERICA™ word marks and logos referred to in Section 2.A.1 below, the NATIONAL MAIN STREET CENTER logo referred to in Section 2.A.ii below are referred to herein as the “Trademarks.”

E. The Trademarks are well known and recognized by the general public and associated in the public mind with the NMSC and the National Trust. The Coordinating Program and the Sublicensee recognize the mutual benefits that accrue from the Sublicensee’s use of the Trademarks in accordance with the terms and conditions of this Sublicense Agreement, including the recognition and credibility brought to the Sublicensee through its use of these Trademarks and the benefit to the State Program and NMSC from association with high-performing Local Programs.

**National Main Street Center
Local Program Affiliate Member Sublicensing Agreement**

2. Grant of Sub-License.

A. Subject to the terms and conditions of this Sublicense Agreement, the Coordinating Program hereby grants the Sublicensee the non-exclusive right and license to use the Trademarks to identify and promote its participation in the MAIN STREET AMERICA™ program, as well as its relationship and association with the Coordinating Program and NMSC, in connection with the following activities:

- i. **MAIN STREET AMERICA™ word and logo marks.** The Sublicensee's rights to use the MAIN STREET AMERICA™ word mark and the following MAIN STREET AMERICA logo are limited to Sublicensees which are members in good standing at the Affiliate membership level of the MAIN STREET AMERICA™ program:

For use by Local Programs who are Designated Members at the Affiliate Level:



- ii. **NATIONAL MAIN STREET CENTER® word and logo marks.** The Sublicensee's right to use the NATIONAL MAIN STREET CENTER word mark and the following NATIONAL MAIN STREET CENTER logo solely and exclusively to indicate its association with the National Main Street Center:



- iii. **MAIN STREET® word mark.** The Sublicensee's right to use the MAIN STREET trademark is limited to use made to identify Sublicensee and/or its activities, including as part of the name of the Licensee (e.g. "Main Street Iowa"), in connection with commercial district revitalization and related consultation, education, and training.

3. Scope of and Limitations on Use. Use of the Trademarks by the Sublicensee will be subject to the following limitations:

A. Sublicensee must display the Affiliate level MAIN STREET AMERICA membership mark on their website. All uses of the MAIN STREET AMERICA word mark and logo by Sublicensee must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines attached as Exhibit A, which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different logos or designs (including any symbols or stylized presentations), in connection with the MAIN STREET AMERICA mark or logo. Use of the MAIN STREET AMERICA word mark and logos by Sublicensee is a mandatory condition of membership in the MAIN STREET AMERICA program.

National Main Street Center Local Program Affiliate Member Sublicensing Agreement

B. The MAIN STREET mark, as part of the name and identity of Sublicensee's organization, programs, and activities, can be used on materials designed to promote the work of Sublicensee (e.g., website, brochures, newsletter, letterhead or other printed promotional materials). The right to use the MAIN STREET mark by the Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

C. All uses of the NATIONAL MAIN STREET CENTER logo by Sublicensee must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines attached as Exhibit A, which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different logos or designs (including any symbols or stylized presentations) in connection with the NATIONAL MAIN STREET CENTER mark. Use of the NATIONAL MAIN STREET CENTER logo by Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

D. This Sublicense Agreement is subject to the terms, conditions, and limitations of the Trademark License Agreement between NMSC and the Coordinating Program.

E. Sublicensee will not apply to register any of the Trademarks, or any other trademark that incorporates any part of the Trademarks or "National Trust for Historic Preservation." Sublicensee will not state or imply that it owns any such trademarks.

F. The Sublicensee will not use the Trademarks in combination with or in juxtaposition with other trademarks except as may be approved in writing by the NMSC. The Sublicensee will apply and display the ® symbol and the ™ symbol next to or with respect to the Trademarks as directed by the Coordinating Program.

G. Other than as specifically provided herein, Sublicensee is not granted any other rights to use, license or sublicense the Trademarks.

4. Term. This Sublicense Agreement will become effective immediately upon the date of last signature below, and, unless terminated early under Sections 5 or 10, will be effective through December 31, 2016, at which time it may be renewed by mutual written agreement of the parties hereto.

5. Conditions. This Sublicense Agreement between State Program and Sublicensee is conditioned upon Sublicensee having an active MAIN STREET AMERICA membership at the Affiliate level with NMSC. The requirements of this membership are currently available at: <http://www.preservationnation.org/main-street/about-main-street/main-street-america/main-street-america-tier.html#.VmYLY7grLIU>, and are incorporated herein by reference.

6. Acknowledgment of Ownership. Use of the Trademarks indicates acknowledgment by the Sublicensee of the NMSC's and the National Trust's rights and title to the Trademarks, (i.e. MAIN STREET AMERICA, NATIONAL MAIN STREET CENTER, and MAIN STREET), and that Sublicensee will not at any time do, or permit to be done, any act or thing that will in any way impair the rights of the NMSC or the National Trust. All use of the Trademarks by the Sublicensee will inure to the benefit of the NMSC and the National Trust.

7. Good will and promotional value. Sublicensee recognizes and acknowledges the value of good will associated with the Trademarks and agrees that it will not conduct any activity, provide any service, or produce or distribute goods which in any way damages or reflects adversely upon the NMSC or the National Trust.

**National Main Street Center
Local Program Affiliate Member Sublicensing Agreement**

8. Non-assignment. This Sublicense Agreement is personal to the Sublicensee, and may not be assigned to any other individual, program, organization, or agency. Any attempted assignment will be null and void.

9. Compliance Verification. It is the responsibility of the Sublicensee to verify compliance with the terms of this Sublicense Agreement, and to provide complete and accurate usage reports to the State Program. If the Coordinating Program or the NMSC has reason to believe that the Sublicensee is in violation of this Sublicense Agreement, the Coordinating Program or NMSC shall have the right to make inquiries with Sublicensee as necessary to determine compliance. In such case, the Sublicensee will cooperate with the Coordinating Program and/or NMSC in its investigation and provide in a timely fashion any and all information that is requested.

10. Termination.

A. Coordinating Program may terminate this Sublicense Agreement if the Sublicensee violates any of the provisions of this Sublicense Agreement or fails to satisfy the membership criteria established by the NMSC for Affiliate Local Programs. Such termination will be effective thirty (30) days after the Coordinating Program sends written notice of such termination to Sublicensee. During this thirty (30) day period, Sublicensee may attempt to cure such violation. If the violation is not cured during this period, the termination will be effective upon the expiration of the thirty (30) day period.

B. This Sublicense Agreement will automatically terminate immediately without any notice required, notwithstanding the above paragraph, if the Coordinating Program or NMSC determines: (i) that sublicensee's actions could negatively affect the goodwill, image, or reputation of the NMSC, the National Trust for Historic Preservation, the Coordinating Program, or any of the Trademarks; (ii) the Sublicensee discontinues all or a significant portion of its business; (iii) the National Trust terminates, revokes, or fails to renew the NMSC's rights to use, license, or sublicense the Trademarks; or (iv) the NMSC terminates, revokes or fails to renew the Coordinating Program's rights to use, license or sublicense the Trademarks.

C. Upon the expiration or early termination of this Agreement, the Sublicensee will discontinue use of the Trademarks and will destroy and delete tangible and electronic documents and files containing any such marks, except for a limited number of copies retained for archival purposes only.

11. Governing Law. This Agreement is entered into in the District of Columbia and will be governed by and construed in accordance with the laws of the District of Columbia, USA, without giving effect to conflict of laws provisions.

12. Annual Report, Notices, Other Communication. Upon request by the Coordinating Program or NMSC, Sublicensee shall submit samples of any materials on which the Trademarks licensed under this agreement were used during the year. Such samples shall be submitted within ten business days of receipt of a written request from the Coordinating Program or NMSC.

13. Notices. Any notices which either party is required or may desire to serve upon the other party shall be in writing and may be served either personally or by depositing the same in the mail (first class postage prepaid, certified and return receipt requested) or with a reputable overnight express delivery service (with confirmed delivery, charge prepaid or billed to shipper), addressed to the party to be served as follows, unless a different address is designated in writing by the party to be

**National Main Street Center
Local Program Affiliate Member Sublicensing Agreement**

served. Notice shall also be required to be given by electronic mail on the same date as deposited in the mail. Notice given by mail alone shall not be sufficient.

To Coordinating Program:

Name: the Office of Downtown Development
Address: Georgia Department of Community Affairs
 c/o the Office of Downtown Development
 60 Executive Park South, NE
 Atlanta, GA 30329
Phone: 404-679-4859
Email: jessica.reynolds@dca.ga.gov

To Sublicensee:

Name: _____
 Address: _____

 Phone: _____
 Email: _____

14. Successors. This Agreement shall be binding upon, and will inure to the benefit of, the parties and their respective permitted successors and assigns.

15. Modification. No amendment or modification of the terms or conditions of this License Agreement will be valid unless in writing and signed by both parties.

16. Waiver. The failure of either party to partially or fully exercise any right or the waiver by either party of any breach, shall not prevent a subsequent exercise of such right or be deemed a waiver of any subsequent breach of the same or any other term of this Sublicense Agreement. No waiver shall be valid or binding unless in writing and signed by the waiving party.

17. Severability. If any provision of this Sublicense Agreement or the application of any provision hereof to any person or circumstances is held to be void, invalid, or inoperative, the remaining provisions of this Agreement shall not be affected and shall continue in effect and the invalid provision shall be deemed modified to the least degree necessary to remedy such invalidity.

18. Entire Agreement. This Sublicense Agreement is the entire agreement between the parties with respect to the matters referred to herein and it supersedes and replaces all prior and contemporaneous oral and written understandings pertaining to the subject matter hereof.

Coordinating Program

Sublicensee

By: Jessica Reynolds, Director, ODD, DCA
 Name, Title

By: _____
 Name, Title

Date: _____



2017

Georgia Downtown Affiliate Network Memorandum Of Understanding

MOU

1/1/2017

Attachment: 2017 Affiliate MOU (002) (1109 : Georgia Main Street Designation)

This document should be signed by all local parties and returned including original signatures to the Georgia Department of Community Affairs, c/o Leigh Burns, 60 Executive Park South, NE, Atlanta, Georgia 30329 by FEBRUARY 17, 2017.



**National Main Street
Center**
a subsidiary of the
National Trust for Historic Preservation

GEORGIA DOWNTOWN AFFILIATE NETWORK MEMORANDUM OF UNDERSTANDING

2017 Program Year

This agreement is entered into and executed by the Georgia Department of Community Affairs Office of Downtown Development (hereinafter referred to as "DCA") and the City/Town of [REDACTED], Georgia (hereinafter referred to as "Community"). DCA will enter into this agreement with the above party to provide services in return for active and meaningful participation in the Georgia Downtown Affiliate Network by the Community as specified below.

This agreement outlines the necessary requirements set forth by DCA for the Community's participation in the Georgia Downtown Affiliate Network for 2016. DCA is the sponsoring state agency for the Georgia Main Street program and is licensed by the National Main Street Center (hereinafter referred to as "National Program") to designate, assess, and recommend for accreditation cities within the State of Georgia.

Those communities that participate in the Georgia Downtown Affiliate Network will receive a national designation from the National Main Street Center as a Main Street America Affiliate™ community. As members of this designation level your community, program or organization has demonstrated a commitment to comprehensive community revitalization and is on the pathway to achieving meaningful economic, social, physical and organizational improvements in the downtown or historic commercial district. Affiliate status is for programs, districts, or communities that are interested in learning more about the Main Street model and would like to tap into the national network's strategies and resources, as well as for those who do not have the capacity, or who are not eligible for higher levels of Main Street America™ designation.

In recognition of the agreement by DCA and the Communities, the parties have agreed to the following:

ARTICLE 1: THE COMMUNITY AGREES TO—

1. Broadly engage community stakeholders in the revitalization process;
2. Work with stakeholders to identify a unified vision for success for the district along with appropriate success indicators;
3. Develop diversified and sustainable funding sources to support your efforts;
4. Participate in available training, professional development, and networking opportunities to strengthen leadership capacity and deepen knowledge of the Main Street Approach™ and community revitalization field;
5. Maintain membership with the National Main Street Center, in order to be eligible for national designation.
6. Appoint a person within the community or organization to serve as the main point of contact with DCA.
7. Set and review boundaries for the target area of the local Downtown Affiliate Network program.
 - A. A copy of these boundaries should remain on file with DCA at all times.
8. Use the "Main Street America Affiliate™" name in accordance with the National Main Street Policy on the Use of the Name Affiliate.
9. Notify DCA in writing prior to any wholesale changes in the local program.

ARTICLE 4: DCA AGREES TO—

1. Supervise all communications between the Community, state government agencies and the National Main Street Center as it relates to the local Main Street America Affiliate Program.
2. Conduct a curriculum of training on an annual basis to assist the community, volunteers, downtown manager and the Affiliate Program Board with the local downtown revitalization program.
 - A. DCA will offer a series of webinars (live and pre-recorded) on a diverse set of downtown related topics and will upload a copy of recorded webinars to the Georgia Main Street YouTube Channel.
 - B. DCA will offer seven Regional Managers Meetings statewide in 2017.

Attachment: 2017 Affiliate MOU (002) (1109 : Georgia Main Street Designation)

- C. DCA will offer four Main Street 101 workshops and one Main Street 201 workshop throughout the year related to the Main Street Approach™
- 3. Provide limited assistance to local Downtown Affiliate Network programs with organizational issues that may prevent the successful progress of the Community's downtown revitalization strategy.
 - A. DCA may provide assistance, directly or through partnerships, to assist in the execution of local organization strategy sessions, trainings, retreats, and community visioning sessions.
- 4. Provide ongoing press coverage of the Georgia Downtown Affiliate Network program, including social media outreach, to recognize and publicize the work of local programs.
- 5. Provide access to resource materials, sample codes and ordinances, organizational documents, and templates for local programs.
- 6. Provide design services to the local program at a discounted rate. Services may include phone consultations, site visits, conceptual drawings, property plans and layouts, corridor plans and strategies, among other services as requested.

ARTICLE 5: ALL PARTIES AGREE THAT—

- 1. This agreement shall be valid through December 31, 2017.
- 2. This agreement may be terminated by DCA or the Community by written notice of 60 days. Termination of this agreement by the Community will result in the loss of local Downtown Affiliate Network Designation.
- 3. If the Community fails to fulfill their obligations set forth in this agreement, DCA reserves the right to determine a course of action for the local Affiliate Program as it deems appropriate. Such course may include probation or termination of designation.
- 4. Any change in the terms of this agreement must be made in writing and approved by both parties.

GEORGIA DOWNTOWN AFFILIATE NETWORK
MEMORANDUM OF UNDERSTANDING: 2017 Program Year

THIS AGREEMENT IS HEREBY EXECUTED BY AND BETWEEN THE PARTIES BELOW:

LOCAL GOVERNMENT (COMMUNITY): _____

 Mayor/Chief Elected Official's Signature

 Date

 Printed Name

 Date Term Expires

DESIGNATED POINT OF CONTACT

 Name of Contact

 Contact's Phone Number

 Contact's Email Address

 Contact's Mailing Address

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
 OFFICE OF DOWNTOWN DEVELOPMENT
 GEORGIA MAIN STREET PROGRAM

 Director's Signature

 Date

Jessica Reynolds
 Director, Office of Downtown Development
 Georgia Department of Community Affairs
 60 Executive Park South, NE
 Atlanta, Georgia 30329

Phone: 404-679-4859
 Email: Jessica.reynolds@dca.ga.gov

Attachment: 2017 Affiliate MOU (002) (1109 : Georgia Main Street Designation)