

# Annual Report

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2013-2014

## **DOWNTOWN URBAN REDEVELOPMENT AREA (DURA)**

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

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

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Downtown Development Authority of Madison  
December 31, 2014



# Downtown Urban Redevelopment Plan [2011-2021]

## Progress on 20-Yr Redevelopment Timeline

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

Objective	Work Scope & Purpose	Report
<b>Opportunity Zone Designation</b> <i>Item 1 - 1YR Plan</i>	Prepared application to DCA for OZ designation to secure state's highest job tax credit benefits [\$3,500 X 5yr X # employees] to encourage expansion of existing businesses and recruitment of new businesses to DURArea.	> Designated – December 6, 2011 > 10YR DESIGNATION  <i>Note: OZ Report due to DCA 1/31/15; annual reports available upon request.</i>
<b>Land Assembly for Commercial Redevelopment</b> <i>Item 2 - 1YR Plan</i>	Secured land as economically feasible via purchase or donation to formulate and stimulate future commercial development projects and objectives.  <i>Notes: FY 13-14 initiated surveys necessary for recombination, division, and sale of land to facilitate redevelopment and thus reduce asset inventory and debt obligations.</i>  > A few small parcels were sold to facilitate other land transactions and projects. > First large lot sale is scheduled in late FY 14-15 along with payment of Ervin/Shaffer bank note. > 3-5 additional lots will be offered to the public in early FY 15-16.	> 20+/- acres assembled > Bull St. Properties – Mar 2011 > Hart Donation – May 2011 > 408 W. Washington St. – Aug 2011 > Sanford Donation – Dec 2011 > City/Gilmore Donation – Oct 2012 > Ervin Properties – Dec 2012 (under contract – Jun 2015) > Shaffer House – Mar 2013 (sold to Georgia Trust for His. Preservation) > City/Surplus Donation – May 2013 > Jackson Lots Swap – Aug/Dec 2013 (sold to Harvest of Heart Garden) > Plainview Little Lot – Sept 2014 > Jeffries Little Lots – Sept 2014 > Clark (Joseph's Coat) – Dec 2014 > Habitat for Humanity – Dec 2014 (sold to City w/return tot lot acreage) > City/Surplus Donation – Dec 2014
<b>Neighborhood Interface</b> <i>Item 3 - 1YR Plan</i>	Hosted public meetings to complete needs assessment and citizen support for public infrastructure and improvements, conceptual projects, and programs in residential subareas.	> Town Hall – August 18, 2011 > Town Hall – November 5, 2011 > Town Hall – December 13, 2012 > Town Hall – March 7, 2013 > Town Hall – July 11, 2013 > Town Hall – September 18, 2013 > Town Hall – January 15, 2014 > Town Hall – June 5, 2014 > Town Hall – September 11, 2014

**Requisition of Surplus Property**

*Item 4 - 1YR Plan*

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

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

**Community Development Block Grant I**

*Item 5 - 1YR Plan*

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

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

**Revitalization Area Strategy**

*Item 6 - 1YR Plan*

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

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

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

- > Reapplication – Spring 2015

**Stormwater Engineering Report**

*Item 7 - 1YR Plan*

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

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

**Neighborhood Investment Programs**

*Item 8 - 1YR Plan*

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

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

**W. Washington St. Gateway Cleanup**

*Item 9 - 1YR Plan*

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

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

**N. Bull Street Connector**

*Item 10 - 1YR Plan*

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

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

**Submit Community Development Block Grant**

*Item 11 - 1YR Plan*

Retain a grant writer to prepare, submit, and manage, if awarded, a CDBG grant for housing rehabilitation and sympathetic single-family infill in Canaan Historic Neighborhood.

- > Submitted – April 1, 2014
- > Not Awarded
- > Phased Approach: 2015 Application

**Transferrable Development Rights Pilot Program**

*Item 12 - 1YR Plan*

Propose to pilot a TDR program for the W. Washington St. Gateway and utilize to leverage additional density and community benefits.

- > Adopted – May 2, 2014
- > Assisting establishment of land bank and identifying first conservation easement areas to facilitate Parallel Housing development

**Public-Private Partnership**

*Item 1 - 3YR Plan*

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

- > Private Investment by Sandy Sanford of Morgan County Properties, LLC
- > The Anchorage – a 34-unit mixture of residential housing types
- > Zoning Approved

**W. Washington St. Gateway: Project I**

*Item 2A - 3YR Plan*

Developed plan, surveyed, and conducted feasibility assessment for redevelopment of largest vacant and historic structure – McDowell Grocery Warehouse – as a potential catalyst project to build momentum and tipping point for the W. Washington St. Gateway. Extended depot site development to include cleanup, grading, and land swap to improve development conditions.

- > Lease Agreement w/Robert Terrell
- > BoomTown Feasibility Analysis – October 2012
- > Public/Private Partnership – McDowell Redevelopment, LLC
- > DDA 50% Ownership Interest – October 2013
- > Lot Cleanup – Jan 2014
- > Small Parcel Swap – Jan 2014
- > Exploring grants and seeking Development Partner

**W. Washington St. Gateway: Project II**

*Item 2B - 3YR Plan*

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

- > Donation of land by Sandy Sanford – December 2011
- > Donation of building by Norfolk-Southern – December 2012
- > Phase I: Relocation and Stabilization Completed – Dec 2013
- > Depot Committee working on Phase II Joint Partnership Proposal (presentation – Spring 2015)

**Land Acquisition for Residential Redevelopment**

*Item 3 - 3YR Plan*

Secured land as economically viable via purchase or donation to formulate and stimulate future congregate housing – independent or assisted.

*Notes: Land assembly and TDR pilot program made possible securing a \$7M private investor / 44 residential units of senior housing. Federal and state approvals granted. Construction pending August 2015.*

- > Goal – two 8-12 Acre Sites
- > 9.3 acres assembled
- > Facilitated condemnation and sale for Guinn/Burke Family – May 2012
- > 787 College Dr. – June 2012
- > \$11M Senior Housing Investor Withdrawn - May 2012
- > Addition of small lot – Sept 2014
- > Facilitated condemnation and sale for Moore Family / City – Dec 2014

**Supplement Urban Redevelopment Plan**

*Item 4 - 3YR Plan*

Held retreat to review all conceptual plans (residential, commercial, industrial, and recreational) and prioritize implementation.

- > Adopted and prioritized Concept Plans – February 2012
- > Completed Park Concept – April 2012, Georgia Civil, Inc. (Madison)
- > Received Residential Concepts – May 2012, Parallel Housing (Athens)
- > Completed Commercial Concepts - September 2012, Office of Downtown Development (Athens)
- > Amended Plan – April 2014

**Local Revolving Loan Fund**

*Item 5 - 3YR Plan*

Identified opportunities to utilize the slum and blight tool of DCA – the Redevelopment Fund. Use the grant/loan option to create a local revolving fund.

- \*Mc Dowell Grocery Warehouse:
  - > BoomTown Evaluation – Nov 2012
  - > Fagan & Rowell Consulting (Eatonton)
- \*Canaan Corner Store:
  - > RDF: IPA/APP- December 2013
  - > NEGA RDC (Athens)
  - > RDF Amendment w/new business tenant (in progress / Due Feb 5)

**Gilmore Property**

*Item 6 - 3YR Plan*

Identified and developed proposal for one community development project based on political interest in neighborhood revitalization and small business incubator model. Agreed to take on redevelopment and management role.

- > Donation by City – Oct 2012
- > Survey – Oct 2012
- > Jackson Lot Swap – Aug/Dec 2013
- > Harvest Lot Sale – Dec 2013
- > Plan for Neighborhood Hub – Dec 2013
- > Construction Complete, Lower Occupancy – Sept 2014; Upper Occupancy (pending Spring 2015)

**Gateway Infrastructure**

*Item 7 - 3YR Plan*

Prepare preliminary engineering, implementation strategy, and seek funding sources to address stormwater, transportation, and sidewalk/trail connectivity in the W. Washington St. Gateway.

*Please remember that this list applies only to the Downtown Urban Redevelopment Area (DURA) and does not include work within the Downtown Development Area (DDA) or other work by the Authority as part of Main Street, 3-D Façade Grant Program, BoomTown, etc.*