



# Georgia Department of Community Affairs

## CDBG Information System - Redevelopment Fund

Recipient Program Grant Number	Award Date	Amount Balance Status	
Cairo, City of Redevelopment 00rd-x-065-2-2596	2/19/2002	\$216,038 \$0 Draws/Comp Open	The City proposes to use RFP grant money to acquire property to eliminate "slum and blight" in the City and develop adequate parking facilities to serve the Syrup City Performing Arts Center. The City will lease the former Roddenberry syrup plant to a local non-profit organization, that will rehabilitate the facility into a performing arts center. The 59,000 sf facility is currently vacant.
Plains, City of Redevelopment 00rd-x-129-2-2616	4/29/2002	\$250,000 \$0 Formally Closed	The City will use \$250,000 in Redevelopment Fund Program fund to renovate two adjoining "slum and blight" buildings in the downtown Plains. The City will acquire the buildings and lease the buildings to Better Home Town, Inc. (BHTI). The City will then loan RFP grant funds to BHTI to make leasehold improvement renovations to the building. BHTI will develop the properties into an antique mall on the first floor and a historical inn on the second floor of the buildings. Two full time jobs and two part time jobs will be created.
Americus, City of Redevelopment 01rd-x-129-2-2617	5/7/2002	\$181,250 \$0 Formally Closed	The City will use RFP funds to eliminate "slum and blighted" property in downtown Americus. The property is located adjacent to the Habitat for Humanity International Global Village and Museum in downtown Americus. The 1.133 acre tract of land was conveyed to the City by Habitat for Humanity. The City proposes to eliminate the blighted property by demolishing an existing, vacant peanut warehouse and constructing public parking facilities on the property. The proposed parking facilities will alleviate congestion and parking problems resulting from increased traffic to the new Global Village and to the nearby passenger terminal for the new SAM Shortline Excursion Train.
Washington, City of Redevelopment 01rd-x-157-2-2725	9/23/2002	\$250,000 \$0 Formally Closed	The City will use RFP funds to restore the vacant Fitzpatrick Hotel, a Victorian era building constructed in 1900. The building is owned by Fitzpatrick, LLC, a limited liability corporation formed by the developers to undertake this redevelopment project. The City proposes to loan RFP proceeds to the company to make roof, exterior brick, and structural repairs to the hotel. The company will redevelop the property into a full service hotel with three (3) storefronts that will be leased to commercial tenants. Total project costs are \$1,431,666.



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Cartersville, City of Redevelopment 01rd-x-008-2-2742	10/18/2002	\$250,000 \$0 Formally Closed	The City will use RFP funds to eliminate "blighted" conditions to three adjoining properties that house nine businesses in downtown Cartersville. The properties are located adjacent to the original county courthouse on the north side of Church Street in downtown Cartersville. Funds will be used for masonry work, roof repairs, drainage improvements, relocating HVAC units to roofs, installing new gas lines and electrical system rewiring. In addition to eliminating a blighting influence in the community, the project will foster development in the downtown area and specifically create employment opportunities for low/mod income persons at the commercial lease spaces in the project buildings.
Darien, City of Redevelopment 00rd-x-095-2-2746	10/28/2002	\$33,962 \$0 Formally Closed	The City will use RFP funds (\$33,9620 from FY00 and \$204,102 from FY02, 1 job and 1 LM job attributed to 00 and 3 jobs/2 LM jobs attributed to 02) to eliminate "blighted" conditions of public dock facilities along the Darien river. The dock facilities are part of a .98 tract of riverfront property adjacent to the City's waterfront park and riverwalk, The Darien Downtown Development Authority owns the land and dock facilities. The City proposes to eliminate the blighted conditions and threat to public safety by renovating and reconstruction the deteriorated docks.
Darien, City of Redevelopment 02rd-x-095-2-2747	10/28/2002	\$204,102 \$0 Formally Closed	The City will use RFP funds (\$33,9620 from FY00 and \$204,102 from FY02, 1 job and 1 LM job attributed to 00 and 3 jobs/2 LM jobs attributed to 02) to eliminate "blighted" conditions of public dock facilities along the Darien river. The dock facilities are part of a .98 tract of riverfront property adjacent to the City's waterfront park and riverwalk, The Darien Downtown Development Authority owns the land and dock facilities. The City proposes to eliminate the blighted conditions and threat to public safety by renovating and reconstruction the deteriorated docks.
Ocilla, City of Redevelopment 01rd-x-077-2-2752	11/7/2002	\$68,750 \$0 Formally Closed	The City will use RFP funds to eliminate a "blighting" influence in the community by acquiring a "brownfield" property and clearing the existing dilapidated structures on the site. The City will enter into an intergovernmental agreement with the Ocilla-Irwin County Industrial Development Authority to implement the project, including conducting environmental monitoring over a two-year period as part of the Corrective Action Plan approved by DNR and marketing the site for development.



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Ocilla, City of Redevelopment 02rd-x-077-2-2753	11/7/2002	\$71,264 \$0 Formally Closed	The City will use RFP funds to eliminate a "blighting" influence in the community by acquiring a "brownfield" property and clearing the existing dilapidated structures on the site. The City will enter into an intergovernmental agreement with the Ocilla-Irwin County Industrial Development Authority to implement the project, including conducting environmental monitoring over a two-year period as part of the Corrective Action Plan approved by DNR and marketing the site for development.
Pelham, City of Redevelopment 02rd-x-101-2-2882	8/15/2003	\$250,000 \$56,236 Open	<p>The City of Pelham ("the City") has received \$250,000 in Redevelopment Fund Program (RFP) grant funds to renovate the Hand Trading Company Building in downtown Pelham, Georgia. The 86 year-old building is located in the City's National Register Commercial Historic District and is the City's most prominent architectural landmark. An architect's report on the four-story, 100,000 square-foot brick building indicates that the building is structurally sound but is in disrepair and needs significant renovation to prevent further deterioration. The City has passed a "spot basis" resolution declaring the property "slum and blight".</p> <p>The Hand building is privately owned and the majority of the building is vacant with the exception of five retail/service businesses that occupy portions of the first and second floors. The City will undertake the project by loaning RFP grant proceeds to the Joint Development</p>
Rome, City of Redevelopment 03rd-x-057-2-2917	7/13/2004	\$250,000 \$0 Draws/Comp Open	The City of Rome ("the City") has requested \$250,000 in Redevelopment Fund Program (RDF) grant funds to restore/rehabilitate the vacant property known as the "Battley Machine Building", which consists of two adjoining brick buildings constructed in 1901 and 1910 respectively. The buildings are located on West Second Avenue and are part of a group of three buildings and acreage known as the Rivers Crossing complex that is within the Between the Rivers Historic District in Rome. The buildings are generally structurally sound but required emergency stabilization of the roof, siding, windows and drainage structures to prevent further deterioration from water intrusion. Despite an earlier renovation in the 1980's, the buildings will require substantial rehabilitation to make them usable. The City is concerned that the vacant buildings will continue to deteriorate and pose a threat to public health and safety. The City has passed a "spot basis" resolution declaring the property "slum and blight".



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Tifton, City of Redevelopment 03rd-x-137-2-2922	8/17/2004	\$336,000 \$278,810 Open	<p>The City of Tifton ("the City") has received \$336,000 in RDF grant funds to demolish and reconstruct a building in downtown Tifton known as the Glisson property building. The City proposes to loan RDF proceeds to the Downtown Development Authority of the City of Tifton ("the Authority"), which will demolish the existing structure, make structural repairs to the walls shared by adjoining buildings, reconstruct two storefront spaces on the front two-thirds of the lot and construct public parking facilities in the back third of the lot.</p> <p>The Glisson building is located in Tifton's downtown historic district at 345 South Main Street. Although the building is within Tifton's historic district, the Historic Preservation Division of the Georgia Department of Natural Resources no longer considers the Glisson property a contributing resource to the district due to its deteriorated condition. The dilapidated building</p>
Rome, City of Redevelopment 02rd-x-057-2-3019	12/14/2004	\$250,000 \$0 Open	<p>The City of Rome (the City) has received \$250,000 in Redevelopment Fund Program (RDF) grant funds to restore/rehabilitate two vacant properties known as the West building and Curry building: two adjoining brick buildings constructed in 1906 and 1880 respectively. The buildings are located on the corner of Broad Street and Second Avenue and are within the Between the Rivers Historic District. The buildings are largely vacant, with only two tenants occupying space in two first-floor commercial spaces. The City is concerned that the vacant buildings will continue to deteriorate and pose a threat to public health and safety. The City has passed a "spot basis" resolution declaring the property "slum and blight".</p>
Shellman, City of Redevelopment 04rd-x-120-2-3033	5/17/2005	\$215,586 \$0 Open	<p>The City of Shellman has received a Redevelopment Fund grant of \$215,586 to renovate an historic retail building in downtown for use as a health clinic to be operated by the Randolph County Hospital Authority. The clinic staff will include one doctor, one physician's assistant, two nurses and an office manager.</p>



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Thomson, City of Redevelopment 04rd-x-094-2-3036	6/6/2005	\$500,000 \$99,389 Open	The City of Thomson (the City) has received a Redevelopment Fund (RDF) Grant of \$500,000 to clear out and renovate the Old Thomson Co. building. Since the building straddles the City limits, McDuffie County is the co-applicant and a strong participant in this project. The main section of the over 50 year-old building was originally a "cut and sew" operation and its last use was as storage for carpeting to be recycled. The building and two acres of land are now filled with decaying carpets. The Environmental Protection Division (EPD) has completed an environmental assessment of the property and found contamination in a dry pond site, which needs soil remediation. EPD had indicated that if the City condemns the property, they will be eligible for limitation of liability on environmental clean up, and the property will not be listed on the State Hazardous Site Inventory.
Eatonton, City of Redevelopment 04rd-x-117-2-3030	6/13/2005	\$328,300 \$0 Draws/Comp Open	The City of Eatonton (the City) has received \$328,000 in Redevelopment Fund Grant funds to make improvements to an historic school building. The building in the downtown historic district will be used by the Eatonton Early Childcare Center (EECC) as daycare facilities for low- to moderate-income families. The City owns the building, and has allowed EECC to operate its program in the facility. Funding is requested to make improvements to the site and facility. The City considered the option of a new facility, but decided that it was not financially feasible.
Cairo, City of Redevelopment 04rd-x-065-2-3045	8/12/2005	\$500,000 \$0 Conditionally Closed	The City of Cairo ("the City") has received \$500,000 in Redevelopment Fund (RDF) assistance to benefit the Grady County Joint Development Authority by financing part of the acquisition, demolition of a portion of the building, clearance, and renovation of the former Roddenberry Company processing plant to allow the 300,000 square-foot space to be reused. This building is part of the fabric of the Cairo community, situated within one mile of downtown on a major thoroughfare.
Zebulon, City of Redevelopment 05rd-x-114-2-3125	9/2/2005	\$344,496 \$0 Draws/Comp Open	The City of Zebulon (the City) has received \$344,496 in Redevelopment Fund (RDF) assistance to loan to the Downtown Development Authority of the City of Zebulon (DDA). The DDA proposes to renovate four historic buildings on Courthouse Square so that they can be sold or leased to potential businesses. Two businesses have committed to locate in the buildings. The two businesses will create 17 full-time jobs of which 9, or 51 percent, are low- to moderate-income. The grant will enable the City to establish a local Revolving Loan Fund (RLF). The City will loan the grant funds to the DDA. Repayments by the DDA will capitalize the RLF.



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Adel, City of Redevelopment 05rd-x-037-2-3147	11/28/2005	\$431,385 \$0 Draws/Comp Open	The City of Adel ("the City") has received \$431,385 in Redevelopment Funds to loan \$410,385 to the Downtown Development Authority (DDA) of Adel to purchase and renovate a downtown property, known as the Phillips Property. Once the renovation is complete, the DDA plans to lease or sell the building to a retail establishment. The DDA will repay the City's loan with the proceeds of the building sale or lease. The project will create 4 full-time equivalent jobs with 2 full-time and 1 part-time jobs made available to low- and moderate-income persons. Part of the project also involves two adjacent parcels that have been donated to the city for use as parking for the building. The City has obtained a URA waiver from the property donor. The building is located in a census block group with 27.64% poverty in the central business district.
Toccoa, City of Redevelopment 05rd-x-127-2-3160	2/15/2006	\$500,000 \$0 Open	The City of Toccoa ("the City") has received \$500,000 in Redevelopment Funds to eliminate blight in their downtown by removing crumbling concrete canopies and reopening the pedestrian mall to vehicular traffic. The City passed a resolution declaring the canopies and enclosures as "blighted" on a spot-basis. The proposal includes demolishing and removing the canopies from the sidewalks and mall, removing barricades, planters and other encroachments on the street, and restoring the roadway and street with parking, landscaping and repairs. The project will retain 61 and create 25 full-time jobs, 100 percent of which are presumed to be held by low- and moderate-income persons in accordance with 24 CFR570.483 (B) (4), because the project occurs in Census Block Group 132579703001 where 33.49 percent of the population is below the poverty level.
Boston, City of Redevelopment 05rd-x-136-2-3177	6/30/2006	\$308,591 \$276,804 Open	The City of Boston has received \$308,591 in Redevelopment Fund Program (RDF) grant funds to renovate a blighted storefront on North Main Street and redevelop this property with adjacent properties as a pedestrian walk-through, pocket park and off-street parking. The property is in a census tract with 24.25 percent poverty and a block group with 31.39 percent poverty. The Mayor and City Council have adopted a resolution declaring the property slum and blighted.
Comer, City of Redevelopment 05rd-x-097-2-3176	6/30/2006	\$500,000 \$500,000 Open	The City of Comer (the City) has been awarded a Redevelopment Fund program (RDF) grant for \$500,000 to eliminate blighted buildings by alleviating flooding in these buildings during heavy rain events. The City will alleviate this problem by improving the drainage and streets in the affected area. According to the application, drainage is inadequate.



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Rebecca, City of Redevelopment 06rd-x-142-2-3271	12/12/2006	\$210,000 \$0 Open	The City of Rebecca (the City) will use a \$210,000 Redevelopment Fund grant to provide a \$200,000 direct loan to Crawford Brothers, LLC (the Company) that will finance the renovation of a blighted, vacant convenience store and gas station.
Walker County Redevelopment 06rd-y-146-1-3275	1/29/2007	\$465,923 \$57,033 Open	Walker County has received a Redevelopment Fund grant of \$465,923 to fund the rehabilitation of the old Walker County Health Department in Rossville. Once renovation activities are completed, the building will house a newly-instituted dental program and other health services for low- to moderate-income individuals
Hawkinsville, City of Redevelopment 06rd-x-116-2-3285	5/31/2007	\$500,000 \$500,000 Open	The City of Hawkinsville has received a \$500,000 Redevelopment Fund grant to complete environmental studies and clean up activities on the former Pillowtex Company site in downtown Hawkinsville. When complete, the site will be used for a regional farmers market, commercial establishments and loft housing.
Elberton, City of Redevelopment 07rd-x-052-2-3370	9/7/2007	\$500,000 \$500,000 Open	The City of Elberton has received \$500,000 in RDF funds to eliminate "blighted" conditions to the W. O. Jones Building, which is located in Elberton's historic downtown. The City will loan RDF proceeds of \$480,000 to the EDDA to undertake this redevelopment project. The building is in a severely deteriorated condition as a result of years of vacancy and neglect. RDF funds will be used to pay for health and safety related exterior and interior improvements including façade work, a new exit balcony, electrical, plumbing and fire protection and related consultant and architectural fees.
Donalsonville, City of Redevelopment 07rd-x-125-2-3373	10/11/2007	\$150,918 \$150,918 Open	The City of Donalsonville has been awarded \$150,918 in Redevelopment Fund (RDF) funds to eliminate "blighted" conditions in Donalsonville's historic downtown with the demolition and clearance of the vacant dilapidated building formerly known as the Seminole Memorial Hospital. Once the site is cleared, the City will construct off-street parking at an estimated cost of \$113,282.
<b>27</b>	<b>Grand Total</b>	<b>\$8,066,565</b>	