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Introduction

“This plan outlines best practices that will help Brunswick redevelop those areas of our community that have suffered from blight or are otherwise threatened. It underscores our commitment to protect and preserve those things which have always made Brunswick a unique place; to fulfill our responsibilities to the environment; to create upward mobility for our citizens, and enhance their quality of life; to encourage investment and to realistically plan for the inevitable growth that is coming.

“The keys to making this work are partnerships and perseverance. Our tools include good codes, professional planning, quality enforcement, concerned leadership, and the active involvement of our citizens. Our focus must always be on improving our community and making a place we are all proud of.”

Bryan Thompson
Mayor of Brunswick

Executive Summary

Purpose:

The Brunswick Urban Redevelopment plan provides a general outline for redevelopment of blighted or threatened areas of the City of Brunswick.

Background:

The Brunswick Urban Redevelopment Plan was created in accordance with the Official Code of Georgia Annotated Section 36-61-7 (Georgia’s Redevelopment Powers Act). This plan describes the City’s broad powers derived from the Redevelopment Powers Act; which enables the City to redevelop blighted or threatened areas of the community. The plan articulates goals and objectives, describes strategies for accomplishing them, and identifies essential tools.

The Components of the Brunswick Urban Redevelopment Plan include:

1. Boundaries of the redevelopment area.
2. Evidence that the area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this plan.
3. Explanation of proposed uses for urban redevelopment purposes and proposed method of financing any construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of property for such uses and estimated cost thereof.
4. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of any public works, public housing, or other public facilities, estimates of cost thereof, and explanation of proposed method of financing same.

5. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of privately owned property, estimates of cost thereof, and explanation of proposed method of financing same.

6. Description of contracts, agreements and other instruments creating obligations of more than one year which are proposed to be entered into by the City of Brunswick to implement this plan.

7. Description of type of relocation payments proposed to be authorized by this plan and estimates of cost thereof.

8. Statement of conformity of plan to master plan, zoning ordinance and building codes and exceptions thereto.

9. Summary of estimated expenditures from public and private financing sources for each of the first ten years following implementation of this plan.

10. Historic Property within the redevelopment area.

The Brunswick Urban Redevelopment Plan is established by:

- Drafting a Brunswick Urban Redevelopment Plan.
- Holding a public hearing and soliciting comments on the draft plan.
- City Commission Resolution appointing a redevelopment authority or organization to implement the plan.
- City Commission Resolution describing the boundaries of the urban redevelopment area(s) within the City.
- City Commission Resolution to approve the Brunswick Urban Redevelopment Plan.
- Implementation

Amendment:

The City of Brunswick adopted an Urban Redevelopment Plan on March 18, 2009 and at that time census block groups with at least a 20% poverty level could be included in the City's Urban Redevelopment Area. Since that time the Urban Redevelopment Law was amended and there are no longer stated minimum poverty requirements. Other economic development programs, however, within the Georgia Department of Community Affairs, such as the Opportunity Zone Job Tax Credit Program, require the targeting of areas that display "Pervasive Poverty, Underdevelopment, General Distress, and Blight." Specifically, such areas must be within or adjacent to one or more contiguous census block groups with a poverty rate of 15% or greater. For this reason the proposed, amended City of Brunswick Urban Redevelopment Area map attached hereto shows census block groups that are grouped in three levels showing poverty under 15%, from 15% to 29%, and block groups with greater than 29% poverty.

The economic conditions have worsened City-wide since the adoption of the 2009 City of Brunswick Urban Redevelopment Plan and this amendment reflects the changing economic condition by expanding the Urban Redevelopment Area to include the entire Brunswick City limits.
Goals & Objectives:

- Implement a process that does not require a referendum
- Have a plan that is fairly easy and inexpensive to prepare and amend; and one that can be implemented by a City-appointed authority
- Use appropriate tools to buy and assemble property for revitalization and resale
- Encourage private enterprise/public-private partnerships to redevelop neglected areas of the community
- Use tax exempt bonds, secured by loans or grants, for redevelopment purposes
- Keep the public informed of what is being planned for the redevelopment area
- Guide City investments in infrastructure to support redevelopment
- Allow the City to negotiate variances and selectively waive portions of its existing zoning and development requirements in order to achieve the optimum economic and aesthetic results in the redevelopment area

Strategies:

- The City’s redevelopment actions are based on Georgia Law and reflect the best practices of other municipalities.
- All code enforcement and redevelopment decisions are impartial and based on the state of the properties. Ownership is not a consideration.
- Public understanding and support for redevelopment will be accomplished through a continuing public information and outreach effort involving elected officials, staff, the press, and other key communicators.
- Code Enforcement is used to identify occupied houses that should be brought into the redevelopment process. These properties are targeted for redevelopment ONLY when they become vacant. This avoids future implications of the Uniform Relocation Act.
- Rental property owners are required to bring their properties up to standards if they want to continue to rent. With a redevelopment plan in place, substandard rental properties are posted as soon as they are vacant; followed-up with redevelopment or nuisance remedies.
- A uniformed Brunswick Police Officer will be involved in all code enforcement issues.
- Junk cars are remediated by enforcing existing codes.
- Eminent Domain will remain at the bottom of the toolbox because of its provocative reputation.
- Condemnation will be avoided if possible; except in title-clearing cases (friendly condemnation). This process ties up scarce resources and creates public dissention.
• Selected City staff members will be trained and certified as asbestos inspectors and certified as lead paint inspectors

• All demolition will be supervised by the City Demolition Coordinator and may be performed by the City Public Works Department to reduce costs. Certified asbestos inspectors will determine the demolition method to be used for each property; to include which could be used for fire department training. In those cases where a property has salvage value, demolition may be performed by someone willing to take it down for the valued construction materials. If contracting is needed for disposal, it should include trying to recycle tin, wood and brick; sort inert debris; and using a loader that allows shaking the dirt out before loading.

• Apply to the Georgia Department of Community Affairs for Opportunity Zone tax credits for all areas in the Urban Redevelopment Area

**Essential Tools:**

The Nuisance Abatement Process is the primary tool for redevelopment. Based on the City Codes, it uses the processes and forms found in the plan’s attachments. A lien can be attached equal to a tax lien for clean-up costs; and the property can be foreclosed-on should the need arise. Nuisance Abatement also allows the City to include demolition removal costs in the lien. Although the lien may exceed the value of the property, the City is investing in the community and not trying to generate short-term profits.

Professionally qualified staff must implement the program. This includes the Building Inspection, Code Enforcement, Demolition Coordination, Asbestos Inspection, Police, Fire Inspection, Public Works, and Municipal Court functions. All must be thoroughly familiar with the City codes pertaining to public nuisances and the nuisance abatement processes; then rigorously follow them. The Municipal Court must also have an understanding of O.C.G.A. Section 36-61.

The City Commission must understand and support the legitimacy and impartiality of the nuisance abatement process. This must be clearly communicated to the public.

The Blighted Buildings Act (HR 391) may be used as a tool for redevelopment. This is a constitutional amendment (Ga. L. 2002, p.1497, Par. 1), which revised Article IX, Section II, paragraph VII (Community Redevelopment) to provide that counties and municipalities may establish community redevelopment tax incentive programs (i.e. a Community Redevelopment Tax Incentive Ordinance) under which increased taxation shall apply to properties maintained in a blighted condition and decreased taxation shall apply for a time to formerly blighted property which has been rehabilitated. It was approved by a majority of the voters voting in the general election held November 5, 2002. The Office of Downtown Development, Georgia Department of Community Affairs, is currently conducting research to determine what communities have successfully utilized this act and how it was implemented.

Accessible sources of funding are vital to support rehabilitation of housing and commercial properties, and redevelopment of targeted areas in concert with private investment and Habitat for Humanity. This includes such things as revolving loan funds, Community Development Block Grants (CDBG),
Community Home Investment Program (CHIP) Grants, Revitalization Area Strategy (RAS/CHIP) grants, Georgia Department of Community Affairs home ownership programs, US Department of Agriculture programs, and other public and private financial resources.
City of Brunswick Urban Redevelopment Plan

For Community Redevelopment Area

This plan shall constitute a written redevelopment plan adopted and approved under the provisions of Official Code of Georgia Annotated Section 36-61-7 for the urban redevelopment areas identified and described herein.

Section 1. Boundaries. The boundaries of the area proposed for redevelopment are as follows:

See attached map entitled “Brunswick Redevelopment Area.”

Section 2. Evidence that area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this plan.

PHASE I. --- Within just 4 neighborhoods within the Urban Redevelopment Area, some five hundred and twelve (512) properties are vacant, two hundred and eighty-four (284) residential units are in “poor” condition, and one hundred and two (102) residential units are considered “uninhabitable”.

PHASE II. --- Since October of 2007, 160 structures have been demolished City-wide while another 186 structures remain on the City's demolition list.

PHASE III. --- Numerous unkempt vacant lots adversely affect tax base and slow development of neighborhoods. All determinations made by on-site inspections.

PHASE IV. --- A 2012 substandard housing analysis revealed 22.65% of dwellings in the City of Brunswick meet the definition of "uninhabitable," "poor condition," or "fair condition needing major repair" (see attachment 8).

PHASE V. --- Since 2007, 160 structures have been demolished citywide for being dilapidated beyond repair and 186 structures remain on the City's demolition list. The City offers demolition assistance grants and the amount of the demolition grant depends on the income of the property owner (see attachment 9).

Section 3. Explanation of proposed uses for urban redevelopment purposes and proposed method of financing any construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of property for such uses and estimated cost thereof.

Propose to reestablish housing and commercial uses per the existing zoning wherever practical in concert with private investment and not-for-profit developers such as Habitat for Humanity, the Brunswick Housing Authority, Southeast Georgia Community Land Trust, Southeast Georgia
Community Development Corporation, and others. Anticipated demolition costs will be split between the property owner and the City to the extent practicable. CHIP, CDBG, DCA, and local funding will be used for down-payment and incentives per available programs. The City will work with the Department of Community Affairs on other options to finance home ownership; thereby making development more enticing to private sector.

Section 4. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of any public works, public housing, or other public facilities, estimates of cost thereof, and explanation of proposed method of financing same.

The City has entered into a public-private partnership to redevelop the old C.B. Greer School site and will seek to develop a public-private partnership to redevelop the Perry Elementary School site once ownership is received from the Glynn Board of Education (see attachments 10 & 11). The primary focus of these redevelopment projects will be the creation of housing units for low and moderate income families while commercial uses providing new jobs will be an ancillary consideration.

Section 5. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of privately owned property, estimates of cost thereof, and explanation of proposed method of financing same.

Proposed residential and commercial reconstruction to be funded by private enterprise and/or the Housing Authority if applicable. All available state and federal home buyer assistance will be utilized to enable loan qualification. Demolition cost supplied by deduction from condemnation award and/or in-kind work by the City. However, the City may dispose of real property in an urban redevelopment area to private persons only under such reasonable competitive bidding procedures as it shall prescribe or as are provided in O.C.G.A. Section 36-61-10(b)(1). In the latter event, the City, by public notice by publication once each week for two consecutive weeks in a newspaper having a general circulation in the City, prior to the execution of any contract to sell, lease or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under this plan, may invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban redevelopment area or any part thereof. The notice shall identify the area or portion thereof and shall state that such further information as is available may be obtained at the City’s Office of Planning and Development or such other location as shall be designated in the notice. The City shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out and may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by the City in the urban redevelopment area. The City may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this plan. The City may execute contracts in accordance with this plan and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contracts.

Section 6. Description of contracts, agreements and other instruments creating obligations of more than one year which are proposed to be entered into by the City of Brunswick to implement this plan.
The City of Brunswick has entered into a long term contract with W.H. Gross Construction, Inc. to construct up to 52 low/moderate income residential units at the old C.B. Greer School Site at 3400 Norwich Street (see attachment 10). CDBG disaster recovery grant monies were used to clear the old school buildings and W.H. Gross Construction, Inc. has been awarded low income housing tax credits to build low/moderate income dwelling units on this abandoned property within a dilapidated neighborhood. The City of Brunswick has targeted all proceeds from sale of the land to infrastructure improvement in the area immediately surrounding the development to be constructed by W.H. Gross Construction, Inc.

Section 7. Description of type of relocation payments proposed to be authorized by this plan and estimates of cost thereof.

All target properties at this juncture are vacant. Future inhabited properties, if applicable, will be handled in accordance with the Georgia Relocation Act and Federal Uniform Relocation Act.

Section 8. Statement of conformity of plan to master plan, zoning ordinance and building codes and exceptions thereto.

This plan is in complete conformity with the comprehensive plan, zoning ordinances, and building codes of the City of Brunswick, with the following exceptions:

No predetermined exceptions. Any case specific exceptions that develop will be subject to approval by the City Commission.

No predetermined zoning changes are contemplated. The City has an abundance of underutilized commercial, industrial, and residential zoned properties (see attachment 7 for current zoning map).

Section 9. Summary of estimated expenditures from public and private financing sources for each of the first ten years following implementation of this plan.

$826,140 in Low Income Housing Tax Credits from DCA; $750,000 in CDBG Disaster Recovery Grant, $300,000 in 2012 CHIP; $50,000 in City granted demolition assistance, and $500,000 in infrastructure and community improvements in the area surrounding Norwich Commons at 3400 Norwich Street. Subsequent expenditures supplied by in-kind services from the City.

Section 10. Historic Property. Any property located within this redevelopment area which is either designated as a historic property under Article 2 of Chapter 10 of Title 44, the “Georgia Historic Preservation Act”, or is listed on or has been determined by any federal agency to be eligible for listing on the National register of Historic Places, will not be:

(a) Substantially altered in any way inconsistent with technical standards for rehabilitation; or
(b) Demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects; which technical standards for rehabilitation and review shall be those used by the state historic preservation officer, although nothing in this subparagraph shall be construed to require approval of a redevelopment plan or any part thereof by the state historic preservation officer.
Attachment 1 - Notice of Public Hearing on the Proposed Brunswick Urban Redevelopment Plan

Published in The Brunswick News on November 27, 2012 and posted at all entrances to City Hall and the Annex at 503 Mansfield Street.

Public Meeting Notice
Brunswick Urban Redevelopment Plan
December 19th, 2012 at 6:00 p.m.
Second Floor meeting room Old City Hall, 1229 Newcastle Street
Brunswick, Georgia 31520

The City of Brunswick is preparing an amendment to its Urban Redevelopment Plan for adoption and approval under the provisions of the Official Code of Georgia Annotated Section 36-61-7.

The proposed Brunswick Urban Redevelopment Plan is available in draft for public viewing and downloading on the City website at www.brunswickga.org. A printed version is available for review at City Hall, 601 Gloucester Street, Brunswick, Georgia from 8:00 AM to 5:00 PM; Monday thru Friday.

A public meeting will be held in the second floor meeting room at Old City Hall, 1229 Newcastle Street, Brunswick, GA 31520, on December 19, 2012 at 6:00 P.M. The purpose of this meeting is to obtain citizen input and comments on the proposed Urban Redevelopment Plan amendment. Persons with special needs relating to handicapped accessibility or foreign language should contact Arne Glaeser at (912) 267-5502 prior to December 17, 2012. Persons with hearing disabilities can contact the GA Relay Service at (TDD) 1-800-255-0056 or (VOICE) 1-800-255-0135.
MINUTES
COMMISSION OF THE CITY OF BRUNSWICK, GEORGIA
REGULAR SCHEDULED MEETING
WEDNESDAY, DECEMBER 19, 2012
OLD CITY HALL
1229 NEWCASTLE STREET, 2ND FLOOR

PRESENT: Honorable Mayor Bryan Thompson, Mayor Pro-Tem James H. Brooks, Sr., Commissioner John Cason III, Commissioner Cornell Harvey and Commissioner Julie Martin

CALL TO ORDER: Mayor Thompson

INVOCATION: Reverend Dan McFee

PLEDGE OF ALLEGIANCE: Recited by all in attendance

ADDENDUM(S) TO AGENDA
Commissioner Cason made a motion to add as item number 8a - “Three (3) Alcohol Beverage License(s) (Renewals) and as item number 8b “Approval of Fiscal Year 2012 Budget Adjustments”; second by Commissioner Martin. Motion passed unanimously by a vote of 5 to 0.

***

Mayor Thompson and the Commission encouraged local churches to ring their bells twenty-six (26) on Friday, December 21, 2012 at 9:30 a.m. in memory of the twenty (20) children and six (6) adults who lost their lives during the tragic school shooting in Newtown, Connecticut. Mayor Pro-Tem Brooks suggested that the Fire Department ring bells at that time as well.

***

Mayor Pro-Tem Brooks made a motion to add under the consent agenda no. 5a “Approval of Resolution for Habitat of Humanity Property Swap”; second by Commissioner Martin. Motion passed unanimously by a vote of 5 to 0.

***

PUBLIC HEARING(S)-LAND USE
1. Variance Petition No. 12-05. From Mrs. Laxmiben Patel, owner, petitioning for a further reduction in the front yard setback requirement. Property located at 2005 Putnam Street. (A. Glaeser)

Arne Glaeser, Planning and Development Director, gave a presentation on the above-referenced variance petition. He reported staff does not recommend in favor of granting the requested front yard setback variance.

Mayor Thompson opened the floor to anyone wanting to speak in favor or opposition of the proposed petition.
The following people addressed the Commission:

1) Kamal Patel, petitioner, commented as to why he was requesting variance.
2) Gary Cook, resident stated Commission should be careful of what is placed on Highway 17.

Mayor Pro-Tem Brooks made a motion to deny granting the above-referenced variance petition; second by Commissioner Cason. Motion passed unanimously by a vote of 5 to 0.

CONSENT AGENDA
2. Approval of December 5, 2012 Work Session and Regular Scheduled Meeting Minutes. (subject to any necessary changes) (N. Atkinson)
3. Approval of Altama Community Transformation District Corridor. (A. Glaeser)
4. Approval of Urban Redevelopment Plan Amendment. (A. Glaeser)
5. Approval of Department of Transportation (DOT) Local Maintenance and Improvement Grant (LMI)G) Funds for 2013. (D. McFee)
5a Approval of Resolution for Habitat of Humanity Property Swap. (A. Glaeser)

Commissioner Cason made a motion to approve the above-referenced consent agenda with the exception of item number 3 and 4; which were pulled for discussion; second by Mayor Pro-Tem Brooks. Motion passed unanimously by a vote of 5 to 0.

ITEM(S) REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION
3. Approval of Altama Community Transformation District Corridor. (A. Glaeser)

Arnie Glaeser, Planning and Development Director, gave a brief overview of the above-referenced item.

Commissioner Martin made a motion to approve the above-referenced item; second by Commissioner Cason. Motion passed unanimously by a vote of 5 to 0.

4. Approval of Urban Redevelopment Plan Amendment. (A. Glaeser)

Arnie Glaeser, Planning and Development Director, gave a brief overview of the above-referenced amendment.

Commissioner Martin made a motion to approve the above-referenced amendment; second by Commissioner Harvey. Motion passed unanimously by a vote of 5 to 0.

APPOINTMENT(S)
6. Commission and Board Appointment(s) (N. Atkinson)
   a.) Pilot Commission – One Appointment

Commissioner Cason made a motion to re-appoint William H. Brown to the above-referenced commission for a term of seven (7) years until January 1, 2020; second by Commissioner Martin. Motion passed unanimously by a vote of 5 to 0.

b.) Appointment to the Brunswick-Glynn Joint Water Sewer Commission – One Appointment

Commissioner Harvey made a motion to appoint Mayor Pro-Tem Brooks to the above-referenced Commission for a term of one (1) year; second by Commissioner Martin. Motion passed by a vote of 3 to 2; with Commissioner Cason and Commissioner Martin opposing.

APPOINTMENT(S)
7. Municipal Judge Pro-Tem

Mayor Pro-Tem Brooks made a motion to appoint Holle Weiss-Friedman as Municipal Judge Pro-Tem beginning January 1, 2013; second by Commissioner Martin. Motion passed by a vote of 4 to 1; with Commissioner Harvey opposing.

2
Attachment 3 - Resolution to Constitute the City Office of Planning and Development as the Redevelopment Agency of and for the City of Brunswick, and for other purposes (Resolution of necessity invoking the urban redevelopment powers under OCGA Chapter 36-61)

CITY OF BRUNSWICK
URBAN REDEVELOPMENT PLAN

RESOLUTION

A RESOLUTION TO CONSTITUTE THE CITY OFFICE OF PLANNING AND DEVELOPMENT AS THE REDEVELOPMENT AGENCY OF AND FOR THE CITY OF BRUNSWICK, AND FOR OTHER PURPOSES

Be it hereby resolved by the Brunswick City Commission that:

WHEREAS, the Mayor and City Commission of the City of Brunswick, Georgia, find that there exists within the corporate limits of said city one or more urbanized or developed areas in which the structures, buildings and improvements, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, and the existence of conditions which endanger life and property by fire and other causes, is conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency and crime and is detrimental to the public health, safety, morals and welfare: and

WHEREAS, the Mayor and City Commission of the City of Brunswick, Georgia, find that there exists within the corporate limits of said city one or more urbanized or developed areas which by reason of the presence of a predominant number of substandard, slum, deteriorated, or deteriorating structures, inadequate parking, faulty lot layout in relation to size, adequacy, accessibility, and usefulness, unsanitary and unsafe conditions, deterioration of site and other improvements, tax delinquency exceeding the fair value of the land, diversity of ownership on defective or unusual conditions of title which prevent or encumber the free alienability of land, and the existence of conditions which endanger life and property by fire and other causes, substantially impair and arrest the sound growth of the community, retard the provision of housing accommodations and employment opportunities, and constitute an economic and social liability and is a menace to the public health, safety, morals and welfare in their present condition and use; and
WHEREAS, the Mayor and City Commission of the City of Brunswick, Georgia, find that there exists within the corporate limits of said city one or more open areas located within urbanized or developed areas which because of the presence of factors enumerated in the first two paragraphs hereof, substantially impair and arrest the sound growth of the community; and

WHEREAS, the Mayor and City Commission of the City of Brunswick, Georgia, find that there exists within the corporate limits of said city one or more urbanized or developed areas which are substantially underutilized by containing open lots and parcels of land or by containing a substantial number of buildings or structures which are 40 years old or older or by containing structures or buildings of relatively low value as compared to the value of structures or buildings in the vicinity of the area or in which there is a shortage of housing that is affordable for persons of low to moderate income which the Mayor and City Commission designate as appropriate for community development.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mayor and City Commission of the City of Brunswick, Georgia, pursuant to the authority granted by Official Code of Georgia Annotated Chapter 36-61, that the Office of Planning and Development of the City of Brunswick is hereby designated as the urban redevelopment agency for the City of Brunswick, Georgia, and may hereafter exercise the redevelopment powers provided by Official Code of Georgia Annotated Chapter 36-61. This shall constitute the resolution of necessity required by Official Code of Georgia Annotated Chapter 36-61-5.

BE IT FURTHER RESOLVED, that the Mayor and City Commission of the City of Brunswick, Georgia, find that there exists within the corporate city limits of said city one or more areas in which there are a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare; or in which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; or any combination of such factors substantially impairs or arrests the sound growth of the City of Brunswick, retards the provisions of housing accommodations, constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in their present condition and use; and therefore meets the definition contained in O.C.G.A. Chapter 36-61-2(18); and the
Mayor and City Commission of the City of Brunswick, Georgia, further find that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Brunswick.

BE IT FURTHER RESOLVED that Bryan Thompson as Mayor for the City of Brunswick is duly authorized to execute this RESOLUTION for and on behalf of the City Commission.

This resolution shall be effective upon adoption.

This 19th day of December, 2012

CITY OF BRUNSWICK, GEORGIA

BY: 

BRYAN THOMPSON, MAYOR

ATTEST:

NAOMI D. ATKINSON, CITY CLERK

This the 19th day of December, 2012.
Attachment 4 - Resolution Describing the Boundaries of the Urban Redevelopment Area within the City of Brunswick, and for other purposes

CITY OF BRUNSWICK
URBAN REDEVELOPMENT PLAN

RESOLUTION

A RESOLUTION TO DESCRIBE THE BOUNDARIES OF THE URBAN REDEVELOPMENT AREA WITHIN THE CITY OF BRUNSWICK, AND FOR OTHER PURPOSES

Be it hereby resolved by the Brunswick Commission that:

WHEREAS, the Office of Planning and Development of the City of Brunswick, Georgia, has been constituted and designated as the urban redevelopment agency of and for the City of Brunswick by resolution duly approved on the 19th day of December 19, 2012,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Commission of the City of Brunswick, Georgia, in meeting duly assembled, pursuant to the authority granted by Official Code of Georgia Annotated section 36-61-7(a), that the following described area is hereby declared to be an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare; or in which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; or any combination of such factors substantially impairs or arrests the sound growth of the City of Brunswick, retards the provisions of housing accommodations, constitutes an economic or social liability and is a menace to the public health, safety,
morals, or welfare in their present condition and use; and therefore meet the
definitions contained in O.C.G.A. Chapter 36-61-2(18); and said area is hereby
designated and determined to be appropriate for an urban redevelopment project,
pursuant to the authority of O.C.G.A. Chapter 36-61-7(a):

the entire City of Brunswick, in multiple tracts as shown on attached map
titled “Brunswick Urban Redevelopment Area.”

BE IT FURTHER RESOLVED that Bryan Thompson as Mayor for the City of Brunswick is
duly authorized to execute this RESOLUTION for and on behalf of the City Commission.

This resolution shall be effective upon adoption.

This 19th day of December, 2012

CITY OF BRUNSWICK, GEORGIA

BY: BRYAN THOMPSON, MAYOR

ATTEST:

NAOMI D. ATKINSON, CITY CLERK

This the 19th day of December, 2012.
CITY OF BRUNSWICK
URBAN REDEVELOPMENT PLAN

RESOLUTION

A RESOLUTION ADOPTING THE CITY OF BRUNSWICK URBAN REDEVELOPMENT PLAN

Be it hereby resolved by the Brunswick City Commission that:

WHEREAS, the Mayor and City Commission of the City of Brunswick, Georgia (the "City Commission") has designated the city Office of Planning and Development as the urban redevelopment agency (the "redevelopment agency") for the said City pursuant to O.C.G.A. Chapter 36-61, and has adopted a resolution of necessity pursuant to the provisions of O.C.G.A. Chapter 36-61-3; and

WHEREAS, the City Commission has defined by resolution the boundaries of areas in which there are a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare; or in which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; or any combination of such factors substantially impairs or arrests the sound growth of the City of Brunswick, retards the provisions of housing accommodations, constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in their present condition and use; and therefore constitute slum areas as that term is defined in O.C.G.A Chapter 36-61-2(18), pursuant to O.C.G.A Chapter 36-61-7(a); and
WHEREAS, the City has caused an urban redevelopment plan to be prepared, and said plan, after public notice and hearing, has been approved and adopted by the Mayor and City Commission of said City pursuant to O.C.G.A. Chapter 36-61-7; and

WHEREAS, there may be owners of parcels of land within the urban redevelopment area who fail or refuse to cooperate in the implementation of the plan with respect to the said parcels of land;

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Commission of the City of Brunswick in meeting duly assembled, that the appropriate officers and agents of the City of Brunswick are hereby authorized to commence appropriate condemnation proceedings with respect to any parcel of land located within the urban redevelopment area that satisfies and comes within the provisions of the urban redevelopment plan and is now or hereafter becomes vacant.

BE IT FURTHER RESOLVED that Bryan Thompson as Mayor for the City of Brunswick is duly authorized to execute this RESOLUTION for and on behalf of the City Commission.

This resolution shall be effective upon adoption.

This 19th day of December, 2012

CITY OF BRUNSWICK, GEORGIA

BY: [Signature]

BRYAN THOMPSON, MAYOR

ATTEST:

[Signature]

NAOMI D. ATKINSON, CITY CLERK

This the 19th day of December, 2012.
CERTIFICATION

I, Melissa Cruthirds, as Assistant City Attorney for the City of Brunswick, Georgia hereby certify that the resolutions and policies and the authorizing resolutions for the urban redevelopment plan were adopted in accordance with applicable law and applicable public hearing requirements. On December 19, 2012, in a publicly advertised hearing of a regularly scheduled City Commission meeting for the City of Brunswick, the Planning and Development Manager, Mr. Arne Glaeser presented diagrams to the City Commission and requested the input of the City Commissioners for the boundaries of the Urban Redevelopment Area. The public hearing was held by the City Commission to receive public input on the proposed amendment to the City of Brunswick’s Urban Redevelopment Plan that was approved by the City Commission on March 18, 2009. This public hearing was advertised in the legal organ of the City of Brunswick 15 days prior to the public hearing. Additionally, signs for the public hearing were posted at all public entrances to City Hall and the City Hall Annex in the City of Brunswick. At the public hearing no person chose to speak on the subject matter. The City Commission passed unanimously and in succession the three resolutions related to the Urban Redevelopment Plan. As the Assistant City Attorney for the City of Brunswick, I certify that the foregoing facts are accurate and in accordance with compliance with O.C.G.A. § 36-61-7 in regards to public hearings, and O.C.G.A. § 36-61-1 et. seq. generally.

Melissa Cruthirds
Assistant City Attorney
City of Brunswick

(seal)

Sworn to me this 6th day
of ___2013____

Notary Public
My Commission Expires: 7-27-15
Attachment 7 - Zoning Maps

zoning map (north portion Brunswick)
zoning map (south portion Brunswick)

A complete zoning map can be viewed at the City of Brunswick Planning and Development office located at 503 Mansfield Street or an electronic version can be accessed at the Glynn County Geographic Information Systems website. To access the Geographic Information System please click the maps link at glynncounty.org.
Attachment 8 - Housing Conditions Survey

City of Brunswick Substandard Housing
Glynn County, Georgia

Legend
Housing Condition
- Uplivable Condition Needed
- Poor Condition/Decrepit
- Fair Condition/Moderate Repair

City of Brunswick Boundary

Grenn Tract

1 inch = 0.5 miles

November 2012

Glynn County GIS Department
Phone: 912-554-7419
Email: GIS@glynncoounty-ga.gov

This map is a product of Glynn County Geographic Information System (GIS). The GIS maintains a high standard of quality that may not be lost in the use of a map.
Attachment 11 - Perry Elementary School redevelopment
2301 Stonewall Street (aka "Bus Yard")

Development Program:
35 Single Family Detached (1200 S.F. per floor, alleyized)
Central Park
Attachment 12 - City of Brunswick Urban Redevelopment Area map