

CITY OF BRUNSWICK

601 Gloucester Street * Post Office Box 550 * Brunswick * Georgia * 31520-0550 * (912) 267-5500 * Fax (912) 267-5549

Cosby H. Johnson, Mayor
Felicia M. Harris, Mayor Pro Tem
John A. Cason III, Commissioner
Julie T. Martin, Commissioner
Kendra L. Rolle, Commissioner

City Attorney
Brian D. Corry

City Manager
Regina M. McDuffie

AGENDA

BRUNSWICK CITY COMMISSION MEETING
WEDNESDAY, AUGUST 3, 2022 AT 6:00 P.M.
1229 NEWCASTLE STREET, 2nd FLOOR
STREAMED LIVE AT THE BELOW WEB ADDRESS:
<https://www.facebook.com/citybwkga>

CALL TO ORDER **INVOCATION **PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

1. Adoption of August 3, 2022 Regular Meeting Agenda.

APPOINTMENT(S)

2. Committee (*N. Atkinson*)
 - 1) Pension Committee – Two Appointments

ITEM(S) TO BE CONSIDERED FOR APPROVAL

3. Consider Approval of July 20, 2022 Regular Scheduled Meeting Minutes. (*subject to any necessary changes.*) (*N. Atkinson*) **(Encl. 1)**
4. Consider Approval of Enterprise Zone Incentives in the Central Business District Enterprise Zone for 1315 Grant Street. (*M. Hill*) **(Encl. 2)**
5. Consider Approval to Renew the City's National Flood Insurance Program and Lloyd of London Flood Insurance Policies. (*L. Velie*) **(Encl. 3)**
6. Consider Approval of Financial Reports as of June 30, 2022. (*K. Mills*) **(Encl. 4)**
7. Consider Approval of Enterprise Zone Incentives in the Gloucester Street Enterprise Zone for 1305 Gloucester Street. (*K. Ntemo*) **(Encl. 5)**

EXECUTIVE SESSION

**OFFICIAL MINUTES
BRUNSWICK CITY COMMISSION MEETING
WEDNESDAY, JULY 20, 2022**

AT 6:00 P.M.

1229 NEWCASTLE STREET, 2nd FLOOR

&

STREAMED LIVE AT THE BELOW WEB ADDRESS:

<https://www.facebook.com/citybwkga>

PRESENT: Honorable Mayor Cosby Johnson, Mayor Pro Tem Felicia Harris, Commissioner John Cason III, Commissioner Julie Martin and Commissioner Kendra Rolle

CALL TO ORDER: Mayor Johnson - *meeting began at 6:00 p.m.*

INVOCATION: Mayor Pro Tem Harris

PLEDGE OF ALLEGIANCE – Recited in unison

**

Mayor Pro Tem Harris recognized members of the Worth It Nation International Ministries “Winners Program” and gave a brief overview of the mission and goals of the program.

**

ADDENDUM TO AGENDA:

Commissioner Martin made a motion to add as item number five~a (5a) “Consider Approval of Intergovernmental Agreement between Glynn County and The City of Brunswick for the Use and Distribution of Proceeds from the Proposed 2022 Special Purpose Local Option Sales Tax (SPLOST)”; seconded by Mayor Pro Tem Harris. Motion passed unanimously.

APPROVAL OF AGENDA

1. Adoption of July 20, 2022 Regular Meeting Agenda.

Commissioner Martin made a motion to adopt the July 20, 2022 agenda to include addendum Referenced above; seconded by Commissioner Rolle. Motion passed unanimously.

PUBLIC HEARING(S) – LAND USE

2. Consider Approval of Conditional Use Petition No. 22-01; from Joe Stalvey, Petitioning for a Conditional Use for 2120 Newcastle Street. (*J. Hunter*)

Director of Planning, Development and Codes Hunter gave a presentation regarding the above-referenced petition. He reported that staff recommends approval of the conditional use with the condition that fencing currently adjacent to Newcastle Street Lane should remain in place and have screen added, or suitable planting to separate the use from the adjoining residential properties. He also stated that the Planning and Zoning Commission recommends approval with the following conditions: 1) Fencing currently adjacent to Newcastle Street Lane should remain in place and have screen added, or suitable planting to separate the use from the adjoining residential properties; 2) No structures on site are to be habitable; 3) Access to the site be from L Street only. 4) Loading and unloading take place on the property and not within the streets; 5) A five-year sunset provision be placed on the Conditional Use Petition.

Mayor Johnson opened the floor for anyone wanting to speak in favor or opposition of the proposed petition.

The following individuals addressed the commission:

- | | | |
|------|--|-------------|
| I. | Tyler Vaughn, Brunswick resident | Opposed CUP |
| II. | Mary Henning, Brunswick resident | Opposed CUP |
| III. | Rosemarie Mann, Brunswick resident | Opposed CUP |
| IV. | Jack Daniel, 504 Norwich St. | Opposed CUP |
| V. | Elizabeth Verheyn, PO Box 522 | Opposed CUP |
| VI. | Rachael Thompson, Executive Director Glynn Environmental Coalition, provided information regarding the site, stating 2120 Newcastle Street was formerly listed as a designated hazardous waste site by the Environmental Protection Division. She further stated although the site was delisted, the property remains subject to a universal environmental covenant. | |

Commissioner Cason made a motion to approve the above-referenced petition. Motion failed due to lack of second.

Commissioner Martin made a motion to deny approval of the above-referenced conditional use petition; seconded by Commissioner Rolle. Motion passed unanimously.

ITEM(S) TO BE CONSIDERED FOR APPROVAL

3. Consider Approval of July 6, 2022 Regular Scheduled Meeting Minutes. (*subject to any necessary changes.*) (*N. Atkinson*)

Mayor Pro Tem Harris made a motion to approve the above-referenced minutes; seconded by Commissioner Martin. Motion passed unanimously.

4. Consider Approval of Contract for Cemetery Labor Services. (*G. Alberson*)

Commissioner Cason made a motion to authorize Mayor Johnson to sign a contract with Georgia Department of Corrections for one (1) offender labor crew at a cost of \$49,318.00; seconded by Commissioner Martin. Motion passed unanimously.

5. Consider Approval of Proposed Special Purpose Local Option Sales Tax (SPLOST) Project List. (*R. McDuffie*)

Commissioner Martin made a motion to approve the above-referenced project list; seconded by Commissioner Rolle. Motion passed unanimously.

5a Consider Approval of Intergovernmental Agreement between Glynn County and The City of Brunswick for the Use and Distribution of Proceeds from the Proposed 2022 Special Purpose Local Option Sales Tax (SPLOST). (*B. Corry*)

Commissioner Martin made a motion to approve the above-referenced agreement; seconded by Commissioner Rolle. Motion passed unanimously.

6. Consider Approval for Debris Removal & Disposal Contractor. (*R. McDuffie*)

Commissioner Cason made a motion to approve the contract with Ceres Environmental Services, Inc. for debris removal and disposal in case of a natural disaster; seconded by Mayor Pro Tem Harris. Motion passed unanimously.

7. Consider Approval for Debris Removal Monitoring Services Contractor. (*R. McDuffie*)

Commissioner Cason made a motion to approve the contract with Goodwyn Mills Cawood, LLC (GMC) Inc. for debris removal and disposal in case of a natural disaster; seconded by Commissioner Martin. Motion passed unanimously.

EXECUTIVE SESSION

Commissioner Martin made a motion to hold an executive session to discuss litigation and personnel; seconded by Mayor Pro Tem Harris. Motion passed unanimously.

RECONVENE FROM EXECUTIVE SESSION

Following executive session Mayor Johnson announced no action was taken.

Commissioner Cason made a motion to adjourn; seconded by Commissioner Martin. Motion passed unanimously.

MEETING ADJOURNED – *meeting adjourned at 8:22 p.m.*

/s/Cosby H. Johnson
Cosby H. Johnson, Mayor

Attest: /s/ Naomi D. Atkinson
Naomi D. Atkinson
City Clerk



SUBJECT: Enterprise Zone Incentive for 1315 Grant Street

COMMISSION AGENDA: August 3, 2022 Consent Agenda

PURPOSE: Consider approval of Enterprise Zone Incentives in the *CBD Enterprise Zone* for 1315 Grant Street.

HISTORY: The Commission approved Enterprise Zones in the City of Brunswick on November 19, 2014. Enterprise Zones were established under the “Enterprise Zone Employment Act of 1997” for the State of Georgia. This legislation allowed municipalities to name certain areas as “Enterprise Zones” and permit incentives for economic development in those zones. Enterprise Zones help create the proper economic and social environment to induce the investment of private resources in productive business enterprises and service enterprises.

FACTS AND ISSUES: 1311 Grant Street, LLC has submitted an Enterprise Zone application for the building rehabilitation project located at 1315 Grant Street. This location is in the CBD Enterprise Zone. The owners are requesting the following incentives for the new businesses & rehabilitation:

2. Abate Business License Administration Fees for the first year.
3. Abate Sign permit fees.
4. Abate City Property Taxes

BUDGET INFORMATION: Fees are waived for the first year of operation. These fees for this applicant total approximately \$510.00. City Property Tax abatement is for up to 10 years at the discretion of the City Commission. The 10-year Property Tax abatement is estimated to be \$6,345.12 annually or \$49,491.94 over 10 years.

OPTIONS: 1. Approve the Incentives as presented. 2. Approve an edited schedule of incentives. 3. Do not recommend the incentives.

DEPARTMENT RECOMMENDATION ACTION: The Enterprise Zone application has been reviewed by the Planning, Development & Codes, Engineering and Finance departments. All departments recommend approval of the incentives. The Downtown Development Authority Board of Directors reviewed the application at their July 14 meeting and recommended the incentives as applied for. The Finance Committee reviewed the application at their July 25th meeting. The Finance Committee recommends that the Commission approve the incentives as submitted.

DEPARTMENT:

Prepared by: Mathew Hill, DDA; *Mathew Hill*

ADMINISTRATION

Approved by: Regina McDuffie, City Manager;

Regina McDuffie

Date: 7/26/22

	Standard
Fee	Amount
Occupation Taxes	\$ 355.00
Building Permit Fees	
Sign Permit Fees	\$ 35.00
Business License Admin	\$ 45.00
Planning Dept. Fees	
Fire Dept. Plan Review Fees	
Other FD Fees	\$ 75.00
Total Fees	\$ 510.00

	Value at start	\$ 569,200.00
Property tax abatement	New value (est)	\$ 1,200,000.00
Values are estimated	New Assd (est)	\$ 480,000.00
	City tax (est)	\$ 6,345.12

Abatement	Year	City Tax to Pay	Standard	Savings (abated)
100%	1	\$	\$ 6,345.12	\$ 6,345.12
100%	2	\$	\$ 6,345.12	\$ 6,345.12
100%	3	\$ -	\$ 6,345.12	\$ 6,345.12
100%	4	\$ -	\$ 6,345.12	\$ 6,345.12
100%	5	\$ -	\$ 6,345.12	\$ 6,345.12
80%	6	\$ 1,269.02	\$ 6,345.12	\$ 5,076.10
80%	7	\$ 1,269.02	\$ 6,345.12	\$ 5,076.10
60%	8	\$ 2,538.05	\$ 6,345.12	\$ 3,807.07
40%	9	\$ 3,807.07	\$ 6,345.12	\$ 2,538.05
20%	10	\$ 5,076.10	\$ 6,345.12	\$ 1,269.02
	Total	\$ 13,959.26	\$ 63,451.20	\$ 49,491.94



CITY OF BRUNSWICK

ENTERPRISE ZONE APPLICATION

1. GENERAL INFORMATION		
Project Name: Queen and Grant		
Project Physical Address: 1315 Grant Street		Parcel I.D.#: 01-01582
City: Brunswick	State: GA	Zip: 31520
Proposed Type of Business/Service Enterprise: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Processing <input type="checkbox"/> Telecommunications <input checked="" type="checkbox"/> Tourism <input type="checkbox"/> Research & Development <input type="checkbox"/> Finance <input type="checkbox"/> Insurance Real Estate <input type="checkbox"/> Retail <input type="checkbox"/> Other (SIC Code): <u>Event Space</u>		
Benefit Type: <input checked="" type="checkbox"/> Capital Investment/Reinvestment <input checked="" type="checkbox"/> Locate in a vacant or historic building <input type="checkbox"/> Demolish an obsolete/abandoned/ deteriorating structure <input checked="" type="checkbox"/> Enhance Area (landscape/facade improvements, or remove billboards) <input checked="" type="checkbox"/> Assemblage of multiple tracts * combining parcels/ see survey and subdivision application		
Applicant Organization/Agency: 1311 Grant Street LLC		
Federal Tax ID Number: 85-2526554	SIC Code:	
Type of Organization: <input type="checkbox"/> S-Corporation <input type="checkbox"/> C-Corporation <input checked="" type="checkbox"/> LLC <input type="checkbox"/> other: _____		
Public Corporation: <input type="checkbox"/> Yes: incorporated or formed (year): _____ <input checked="" type="checkbox"/> No		
Primary Product or Service: Event Venue		

2. Contact Information		
Primary Business Representative: Nikki Browning		
Title: Chief of Staff	Phone: (912) 324-9121	
Fax:	Email: nikki@portcitybwk.com	
Mailing Address: PO Box 102		
City: Brunswick	State: GA	Zip: 31521

Local Contact Person: same as above

Title:	Phone:	
Fax:	Email:	
Mailing Address:		
City:	State:	Zip:

3. Project Description
<i>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.</i>
<p>The company plans to open a large-scale, luxury event venue and expand operations in the zone in a 10-year timeframe. We plan to add a warming kitchen to assist with catered events, a bridal suite, outside planners' office, more bathrooms to accommodate more event guests, and refinish the floor. We upgraded the outdoor space to create a beautifully landscaped area with palm trees, plush greenery, flowers, and irrigation. In addition, we have added an alley "First Look" area complete with boardwalk, southern jasmine vine tunnel, creeping fig, and fountains. These improvements have made the space one that's sure to attract anyone that's looking to host an event of any kind.</p>

4. Project Capital Investment:	
<i>(To be made in the Enterprise Zone over a 10-year period)</i>	
Land:	\$100,000 landscaping improvements
Buildings:	\$573,292 kitchen, bathrooms etc. cost of building and costs initial purchase price
Manufacturing Machinery:	\$
Other Machinery and Equipment:	\$26,708 air-conditioner, audio visual, appliance allowance
Other:	\$

Total: \$700,000.00

5. 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.

Port City Partners is a multi-faceted commercial real estate development, investment, and property management company headquartered in Brunswick, Georgia. Our company focuses its efforts on the revitalization of the downtown Brunswick and the Golden Isles. We hold assets more than \$10 million. With its current expansion plans Port City seeks to increase their assets under management in Brunswick to approximately \$80 million through the development and improvement of currently owned lots in the area. We currently have 5 full-time employees, 1 part time employee, and 2 interns. However, if growth estimates are accurate, the company seeks to promote job growth in the area by bringing in at least 5 new employees in the next 5 years.

City of Brunswick Enterprise Zone Application 2

6. Local Significance

Explain specifically how the project will benefit Brunswick residents and attach any additional information

The construction and improvement of the historic 1311/1315 Grant Street properties into “Queen and Grant” will bring a large-scale indoor/outdoor event space to Historic Downtown Brunswick.

This gorgeous historically preserved and rehabilitated venue, the former site of the Oglethorpe Stables, is perfect for large gatherings accommodating up to 500 guests.

A large-scale venue for life’s celebrations, including weddings, and philanthropic and corporate events, such as this is not currently found in the city of Brunswick. The opening and creation of Queen and Grant will allow us to attract more residents and visitors alike to Brunswick.

Did you know that according to a 2017 study conducted for the Golden Isles Wedding Association, the wedding industry alone in Glynn County brought an annual economic impact of \$14,628,000.00?

Queen and Grant will increase the positive economic impact of the wedding industry in the city of Brunswick and help the city and local businesses increase their revenue by garnering a larger slice of these wedding tourism dollars flowing in and out of the Golden Isles, bringing not only guests but more jobs and better economic opportunity for our fellow citizens.

In the process, another historic property will have been preserved with new life breathed into it for generations to enjoy and create memories that will last a lifetime.

7. 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): 5

Number of Low/Moderate Income People Hired (10%): 2

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: 5

Estimated Amount of Payroll for YR1 **\$184,000** - YR 4 **\$201,061.76**

8. New Jobs Breakdown (4 YR Period Example)

Job Title	Annual Salary or Hourly Rate	Total Year 1 Total			Total Year 4
		Year 2	Total Year 3		
Marketing/ Events	\$16/hr	\$33,280	\$34,278.40	\$35,306.75	\$36,365.95

Assistant					
Property/ Venue Assistant	\$16/hr	\$33,280	\$34,278.40	\$35,306.75	\$36,365.95
Property/Venue Manager	\$40,000/yr	\$40,000	\$41,200	\$42,436	\$43,709.08
Marketing/Events Manager	\$40,000/yr	\$40,000	\$41,200	\$42,436	\$43,709.08
Beverage/ Catering Manager	\$37,440/ yr	\$37,440	\$38,563.20	\$39,720.10	\$40,911.70

City of Brunswick Enterprise Zone Application 3

		YR1	YR2	YR3	YR4
Annual Grand Total		\$184,000	\$189,520	\$195,205.60	\$201,061.76

9. 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).

SEE ATTACHED SOURCES

10. Additional Incentives Requested

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

- Building Permit fees
- Sign Permit fees
- Business License Administration fees
- Occupation taxes
- Rezoning fees
- Engineering fees
- Other local fees: _____

11. Project Timeline

Construction Start Date: 7/5/2022

Construction Completion Date: 10/1/2022 Operation Start Date:
10/15/2022

Date Begin Hiring New Employees: 10/1/2022

Date Purchase of Machinery/Equipment:

Date Other Improvements like Landscaping or Façade
10/1/2022

Material will be Incorporated:

City of Brunswick Enterprise Zone Application 4

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

City of Brunswick Enterprise Zone Application 5

12. 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.

Nikki Browning

6/29/2022

Signature of Authorized Official Date

Nikki Browning - Chief of Staff

Print Name of Authorized Official Title

13. Application Checklist

	Complete	Incomplete	If Complete, Initial and Attach
Completed Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NB
Financial Supporting documentation (if applicable), for example bank commitment letters, appraisal report, profit & loss statement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NB
Three years of financials must include income statements/balance sheets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NB
Copy of the Brunswick Business License or application and Evidence of property access, i.e., copy of warranty deed or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NB

executed lease agreement.			N/A
Site Plan Drawing. Include Proposed Landscaping Areas, if needed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NB
Project Timeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NB

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

City of Brunswick

Attn: John Hunter jhunter@cityofbrunswick-ga.gov

P.O. Box 550

Brunswick, GA 31521

14. For Official Use Only

	Reviewed by	Recommend Approval	Recommend Denial
Planning Department		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inspections and Code Enforcement	<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Engineering Department	<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Finance Department	<i>Kathy D. Mills</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Downtown Development Authority	<i>Mathew Hill</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Finance Committee	Approved 7-25-22	<input checked="" type="checkbox"/>	<input type="checkbox"/>

City of Brunswick Enterprise Zone Application 6
City of Brunswick Enterprise Zone Application 7

Queen & Grant	Start Date	Finish Date	Jul '22				Aug '22				Sept '22				
			3	10	17	24	31	7	14	21	28	4	11	18	25
Demo	7/5/22	7/6/22	◇												
Slab rough-in	7/7/22	7/8/22	◇												
Concrete	7/11/22	7/15/22		◇	◇										
Rough carpentry	7/18/22	7/20/22			◇	◇									
MEP rough-in	7/21/22	7/29/22			◇	◇	◇								
Insulation & drywall	8/1/22	8/10/22					◇	◇	◇						
Doors & Trim	8/11/22	8/12/22							◇	◇					
Paint	8/15/22	8/19/22							◇	◇					
Tile	8/22/22	9/2/22							◇	◇	◇				
MEP trim-out	9/5/22	9/14/22									◇	◇	◇		
hardware	9/14/22	9/16/22											◇	◇	
Punch	9/19/22	9/30/22												◇	◇
			3	10	17	24	31	7	14	21	28	4	11	18	25



Overholt Construction, Inc.
 1451 S 1st St | Jesup, GA 31545
 o: 912.530.7840 | f: 530.8252
 info@overholtconstruction.com

Proposal

Date: 03/16/22

Ref: Queen & Grant Renovation

General Conditions	\$49,500
Demo	\$14,000
Concrete	\$23,350
Masonry	\$4,000
Rough Carpentry	\$10,700
Trim Carpentry	\$7,500
Storage Rack Allowance	\$1,000
Double Swing Door	\$2,300
Interior Doors	\$10,400
Door Hardware Allowance	\$4,000
Custom Steel Doors	\$38,400
Exterior Half Light Doors	\$1,300
Seal Concrete	\$7,300
Wall and Floor Tile	\$41,300
Drywall	\$9,200
Painting and Sandblasting	\$50,816
Iron Gate	\$3,500
Vanity Tops	\$4,500
Appliance Allowance	\$15,263
Front Sign Allowance	\$5,000
Toilet Accessories	\$6,500
Toilet Partitions	\$7,500
Audio/Visual Equipment Allowance	\$10,000
Awnings	\$10,000
Mirrors	\$2,000
Roller Shades Allowance	\$14,400
Fire Sprinkler	\$8,948
HVAC	\$3,500
Plumbing	\$53,850
Electrical	\$28,950
Lighting Package Allowance	\$20,000
Lighting Controls	\$7,270
Fire Alarm and Data	\$6,000
Permit	\$4,822
GL Insurance	\$4,822
Builder Fee	\$73,783
Total	\$565,674

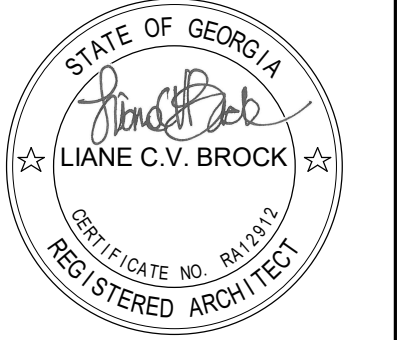
A RENOVATION FOR QUEEN AND GRANT

1315 GRANT STREET, BRUNSWICK, GA 31520

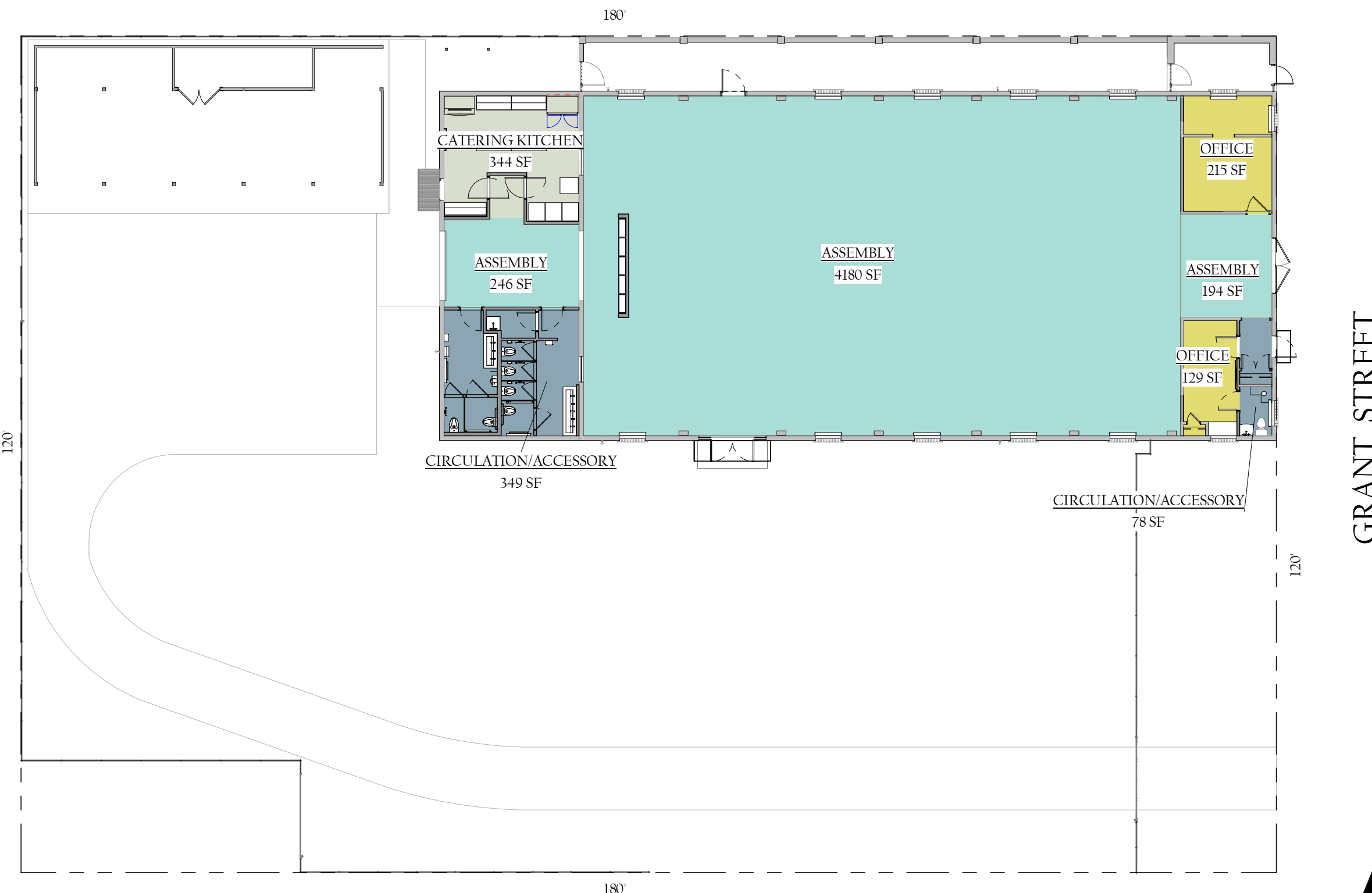
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ARCHITECTS

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31520
912 264 4788

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CODE REVIEW DATA				
CODES REFERENCE GUIDE				
AREA	PRIMARY	SUPPLEMENT		
OCCUPANCY CLASSIFICATION	LSC	IBC		
BUILDING CONSTRUCTION TYPES INCLUDING ALLOWABLE HEIGHT, ALLOWABLE BUILDING AREAS, AND THE REQUIREMENTS FOR SPRINKLER PROTECTION RELATED TO MINIMUM BUILDING CONSTRUCTION TYPES.	IBC	LSC		
MEANS OF EGRESS	LSC	NONE		
STANDPIPES	IBC	IFC		
INTERIOR FINISH	LSC	NONE		
HVAC SYSTEMS	IMC	NONE		
VERTICAL OPENINGS	LSC	NONE		
SPRINKLER SYSTEMS MINIMUM CONSTRUCTION STANDARD	LSC	NONE		
FIRE ALARM SYSTEMS	LSC	NONE		
SMOKE ALARMS AND SMOKE DETECTION SYSTEMS	LSC	NONE		
PORTABLE FIRE EXTINGUISHERS	IFC	NONE		
COOKING EQUIPMENT	LSC/NFPA 96	NONE		
FUEL FIRED APPLIANCES	IFGC	NFPA 54		
LIQUID PETROLEUM GAS	NFPA 58	NFPA 54		
COMPRESSED NATURAL GAS	NFPA 52	NONE		
ACCESSIBILITY	GAC	DOJ ADA		
OCCUPANCY				
OCCUPANCY CLASSIFICATION	N.F.P.A. 101 / L.S.C. 6.1	I.B.C. CHAPTER 3	N.F.P.A. 101 6.2.2 HAZARD	
	ASSEMBLY	A-2 ASSEMBLY	ORDINARY	
OCCUPANCY LOAD (N.F.P.A. 101 - 7.3.1.2)	USE	S.F. AREA	LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	ASSEMBLY	4620	15	308
OFFICE AND KITCHEN	BUSINESS	688	100	7
TOTAL				315
NOTES				
CONSTRUCTION REQUIREMENTS (Ch. 6 - I.B.C. 2012)				
TYPE (PRIMARY IBC CH 6)	VB	(SECONDARY LSC 8.2.1.2.1)	V(000)	
NOTES	FULLY SPRINKLERED			
I.B.C. (TABLE 503)	ALLOWABLE	PROVIDED		
MAX. ALLOWABLE HEIGHT	60 F.T.	LESS THAN 20 F.T.		
MAX. NUMBER OF STORIES	2 FLOORS	1 FLOOR		
MAX. ALLOWABLE AREA/ FLOOR	22,000 S.F.	S.F.		
FIRE PROTECTION				
SPRINKLERED	REQUIRED	PROVIDED	NOTES	
	YES	YES		
FIRE ALARM SYSTEM	YES	YES	PER LSC	
PORTABLE FIRE EXTINGUISHERS	YES	YES	PER IFC AND NFPA 10	
NOTES	IFC TABLE 906.3. MAXIMUM TRAVEL DISTANCE TO FIRE...			
MEANS OF EGRESS (LSC Ch 7, Occupancy Chapter, and Table A7.6)				
EXITS REQUIRED	PER STORY:	2		
	PER AREA:	2		
	PER ROOM:	Occupancy less than 50: 1; Occupancy more than 50: 2; must meet maximum travel distance allowed		
STAIR WIDTH (7.2.2.2.1.2)	N/A			
EXIT WIDTHS	32" CLEAR WIDTH MIN. AT OPENINGS.			
TRAVEL DISTANCE	MAXIMUM ALLOWED		250'	
DEAD END CORRIDOR	MAXIMUM DIST. ALLOWED		20'	
COMMON PATH	MAXIMUM DIST. ALLOWED		20/75'	



OCCUPANCY USE LEGEND

ASSEMBLY
CATERING KITCHEN
CIRCULATION/ACCESSORY
OFFICE

LIFE SAFETY LEGEND			
1 HOUR PARTITION	8' - 0"	EGRESS PATH W/ TRAVEL DISTANCE	
2 HOUR PARTITION			
EXIT DISCHARGE	EXIT SIGN & EMERGENCY LIGHTING	EMERGENCY LIGHTING	
DOOR CAPACITY	FIRE STANDPIPE	EXIT SIGN	
EXIT CAPACITY	FIRE EXTINGUISHER AND CABINET	EXIT SIGN - DIRECTIONAL	
DESIGN LOAD	FIRE EXTINGUISHER		
EGRESS WIDTH	FIRE EXTINGUISHER		
STAIR CAPACITY	FIRE EXTINGUISHER	FACP FIRE ALARM CONTROL PANEL	
STAIR CAPACITY	FIRE EXTINGUISHER	FHS FIRE HOSE STATION	
DESIGN LOAD	FIRE VALVE CABINET		
EGRESS WIDTH	FIRE VALVE CABINET		
PULL STATION	STROBE LIGHT	ELECTRICAL PANEL	

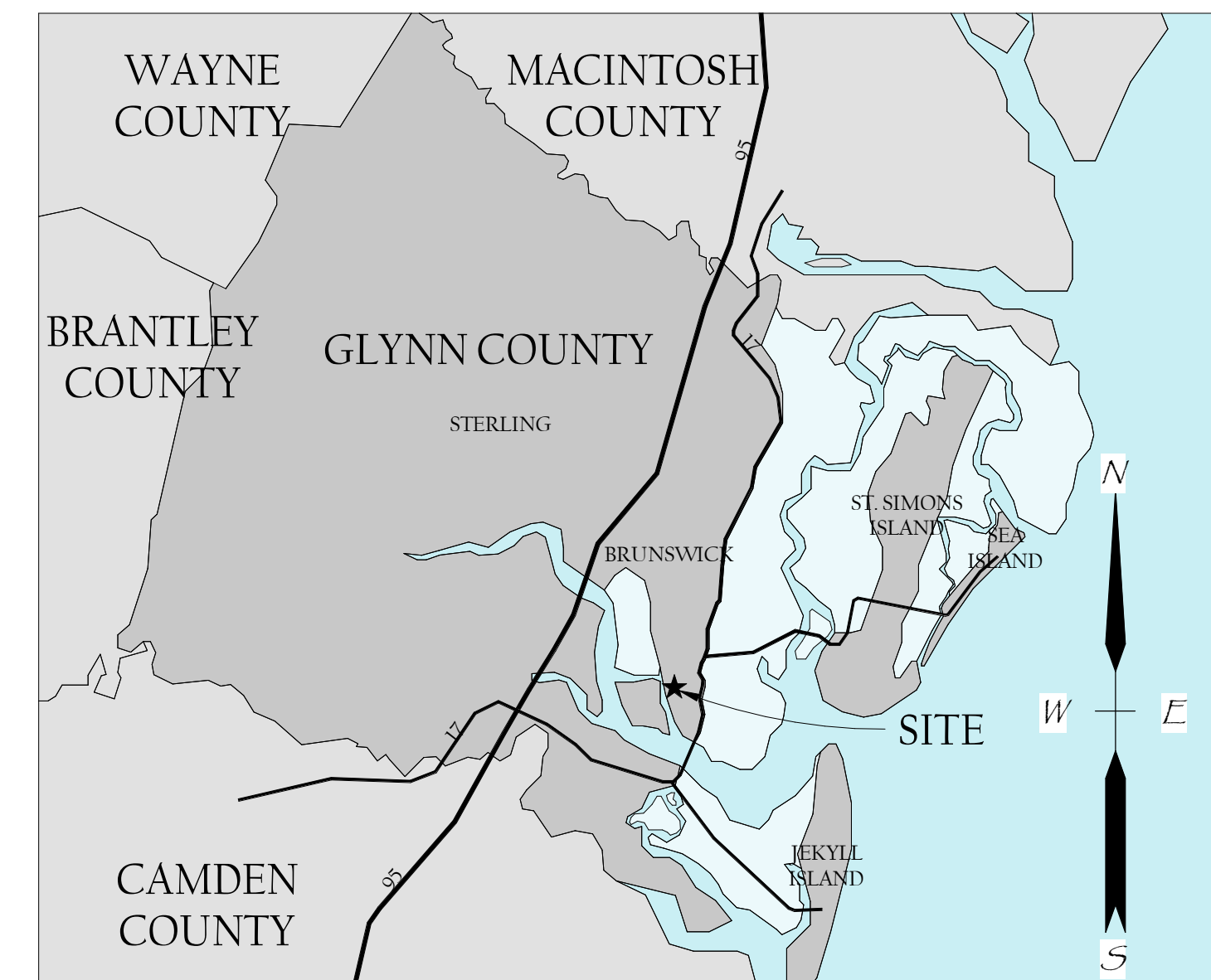
GENERAL CONSTRUCTION NOTES

- ALL EXTERIOR WALLS ARE 2x6 STUD CONSTRUCTION AND ALL INTERIOR PARTITIONS ARE 2x4 STUD CONSTRUCTION UNLESS NOTED OTHERWISE
- ALL DIMENSIONS ARE TO FACE OF CMU AND FACE OF STUD UNLESS NOTED OTHERWISE
- ALL ASPECTS OF CONSTRUCTION MUST BE IN COMPLIANCE WITH CURRENT LOCAL BUILDING CODES, INCLUDING ALL APPLICABLE ADOPTED CODES BY ICC, DOJ, NFPA, FEMA, DNR, ETC. CONTRACTOR SHALL IMMEDIATELY REPORT TO ARCHITECT ANY DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND/OR SITE CONDITIONS
- CONTRACTOR SHALL PROVIDE SUBMITTALS FOR REVIEW AND APPROVAL OF ALL MAJOR ASPECTS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO CASEWORK, ROOFING, DOORS, WINDOWS, FINISHES, FIREPLACES, ACCESSORIES, APPLIANCES, COUNTERTOPS, PLUMBING FIXTURES, HVAC EQUIPMENT, AND LIGHTING FIXTURES
- PROVIDE HURRICANE STRAPS/TIE DOWNS FOR ALL FOUNDATION/FLOOR/WALL/ROOF CONNECTIONS TO MEET OR EXCEED CODE, SIMPSON OR EQUAL, TYPICAL

3 SITE PLAN/AREA PLAN
SCALE: 1/16" = 1'-0"

PROJECT DATA			
PROJECT DESCRIPTION	A RENOVATION OF EXISTING COMMERCIAL SPACE		
PROPERTY ADDRESS	1315 GRANT STREET, BRUNSWICK, GA 31520		
PROPERTY I.D. #	01-01582		
ZONING DISTRICT	GCCORE C-1 COMMERCIAL		
FEMA ZONE + FREEBOARD	AE 9 + 1	FINISH FLOOR ELEVATION	
NOTES	Historic Property within historic district.		
SQUARE FOOTAGE DATA	CONDITIONED	NON-CONDITIONED	TOTAL
	6010 SF		6010 SF
SITE AREA:	21,600 SF (0.5 ACRES)		
APPLICABLE CODES - INCLUDE ALL GA STATE AMENDMENTS	2018 INTERNATIONAL BUILDING CODE - I.B.C. 2018 INTERNATIONAL RESIDENTIAL CODE - I.R.C. 2018 INTERNATIONAL FIRE CODE - I.F.C. 2018 INTERNATIONAL PLUMBING CODE - I.P.C. 2018 INTERNATIONAL MECHANICAL CODE - I.M.C. 2018 INTERNATIONAL FUEL GAS CODE - I.F.G.C. 2018 INT. ENERGY CONSERVATION CODE - I.E.C.C.	2017 NATIONAL ELECTRICAL CODE - N.E.C. 2018 INT. SWIMMING POOL & SPA CODE 2018 NFPA 101 LIFE SAFETY CODE - L.S.C. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2015 GA ACCESSIBILITY CODE 2014 ICC-600 STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS	

DRAWING LEGEND			
SHEET	TITLE	REVISION DATE	
T100	TITLE SHEET AND SITE PLAN	7/12/2021	
AD100	DEMOLITION FLOOR PLAN	2/11/2022	
A101	GROUND FLOOR PLAN AND FINISH SCHEDULE	2/11/2022	
A201	EXTERIOR ELEVATIONS	2/11/2022	
A301	BUILDING SECTIONS	7/12/2021	
A401	INTERIOR ELEVATIONS	2/11/2022	
A501	DETAILS	2/11/2022	
A601	DOOR SCHEDULE	2/11/2022	
A701	GROUND FLOOR REFLECTED CEILING PLAN	2/11/2022	
P101	PLUMBING PLANS AND SCHEDULES	2/11/2022	
E101	GROUND FLOOR ELECTRICAL PLAN	2/11/2022	



GLYNN COUNTY VICINITY MAP, NTS



AERIAL PHOTO MAP

DATE	REVISIONS	NO.	DATE	PHASE
7/12/2021		1	7/7/2021	SCHEMATIC
			2/11/2022	DESIGN
				PRICING SET
				PERMIT SET
				CONSTRUCTION
				AS-BUILT

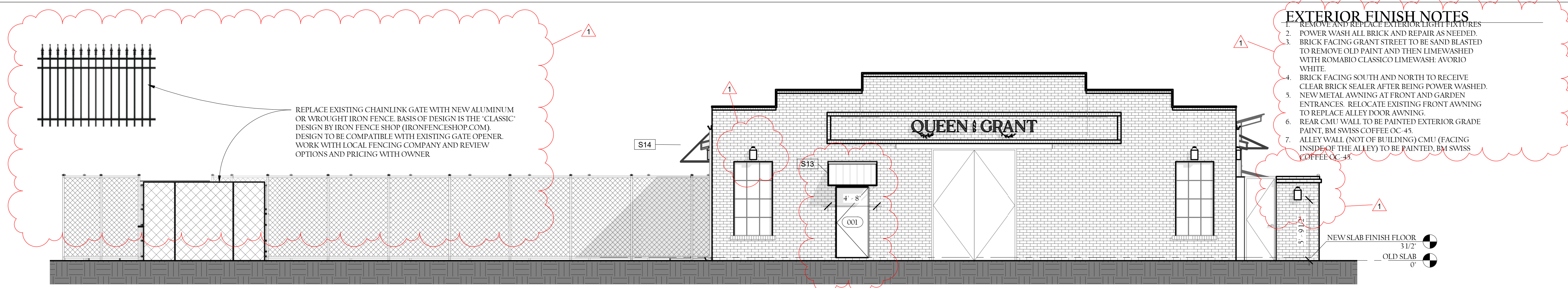
A RENOVATION FOR
QUEEN AND GRANT
1315 GRANT STREET, BRUNSWICK, GA 31520

TITLE SHEET AND SITE PLAN

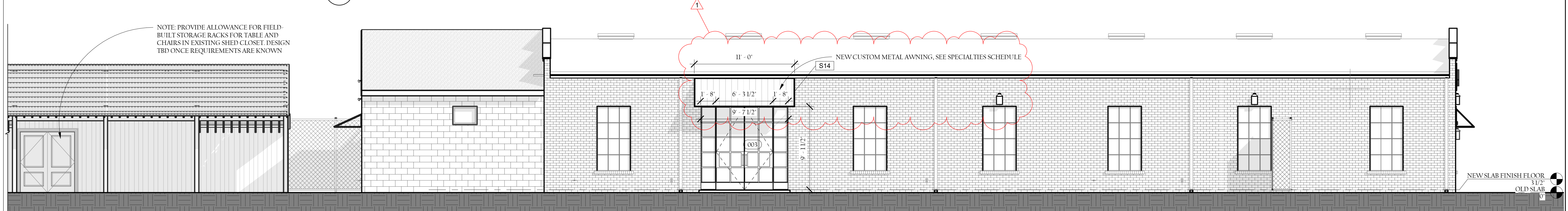
Date: 02/11/22

Project No. 2104

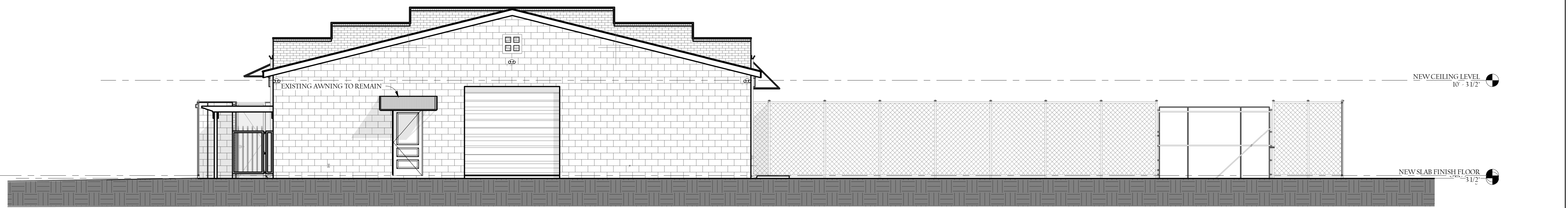
T100



1 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"

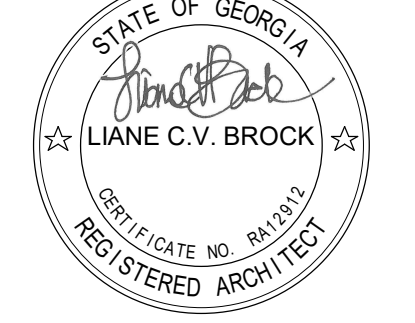


4 EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

- EXTERIOR FINISH NOTES**
1. REMOVE AND REPLACE EXTERIOR LIGHT FIXTURES
 2. POWER WASH ALL BRICK AND REPAIR AS NEEDED.
 3. BRICK FACING GRANT STREET TO BE SAND BLASTED TO REMOVE OLD PAINT AND THEN LIMEWASHED WITH ROMABIO CLASSICO LIMEWASH AVORIO WHITE.
 4. BRICK FACING SOUTH AND NORTH TO RECEIVE CLEAR BRICK SEALER AFTER BEING POWER WASHED.
 5. NEW METAL AWNING AT FRONT AND GARDEN ENTRANCES. RELOCATE EXISTING FRONT AWNING TO REPLACE ALLEY DOOR AWNING.
 6. REAR CMU WALL TO BE PAINTED EXTERIOR GRADE PAINT, BM SWISS COFFEE OC-45.
 7. ALLEY WALL (NOT OF BUILDING) CMU (FACING INSIDE OF THE ALLEY) TO BE PAINTED, BM SWISS COFFEE OC-45.

WIREGRASS STUDIO, INC. ARCHITECTS
1208 NEWCASTLE, SUITE 202
BRUNSWICK, GA 31520
912 264 4788

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DATE	NO.	REVISIONS
2/11/2022	1	OWNER CHANGES

DATE	NO.	REVISIONS
7/7/2021		
2/11/2022		

A RENOVATION FOR
QUEEN AND GRANT
1315 GRANT STREET, BRUNSWICK, GA 31520
EXTERIOR ELEVATIONS

Date: 02/11/22
Project No. 2104

A200

ELECTRICAL DEVICE LEGEND

SWITCH	DUPLEX OUTLET	BELL
3WAY SWITCH	QUADRAPLEX OUTLET	SMOKE DETECTOR
DIMMER SWITCH	DUPLEX OUTLET, TOP SWITCHED	PANEL
DIMMER SWITCH 3WAY	DUPLEX OUTLET, GROUND FAULT	FLOOR WARMING CONTROL
JAMB SWITCH	ABOVE COUNTER DUPLEX OUTLET	POOL CONTROL
FAN SWITCH	ABOVE COUNTER DUPLEX OUTLET, GROUND FAULT	ALARM KEYPAD
STACKED FAN & LIGHT SWITCH	220V OUTLET	DOOR BELL BUTTON
DATA OUTLET	EXTERIOR DUPLEX OUTLET	SPEAKER, CEILING MOUNTED
TELEPHONE	SINGLE OUTLET & 2 USB PORTS	SPEAKER, WALL MOUNTED
CABLE TV	FLOOR OUTLET	THERMOSTAT
VOLUME CONTROL	PORTRAIT OUTLET	
LUTRON KEY PAD	CABINERY OUTLET, COORD. W/ CASEWORK	

ELECTRICAL NOTES

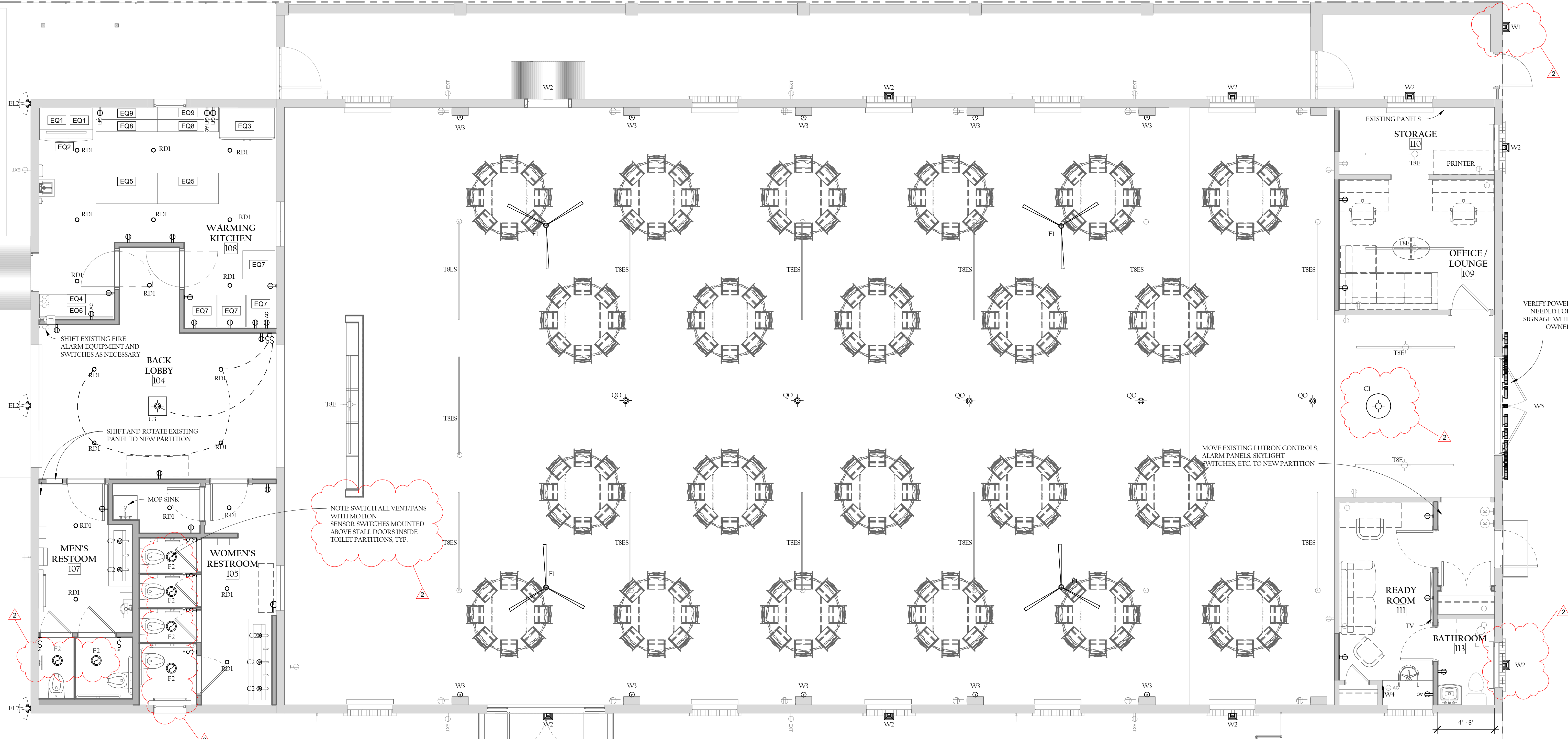
- SWITCHING NOT SHOWN, WITH THE EXCEPTION OF THE MOTION SENSOR SWITCHES IN TOILET STALLS, ALL NEW SWITCHING SHALL BE COORDINATED WITH EXISTING LUTRON SYSTEM. LUTRON SUB CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PROPOSED LAYOUT & MEET WITH OWNER AS REQUIRED FOR DESIGN.
- ELECTRICAL FOR APPLIANCES AND EQUIPMENT NOT SHOWN - PROVIDE POWER AS NECESSARY FOR EACH PIECE OF EQUIPMENT, VERIFY WITH EACH MANUFACTURER.
- MODIFY EXISTING FIRE ALARM AND SMOKE DETECTION SYSTEM TO ACCOMMODATE FLOOR PLAN CHANGES AND AS REQUIRED BY CODE. REVIEW PLACEMENT OF NEW FIXTURES WITH ARCHITECT PRIOR TO INSTALL.
- SEE SHEET A70 REFLECTED CEILING PLAN FOR DIMENSIONS TO FIXTURES
- SEE INTERIOR ELEVATIONS FOR MORE INFORMATION ON SWITCH AND OUTLET PLACEMENT. COORDINATE WITH FINISHES (TILE PATTERNS, JOINTS, BACKSPLASHES, ETC.)
- VERIFY EXACT PLACEMENT OF FLOOR OUTLETS IN FIELD WITH OWNER PRIOR TO INSTALLATION.
- COORDINATE WITH OWNER'S AUDIO/VISUAL/LOW VOLTAGE CONTRACTOR TO PROVIDE POWER REQUIREMENTS.
- COORDINATE WITH OWNER'S SECURITY SYSTEM CONTRACTOR TO PROVIDE POWER REQUIREMENTS.
- PLANS INDICATE THE GENERAL LAYOUT OF DEVICES AND FIXTURES. COORDINATE FINAL PLACEMENT OF ALL DEVICES AND FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION. ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF ALL CURRENT STATE AND LOCAL CODES, NATIONAL ELECTRICAL CODE, CONNECTING UTILITY, MANUFACTURER'S INSTRUCTIONS, AND PROFESSIONAL WORK PRACTICES, AS REQUIRED FOR COMPLETE AND OPERATING SYSTEMS. NOTIFY ARCHITECT OF ANY PROBLEMS PRIOR TO CONSTRUCTION.
- POWER, LIGHTS, SERVICE, CONTROLS, DEVICES, EQUIPMENT, ETC SHALL BE FULLY COORDINATED AHEAD OF INSTALLATION. IN GENERAL ABOVE GRADE CONDUIT ROUTES SHOULD FOLLOW THE BUILDING'S LINES OF CONSTRUCTION.
- MATERIALS SHALL BE NEW & IN GOOD CONDITION. WIRE SHALL BE COPPER. INSULATION SHALL BE 75°C (THWN OR THHN) OR ABOVE. CONDUIT AND TUBING SHALL BE GALVANIZED METAL ABOVE GRADE AND VC BELOW GRADE.
- WIRE COUNTS, RUNNERS, GROUNDS, CABLE, BLOCKS, BOXES, TRAYS, CONNECTORS, CLAMPS, HANGERS, ETC ARE INSTALLERS RESPONSIBILITY. VERIFY CIRCUIT PROTECTION, WIRE AND CONDUIT SIZE, PHASES, AND EQUIPMENT LOADS.
- RECEPTACLES, SWITCHES, AND CONTROL DEVICES SHALL BE UL LISTED WHITE THERMO PLASTIC WALL PLATES UNLESS NOTED OTHERWISE. ALL RECEPTACLES SHALL BE GFI TYPE. DEVICES AND FIXTURES SHALL HAVE CIRCUITS SIZED PER ELECTRICAL CODE. ELECTRICAL SUBS SHALL COORDINATE CIRCUIT SIZES OF EQUIPMENT WITH PLUMBING AND MECHANICAL SUBS.
- AC - ABOVE COUNTER HEIGHT OF 48"
- LOW OUTLETS SET AT 20" AFF.

LIGHTING AND FAN SCHEDULE

MARK	TYPE	QTY.	Budget	MANUFACTURER	MODEL	DESCRIPTION	LAMP	COMMENTS
C1	ASSEMBLY PENDANT	1	350.00	TBD	TBD	ALLOW \$350/FIXTURE		
C2	ROBSON PENDANT	5	150.00	ROBSON	PD42502 BK		15W LED	
C3	BACK LOBBY PENDANT	1	250.00	TBD	TBD	ALLOW \$250/FIXTURE	CLEAR LED 3000K	
EL2	EXTERIOR DOUBLE FLOOD	3	92.00	PROGRESS LIGHTING	P5203-3I	BLACK PAR LAMPHOLDER	(2) PAR-38 LED 3000K	REPLACEMENT FOR EXISTING FLOOD
F1	3 BLADE HVLS CEILING FAN, 7' DIA.	4	2369.00	BIG ASS FANS	HAIKU B3213-X4-BCW-04-02-D-01	84" DIA. WHITE	2700K LED	WITH UPLIGHT AND UV-C CLEAN AIR SYSTEM, PAINT CEILING COLOR WHITE
F2	VENT FAN/LIGHT COMBO	6	150.00	PANASONIC	R4-DRDN-F930-WT	6" RECESSED CAN / FAN LEED LIGHT COMBO	8 W	LAMP INCLUDED, 6" DUCT TO REDUCE NOISE
RD1	RECESSED DOWNLIGHT	19	40.00	WAC LIGHTING	POP-IN 4" ROUND DOWNLIGHT, 1035 LUMENS		3000K, 90 CRI, LED	
T8E	EXISTING 8" TRACK	5	120.00	EXISTING H-TRACK, NEW HEADS	HEADS TBD	ALLOW \$30 FOR EACH NEW HEAD, 4 HEADS PER TRACK	3000K LED	EXISTING TRACK, REPLACE HEADS
T8ES	EXISTING 8" TRACK, SIDE MOUNT	14	120.00	EXISTING H-TRACK, NEW HEADS	HEADS TBD	ALLOW \$30 FOR EACH NEW HEAD, 4 HEADS PER TRACK	3000K LED	RELOCATE EXISTING TRACKS, REPLACE HEADS
W1	EXTERIOR SCÖNCE 11"	1	114.00	ROSETO	COFFEY MVWS364MYB	SMALL LANTERN, MYSTIC BLACK	(1) 100W	11" TALL IN MYSTIC BLACK (S114)
W2	EXTERIOR SCÖNCE 19"	9	164.00	ROSETO	COFFEY MVWS4735MYB	MEDIUM LANTERN, MYSTIC BLACK	(2) 60W	19" TALL IN MYSTIC BLACK (S163)
W3	WALL SCÖNCE	10	178.00	MAXIM LIGHTING	OUTPOST 2610*9BK - BLACK	CYLINDER UP/DOWN WALL SCÖNCE	(2) 60W, DIMMABLE	22" TALL
W4	LIGHTED MAKE-UP MIRROR	1	150.00	ZADRO	LED W710	HARDWIRED DUAL-SIDED 10X AND 1X MAGNIFYING	LED	
W5	QUEEN AND GRANT BRANDED SIGN	1		BACKLIT SIGNS.NET	CLASSIC BACKLIT METAL	3D METAL LETTERS, HELD OFF OF WALL AND BACKLIT, POWDER COAT FINISH	MAX 4000K LED	CONTACT SAM BUCHLI, WHITFIELD SIGN Co., 334-651-1769, FOR COMP-PRICING

EQUIPMENT SCHEDULE

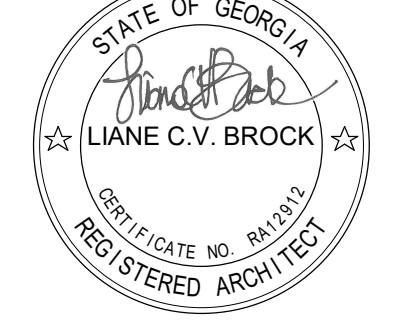
MARK	TYPE	ROOM	QTY.	MANUFACTURER	MODEL	ELEC. REQ.	DESCRIPTION	COMMENTS
EQ1	ICE MACHINE	WARMING KITCHEN	2	HOSHIZAKI	F-450MAJ(C)	15A	ICE MAKER	
EQ2	ICE BIN	WARMING KITCHEN	1	HOSHIZAKI	B-900SF		ICE BIN	
EQ3	REACH-IN REFRIGERATOR	WARMING KITCHEN	1	AVANTCO	I78A49RHC	4.56A	REACH IN REFRIGERATOR	32 1/4" DEPTH
EQ4	72" WORKTABLE WITH BACKSPLASH	WARMING KITCHEN	1	REGENCY	600TSB2472S	NO	BACKSPLASH, STAINLESS STEEL, 24" DEPTH	
EQ5	60" WORKTABLE W/ CASTERS	WARMING KITCHEN	2	REGENCY	600TS3072S	NO	NO BACKSPLASH, STAINLESS STEEL, 30" DEPTH	
EQ6	72" OVERSHELF	WARMING KITCHEN	1	REGENCY	600DOS1272	NO	TABLE MOUNT 12" DEPTH, 32" TALL	
EQ7	HOT BOX (NIC)	WARMING KITCHEN	4	METRO	C539-CD-C-U	20A	FULL HEIGHT DUTCH CLEAR DOOR	
EQ8	60" WORKTABLE WITH BACKSPLASH	WARMING KITCHEN	2	REGENCY	600TSB2460S	NO	BACKSPLASH, STAINLESS STEEL, 24" DEPTH	
EQ9	60" OVERSHELF	WARMING KITCHEN	2	REGENCY	600DOS1260	NO	TABLE MOUNT, 12" DEPTH, 32" TALL	



1 GROUND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

WIREGRASS STUDIO, INC. ARCHITECTS
1208 NEWCASTLE, SUITE 202
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DATE	REVISIONS
7/12/2021	
2/11/2022	

NO.	DATE	PHASE
1	7/7/2021	SCHEMATIC
2	2/11/2022	DESIGN
		PRICING SET
		PERMIT SET
		CONSTRUCTION
		AS-BUILT

A RENOVATION FOR
QUEEN AND GRANT
1315 GRANT STREET, BRUNSWICK, GA 31520
GROUND FLOOR ELECTRICAL PLAN

Date: 02/11/22
Project No. 2104

E101



SUBJECT: RENEWAL OF ADDITIONAL FLOOD INSURANCE

COMMISSION ACTION REQUESTED ON: August 3, 2022

PURPOSE: Request approval to renew the City's NFIP and Lloyds of London Flood Insurance policies.

HISTORY: The City of Brunswick renews its additional flood insurance coverage annually. The City has \$10,000,000 in flood insurance coverage through GIRMA for Property and Mobile Equipment. The GIRMA coverage period is May 1, 2022 to May 1, 2023. That policy renewal was approved at the May 4, 2022 Commission meeting. The NFIP and Lloyds policies are additional flood coverage spanning a different policy period. McGinty Gordon and Associates, local brokers, search insurance markets to identify providers who will extend maximum coverage for the best value. Due to a change in the rating methodology used by the National Flood Insurance Program "NFIP", McGinty Gordon secured quotes for new NFIP coverage that could replace the more expensive Lloyds coverage. The quotes are included on the attached Flood Insurance Summary prepared by McGinty Gordon.

FACTS AND ISSUES:

1. See the attached 2022-23 Flood Insurance Summary. Three properties are individually covered by National Flood Insurance (NFIP) policies and seven are covered by a Lloyds of London policy. Comparing the 2021/22 premium column to the 2022/23 premium column, the individual NFIP policies decreased in total by \$2,116.00. The Lloyds of London policy increased by \$3,110.00 which is an increase of 10%.
2. The last two columns of the attached Flood Insurance Summary identify the various components of the NFIP optional quote. The NFIP quoted coverage is \$16,812 less than the Lloyds policy with deductibles of \$1,250 for each property. However, NFIP requires a thirty-day waiting period from the date an application is submitted until the date coverage is effective.
3. The GIRMA coverage analysis is attached. The City has \$10,000,000 in flood insurance coverage with a \$50,000 deductible for property and a \$1,000 deductible for mobile equipment through GIRMA. NFIP and Lloyds policies are additional flood coverage.
4. The City has total insured property values of \$30,602,434 including mobile equipment on the GIRMA property policy. The specific flood policies provide \$4,281,500 in building coverage and \$506,200 in contents coverage, combined with the GIRMA flood limit the City has \$14,787,700 in flood coverage.

BUDGET INFORMATION: The amount budgeted for Flood Insurance for FYE 2023 was based on premiums previously paid. The FYE 2022-23 premium is covered under the FYE 2023 budget.

OPTIONS:

1. Renew the three NFIP and Lloyds of London policies as previously written paying a total of \$38,424.60 for additional flood coverage.
 2. Renew the three NFIP policies as previously written paying premiums totaling \$4,635.00. Renew the Lloyds of London policy effective 8-5-2022 and apply for NFIP coverage to be effective 12-04-2022 on the seven buildings insured by Lloyds of London. Lloyds requires a minimum payment of 25% to retain coverage. The payment of \$8,564.40 to Lloyds would give the City flood coverage for 90 days. The NFIP payment of \$16,978 would give the City an additional 12 months of coverage on the seven buildings effective 12-04-2022. Total cost \$30,177.40.
 3. Do not renew the Lloyds of London policy for the seven buildings and apply for NFIP coverage on these buildings at \$16,978 for the annual policy and assume the flood risk for the 25 to 30 days it will take to get NFIP coverage effective.
-

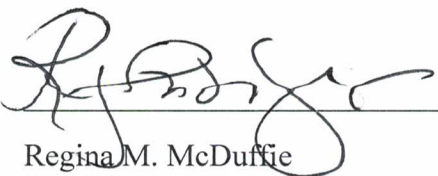
DEPARTMENT RECOMMENDATION ACTION: Renew the three NFIP policies as previously written. Renew the Lloyds of London policy effective 08-05-2022 and apply for NFIP coverage on the seven buildings effective 12-04-2022.

DEPARTMENT: Finance

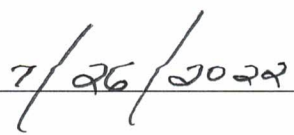
Prepared by: Lynne Velie, Assistant Finance Director

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:



Regina M. McDuffie
City Manager



Date

The City of Brunswick
Flood Insurance Summary
2022/2023

Location Address	Location Description	Policy Term	Flood Zone Old/New	Replacement Cost (Bldg)	Building Value	Contents Limit	Deductible	02/1/22 Premium	2022/23 Premium	2022/23 NFP OPTIONAL
NFP Flood Policies										
525 Lakewood Avenue	Public Works Complex	8/5/2022 - 23	X/X	750,000	500,000	100,000	1,250	2,833.00	1,147.00	1,147.00
1524-1530 Newcastle Street	Ritz Theater	8/6/2022 - 23	X/X	2,404,080	500,000	50,000	1,250	2,615.00	2,006.00	2,006.00
204 Mansfield	Detective Building	9/1/2022 - 23	AE/AE	722,300	500,000	63,000	5,000	1,303.00	1,482.00	1,482.00
NFP Total					1,500,000	213,000		6,751.00	4,635.00	4,635.00
Lloyds of London Policy										
1402 Sonny Miller Way (aka 1430 Lanier Blvd)	Howard Coffin Rec Bldg.	8/5/2022 - 23	AE/AE	1,374,000	500,000	38,900	10,000	3,680.00	33,789.60	6,765.00
206 Mansfield Street	Police Station	8/5/2022 - 23	AE/AE	1,120,000	233,200	66,200	10,000	INCLUDED	INCLUDED	2,769.00
1109 H Street	Community Center	8/5/2022 - 23	AE/AE	1,688,000	498,300	38,900	10,000	INCLUDED	INCLUDED	1,658.00
2007 I Street (aka 1901 Cleburne)	Multi Purpose Ctr (Elderly Care)	8/5/2022 - 23	AE/SHX	601,020	500,000	66,200	1,250	INCLUDED	INCLUDED	1,151.00
1201-1203 Gloucester Street	Fire Station	8/5/2022 - 23	AE/SHX	361,000	330,000	83,000	1,250	INCLUDED	INCLUDED	1,102.00
503 Mansfield Street	Administration Offices	8/5/2022 - 23	AE/SHX	1,271,000	500,000	0	1,250	INCLUDED	INCLUDED	2,403.00
1327 Union Street	Lisser House	8/5/2022 - 23	AE/AE	434,500	220,000	0	10,000	INCLUDED	INCLUDED	1,130.00
Lloyds Total					2,781,500	293,200		3,680.00	33,789.60	16,978.00
GRAND TOTAL				10,725,900.00	4,281,500	506,200		7,431.00	38,424.60	21,613.00
* \$500,000 is Maximum Limit for Buildings and Contents Coverage										
Building and Contents TTV: 4,787,700.00										

GIRMA INSURANCE PROGRAM

Comparative Analysis for 5.1.2022 Renewal

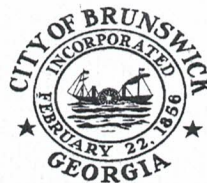


Insurance | Risk Management | Consulting

City of Brunswick

5.1.2022 to 5.1.2023

Program Details	2021-2022			2022-2023			Cost Comparison		
	Current Program	Current Rating Basis	Current Premium	Proposed Program	Rating Basis	Proposed Premium	Exposure Change	Premium Change	Net Rate Change
General Liability			\$34,897			\$55,532	8.0%	59.1%	51.2%
Each Occurrence	\$1,000,000	\$8,037,048		\$1,000,000	\$8,676,929				
General Aggregate	Unlimited	Reported P/R		Unlimited	Reported P/R				
Deductibles									
General Liability	\$0			\$0					
Public Officials Liability			\$77,500			\$76,837	8.0%	-0.9%	-8.8%
Each Occurrence	\$1,000,000	\$8,037,048		\$1,000,000	\$8,676,929				
Aggregate	\$5,000,000	Reported P/R		\$5,000,000	Reported P/R				
Deductible	\$25,000			\$25,000					
Law Enforcement Liab.			\$70,659			\$70,916	-13.2%	0.4%	13.6%
Each Occurrence	\$1,000,000	53		\$1,000,000	46				
Aggregate	Unlimited	Officers		Unlimited	Officers				
Deductible	\$25,000			\$25,000					
Automobile Liability			\$98,005			\$109,648	-1.9%	11.9%	13.8%
Combined Single Limit	\$1,000,000	209		\$1,000,000	205				
Uninsured Motorist Liab.	\$75,000	Vehicles		\$75,000	Vehicles				
Deductibles									
Auto Liability	\$25,000			\$25,000					
Uninsured Motorist Liab.	\$2,000			\$2,000					
Auto Physical Damage			\$38,963			\$43,517	-1.6%	11.7%	13.3%
Limit	ACV	188		ACV	185				
Vehicles Covered	Scheduled	Vehicles		Scheduled	Vehicles				
Deductible	\$5,000			\$5,000					
Crime			\$4,306			\$3,752	-5.4%	-12.9%	-7.4%
Employee Dishonesty	\$500,000	184		\$500,000	174				
Money & Securities	\$500,000	Employees		\$500,000	Employees				
Deductible	\$5,000			\$5,000					
Property & Mobile Equipment			\$63,672			\$61,223	2.9%	-3.8%	-6.7%
Total Insured Values	\$29,745,200	\$29,745,200		\$30,602,434	\$30,602,434				
Flood Limit	\$10,000,000	Property Values		\$10,000,000	Property Values				
Earthquake Limit	\$10,000,000			\$10,000,000					
Deductibles									
Building and Contents	\$50,000	\$29,745,200		\$50,000	\$29,745,200				
Mobile Equipment	\$1,000	\$857,234		\$1,000	\$857,234				
Flood & Earthquake	\$50,000	Property Values		\$50,000	Property Values				
	1% NWS - Tier 1 (per unit)			1% NWS - Tier 1 (per unit)					
Equipment Breakdown			\$4,141			\$4,141	3.0%	0.0%	-3.0%
Per Occurrence	\$100,000,000	\$28,887,966		\$100,000,000	\$29,745,200				
Deductible	\$1,000	Property Values		\$1,000	Property Values				
GIRMA Contributions			\$392,143			\$425,566	0.0%	8.5%	8.5%
Dividends/Credits			(\$8,572)			(\$8,843)			
GIRMA Net Contributions			\$383,571			\$416,723	0.0%	8.6%	8.6%
Gallagher Mgmt Fees			\$13,500			\$13,500			
Grand Total Cost			\$397,071			\$430,223	0.0%	8.3%	8.3%
Program Details	2021-2022			2022-2023			Cost Comparison		
	Current Program	Current Rating Basis	Current Premium	Proposed Program	Rating Basis	Proposed Premium	Exposure Change	Premium Change	Net Rate Change
Cyber Liability	Lloyds		\$4,066	GIRMA		Incl.			
Each Occurrence	\$1,000,000	\$16,000,000		\$250,000					
Aggregate Limit	\$1,000,000	GOE		\$250,000	GOE				
Deductible	\$5,000			\$10,000					
Ancillary Lines Total			\$4,066			Incl.			
Total Cost (All lines)			\$401,137			\$430,223	0.0%	7.3%	7.2%



INTEROFFICE MEMORANDUM

DATE: July 22, 2022

TO: Honorable Mayor and Commissioners
City of Brunswick
Brunswick, GA

FROM: Kathy D. Mills, CPA, Finance Director

SUBJECT: Financial Reports as of June 30, 2022 100.00%

**General Fund
30-Jun-22
Cash Basis**

	Monthly	Year to Date	% of Budget	Amended Budget	% (over)under Budget
Revenues	1,178,465	18,565,255	106.91%	17,365,507	-6.91%
Expenditures	2,871,349	16,439,227	94.67%	17,365,507	5.33%
Net Revenues & Expenditures	(1,692,884)	2,126,028			

Cash Balance as of 06/30/2022	7,130,682	Primesouth	
	300,276	Perry Park (included in total)	

	LOST	LOST YTD	TAVT*	TAVT* YTD
Jun-22	796,750	8,572,046	32,226	372,033
Jun-21	723,596	7,469,739	40,853	371,241
Increase (Decrease)	73,154	1,102,307	(8,627)	792
	10.11%	14.76%	-21.12%	0.21%

*Title Ad Valorem Tax

Capital Projects - SPLOST VI
As of June 30, 2022
(04/01/2017-09/30/2020)

	Total Expended as of 06/30/2022	Reimbursements Received	City Expended as of 06/30/2022	Original Budget Amount	Amended Budget Amount	Remainder (Overage)
Highways and Streets	7,177,563	3,430,103	3,747,460	4,627,750	4,627,750	880,290
Sidewalk Replacement/Upgrades	565,785	50,000	515,785	432,500	482,500	(33,285)
Storm Drainage Improvements	4,384,850	241,182	4,143,668	3,243,750	4,551,750	408,082
Mary Ross Park Development	563,975	0	563,975	821,750	821,750	257,775
Highway 17 Infrastructure	247,365	43,000	204,365	215,107	215,107	10,742
Wayfindings & Gateways	0	0	0	259,500	259,500	259,500
Trails	535,240	107,971	427,269	346,000	346,000	(81,269)
Cemetery Restoration/Renovation	109,272	0	109,272	259,500	259,500	150,228
Brunswick Police Department Vehicles (15)	466,021	0	466,021	540,625	540,625	74,604
Brunswick Fire Department Fire/Rescue	65,222	0	65,222	64,875	65,222	0
Subscriber Radios for E911	469,009	0	469,009	431,357	431,357	(37,652)
Fire Department Pumper Trucks (2)	849,778	0	849,778	562,183	849,778	0
Fire Station 1 Improvements	413,971	0	413,971	346,000	346,000	(67,971)
Historic Squares	133,851	25,000	108,851	86,500	86,500	(22,351)
Park Rehabilitation (Palmetto, Orange, etal)	367,345	2,700	364,645	389,225	389,225	24,580
Sidney Lanier Park Improvements	344,747	0	344,747	519,000	519,000	174,253
Overlook Park Improvements	139,104	0	139,104	103,800	103,800	(35,304)
Howard Coffin Park Improvements	483,364	103,000	380,364	431,357	431,357	50,993
Roosevelt Harris Center Improvements	191,668	0	191,668	151,375	191,668	0
	17,508,130	4,002,956	13,505,174	13,832,154	15,518,389	2,013,215

a \$886,772 from DOT & \$2,543,331 from JWSC

b \$241,182 from Glynn County

c \$74,971 from DNR Trail Grant & \$33,000 from GCRC

d \$50,000 from DOT

e \$3,000 Contribution from Golden Isles Track Club & \$100,000 from DNR

f \$43,000 from GADOT Highway 17

g \$328,234 paid back to General Fund

h \$25,000 from Signature Squares

i \$1,000 Ameris Bank & \$1,700 Golden Isles Track Club for Goodyear Park

TOTAL CASH ON HAND \$1,976,463

Unallocated Funds:

Overage in Collections
GA DCA Aviation Fuel Tax
Interest Earned

210,355 (1)
16,227
251,525
478,107

(1) Original budgeted tax collection

\$13,832,154
Actual collections through 05/31/2022
15,728,743
Collections in excess of budgeted
\$1,896,589
Paid back to GF
(328,234)
Allocated to Stormwater Improvements
(1,308,000)
Allocated to Sidewalk Replacement & Upgrades
(50,000)
Unallocated overage in Collections
210,355 (1)

SPLOST V

Cash Primesouth @ 06/30/2022

1,365,323

(Funds reallocated for purchase of Fire Department Ladder Truck)

Norwich Street Commons Fund

Original Balance (Sale of Property 05/13/13)

Demolition Fees

Interest Income

Revenues

YTD

Total since inception

0 487,500

0 8,049

2,261 19,499

2,261 515,048

Expenditures

Demolition Projects

Infrastructure

Police Substation

Expenditures

Net as of June 30, 2022

YTD
f/y/e 6/30/2022

Total since inception

0 40,012

0 130,546

0 6,750

0 177,308

2,261 337,740

Cash Primesouth @ 06/30/2022

\$ 337,740

Roosevelt Harris - Multipurpose Center

\$ YTD
f/y/e 6/30/2022

Cash Basis

421,257

Total Budget:

Revenue FYTD

Grants

Transfer from General Fund

Program Income

Insurance Proceeds

Contributions

Interest Income

165,142

150,000

11,160

4,000

11,880

138

Total Inflows

Expenditures FYTD

Net

Cash Balance @ 06/30/2022

\$ 342,320

\$ 393,366

\$ (51,046)

\$ 631

Percent of Budget

81.26%

93.38%

ARPA Fund:

Initial Deposit received 06/07/2021

2nd Deposit received 06/21/2022

Interest Earned from inception

Total funds received as of 06/30/2022

\$ 4,606,131

4,606,131

42,205

\$ 9,254,467

Disbursements:

Back to Business Brunswick--DDA

Back to Business Brunswick-non DDA

Wifi Upgrades

Total funds disbursed as of 06/30/2022

\$ 157,865

95,000

9,007

\$ 261,872

Allocations:

Revenue Recovery

Storm Drainage Improvements

Road Resurfacing

Business Support/Relief

Total funds allocated as of 06/30/2022

\$ 1,162,000

1,000,000

1,000,000

1,447,135

\$ 4,609,135

Total Disbursed and Allocated @ 06/30/2022

Remaining Undesignated Funds @ 06/30/2022 (including interest)

\$ 4,871,007

\$ 4,383,460

Sanitation Fund:

Year Ending 06/30/2022

	<u>Year to Date</u>
Sanitation Billing	2,099,446
Franchise Fees	60,185
Bad Debt - recovery	450
Interest Earned (Funds)	5,448
Penalties & Interest Earned	3,366
DNR Reimbursements	-
Transfer in for T Street Landfill	-
Total Revenue (YTD)	2,168,895
Operating Exp. YTD:	1,758,335
Depreciation YTD	-
Bad Debt - write off	-
Other Landfill Expenses	15,638
Payment to T Street Landfill Site Cleanup	-
Total Expense (YTD)	1,773,973
Operating Income (Loss)	<u>394,922</u>
Total Cash on Hand @ 06/30/2022	<u>379,678</u>
Primesouth Restricted for Landfill	194,366

Sanitation Bills		
	<u>June 2022</u>	<u>YTD</u>
Trash Pickup	127,884	1,622,912
Illegal Refuse Clean Up	9,462	67,993
Street Sweeping	4,419	21,906
	<u>141,765</u>	<u>1,712,811</u>

STORMWATER UTILITY FUND:

	<u>6/30/2022 (YEAR TO DATE)</u>
Stormwater Utility Fees	993,976
DNR Grant	5,000
Interest Earned	4,275
Penalties & Interest	2,969
GMA Capital Lease Proceeds	299,469
Total Inflows	1,305,689
Expenditures:	
Operating	1,241,419
GMA Lease Payments	127,655
Total Outflows	1,369,074
Balance	(63,385)

Cash Balance @ 06/30/2022	\$432,365
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ADDITIONAL INFORMATION-FOR THE MONTH OF JUNE 2022

		<u>June 2022</u>	<u>YTD</u>
Animal Control Expenses		0	0
Traffic Control Expenses		8,179 ***	24,103
Recreation Dept. Expenses (facilities managed by County)	Building	4,504 **	7,504
	Aquatics	1,565	5,081 <i>Jeff's Pool</i>
	Equipment	489	714 <i>Doug Coffey Electric</i>
	Subsidized Fees	4,052	7,378 *

*5 Flag Football, 23 Soccer, 59 Tackle Football, 7 Cheerleading, 89 Basketball, 30 Baseball, 11 Softball, 13 T Ball, 31 Track

**Repair Damaged Roof

*** Traffic Signals



Roosevelt Lawrence Center

Account	Account Description	Jun-22 Transactions	YTD Transactions
Function 6130 - Neighborhood & Community Service			
51			
51-1100	Salaries & Wages	13,314.43	77,962.16
51-1200	Temporary Employees	.00	3,226.50
51-1300	Overtime	916.28	3,950.06
51-2100	Group Insurance	485.00	5,820.00
51-2200	FICA	1,077.44	5,906.24
51-2300	Medicare	.00	484.65
51-2400	Pension	.00	.00
51 - Totals		\$15,793.15	\$97,349.61
52			
52-1100	Official / Administrative	.00	16.19
52-1250	Contractual Expense	.00	877.50
52-1300	Technical Services	79.00	237.00
52-2210	Repair / Maint Building	.00	2,702.00
52-2211	Repair / Maint Equipment	.00	2,620.95
52-2300	Rentals	90.26	722.14
52-3201	Cable	149.15	2,136.06
52-3205	Telephone	146.02	1,650.19
52-3600	Dues and Fees	138.95	648.14
52 - Totals		\$603.38	\$11,610.17
53			
53-1110	Office Supplies	.00	694.37
53-1130	Building Repair Supplies	.00	44.20
53-1135	Custodial Supplies	.00	237.06
53-1210	Water/Sewerage	346.56	2,079.36
53-1230	Electricity	877.92	14,733.75
53-1300	Food/Misc	445.48	517.43
53-1600	Small Equipment	.00	738.00
53-1700	Other Supplies	292.41	2,747.64
53 - Totals		\$1,962.37	\$21,791.81
54			
54-2300	Furniture and Fixtures	.00	249.80
54 - Totals		\$0.00	\$249.80
Function 6130 - Neighborhood & Community Service Totals		\$18,358.90	\$131,001.39



SUBJECT: ENTERPRISE ZONE APPLICATION

COMMISSION ACTION REQUESTED ON: August 3, 2022

PURPOSE: To review and make recommendation on approval of Enterprise Zone application.

HISTORY: Enterprise Zones have been established along select corridors to encourage business investment and job creation. The Enterprise Zone program offers City tax abatements over a graduated period of 10 years and the waiver of development fees.

FACTS AND ISSUES: The applicant contacted Travis Stegall, former Economic Development Director, at some point last year regarding the Enterprise Zone program. The application was officially submitted to the Economic Development Department in July 2022.

BUDGET INFORMATION: N/A.

OPTIONS: Make recommendation for approval or denial of tax abatement schedule and waiving of fees.

DEPARTMENT RECOMMENDATION ACTION: Approve provided tax abatement schedule and waive any eligible fees.

DEPARTMENT: Economic Development

Prepared by: Kiakala “Aku” Ntemo, Economic Development Manager

ADMINISTRATIVE COMMENTS: On July 25, 2022, the Finance Committee recommended approval of the tax abatement schedule and the waiver of the building permit fees.

ADMINISTRATIVE RECOMMENDATION:

Regina M. McDuffie

City Manager

7/27/22

Date

Fees Paid/To Be Paid (Waiver/Reimbursement) + Tax Abatement Schedule

<u>Fees</u>	<u>Standard Amount</u>
Occupation Taxes	\$
Building Permit Fees*	\$ 3,545.41
Sign Permit Fees	\$
Business License Admin	\$
Planning Dept. Fees	\$
Fire Dept. Plan Review Fees	\$
Other FD Fees	\$
Brunswick-Glynn County (JWSC)*	\$ 8,635.00
Robert's Civil Engineering Fees*	\$ 15,000.00
Total Fees*	\$ 27,180.41*

Seed Corn Enterprise LLC has submitted an Enterprise Zone application for the new construction project located at 1305 Gloucester Street (vacant lot at corner of Gloucester & Albany Streets). This location is in the GC Enterprise Zone.

The owners/developers are requesting the following incentives (waivers, abatements, reimbursements, et. al) for this new construction project & new tenant businesses:

1. Abate Building Permit Fees (including plan review).
2. Abate Business License Administration Fees for the first year.
3. Abate Sign permit fees.
4. Abate City Property Taxes
5. Waiver of City of Brunswick and/or Glynn County occupational tax, regulatory, and business inspection fees for the first year.
6. Reimbursement of JWSC fees paid (\$8,635.00)
7. Reimbursement of Robert's Civil Engineering fees (\$15,000.00)

	Value at start	\$ 70,200.00 (Vacant Lot)
Property tax abatement	New value (est)	\$ 325,000.00
Values are estimated	New Assd (est)	\$ 130,000.00
	City Property Tax (est)	\$ 1,718.47

Year	Abatement %	Collected Tax	Standard Tax	Savings to developer
1	100%	\$ -	\$ 1,718.47	\$ 1,718.47
2	100%	\$ -	\$ 1,718.47	\$ 1,718.47
3	100%	\$ -	\$ 1,718.47	\$ 1,718.47
4	100%	\$ -	\$ 1,718.47	\$ 1,718.47
5	100%	\$ -	\$ 1,718.47	\$ 1,718.47
6	80%	\$ 343.69	\$ 1,718.47	\$ 1,374.78
7	80%	\$ 343.69	\$ 1,718.47	\$ 1,374.78
8	60%	\$ 687.39	\$ 1,718.47	\$ 1,031.08
9	40%	\$ 1,031.08	\$ 1,718.47	\$ 687.39
10	20%	\$ 1,374.78	\$ 1,718.47	\$ 343.69
Total		\$ 3780.63	\$ 17,184.70	\$ 13,404.07

Tax abatement schedule prepared by Kiakala Aku Ntemo

*We expect at least a ~\$5000.00 fee before JWSC will allow tap in to sewer + other occupational, regulatory, and business inspection fees related and/or unrelated to tenant business (i.e., Original Jay's Fish & Chicken)

- Robert's Civil Engineering: **\$15,000 – Civil Engineering fees**
 - At the insistence of City Engineer P. Kersey, we had to hire and pay another civil engineer to sign off the work that my certified engineer submitted before he would approve of our building permit. This forced us to hire two engineers.
- Brunswick-Glynn County: **\$8,635.00 – Joint Water & Sewer Commission fees**
 - Paid at the insistence of JWSC before they would approve the building permit.
- City Of Brunswick: **\$3,545.41 – Building Permit fees**
 - This amount was paid to the City of Brunswick to secure building permit.



CITY OF BRUNSWICK

ENTERPRISE ZONE APPLICATION

1. GENERAL INFORMATION		
Project Name: 1305 Gloucester Street		
Project Physical Address: 1305 Gloucester Street, Unit A 1305 Gloucester Street, Unit B		Parcel I.D.#: 01-02287
City: Brunswick	State: Georgia	Zip: 31520
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 checked="" type="checkbox"/> Real Estate <input checked="" type="checkbox"/> Retail <input checked="" type="checkbox"/> Other (SIC Code): _____		
Benefit Type:		
<input checked="" 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 checked="" type="checkbox"/> Enhance Area (landscape/facade improvements, or remove billboards) <input checked="" type="checkbox"/> Assemblage of multiple tracts		
Applicant Organization/Agency: Seed Corn Enterprise LLC		
Federal Tax ID Number: 85-3423801	SIC Code: Any Legal Purpose	
Type of Organization:		
<input type="checkbox"/> S-Corporation <input type="checkbox"/> C-Corporation <input checked="" 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: RETAIL (Real Estate Holding & Development: Commercial, Residential, Mixed-Use)		

2. Contact Information		
Primary Business Representative: Orion L. Douglass, Sr.		
Title: President/Owner	Phone: 912-571-9299 (primary); 912-571-9659 (secondary)	
Fax:	Email: seedcornerprisellc@gmail.com	
Mailing Address: 642 Johnson Road		
City: St. Simons Island	State: GEORGIA	Zip: 31522
Local Contact Person: SAME as above		
Title:	Phone:	
Fax:	Email:	
Mailing Address:		
City:	State:	Zip:

3. 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.

Seed Corn Enterprise LLC is constructing a new two-unit commercial building at 1305 Gloucester Street, Brunswick, GA 31520. The development is an investment by Seed Corn Enterprise which is constructing this new building to suit its first commercial tenant, a restaurant called Original Jay's Fish & Chicken.

The initial capital investment into this project is \$553,200.00 plus governmental and professional fees.

4. Project Capital Investment:

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

Land:	\$ 70,200.00
Buildings: financed by Synovus Bank	\$ 403,000.00
Manufacturing Machinery:	\$ 0
Other Machinery and Equipment: by Marshland Credit Union	\$ 80,000.00
Other: Governmental & Professional Fees ("Fees")	\$
Total:	\$ 553,200.00 + Fees

5. 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.

Seed Corn Enterprise is a real estate holding and development company located in Glynn County, Georgia, and owners of a new two-unit commercial building located at 1305 A / 1305 B Gloucester Street, Brunswick, GA 31520. Additionally, the company plans to acquire and develop vacant properties into retail, commercial, residential, and/or mixed-use units.

6. Local Significance

Explain specifically how the project will benefit Brunswick residents and attach any additional information

As a family owned company with deep roots here in Glynn County, we hope to bring prosperity to the City of Brunswick and its residents by investing strategically in property acquisition and development throughout the area. The site of the property at the corner of Albany and Gloucester Streets, is a truly historic part of the Historic Old Town District and was a commercial hub in the African American community for decades.

With this project, Seed Corn Enterprise endeavors to restore honor to this historic place of prominence and in the future will apply for a Georgia Historical Society marker recognizing the site - 1305 Gloucester Street- as a stop mentioned in "The Green Book" dating back to the 1930s. (see attachment)

7. 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): **8-10 (SCE LLC & tenant(s))**

Number of Low/Moderate Income People Hired (10%): **3 (est.)**

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: **8-10**

Estimated Amount of Payroll for YR TBD : **\$TBD - i.e. Original Jay's Fish & Chicken**

8. New Jobs Breakdown (4 YR Period Example)

Job Title	Annual Salary or Hourly Rate	Total Year 1	Total Year 2	Total Year 3	Total Year 4
1 Cashier					
2 Server 1					
3 Server 2					
4 Server 3					
5 Cook 1					
6 Cook 2					
7 Manager					
8					
Annual Grand Total		TBD from Tenant A & B - Original Jay's Fish & Chicken LLC			

9. 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).

Construction costs financed 80% by Synovus Bank and 20% by Seed Corn Enterprise LLC.
 (SEE ATTACHMENT - SYNOVUS BANK LOAN AGREEMENT)

10. Additional Incentives Requested

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Building Permit fees | <input checked="" type="checkbox"/> Sign Permit fees | <input checked="" type="checkbox"/> Business License Administration fees |
| <input checked="" type="checkbox"/> Occupation taxes | <input type="checkbox"/> Rezoning fees | <input checked="" type="checkbox"/> Engineering fees |
| <input checked="" type="checkbox"/> Other local fees: JWSC TAP IN FEE, et al. | | |

11. Project Timeline

Construction Start Date:	January 2022
Construction Completion Date:	July 2022
Operation Start Date:	August 2022
Date Begin Hiring New Employees:	July 2022
Date Purchase of Machinery/Equipment:	June 2022
Date Other Improvements like Landscaping or Façade Material will be Incorporated:	July 2022 (or Fall 2022 i.e. landscaping, facade, awnings, outdoor lighting/seating, et al.)
Tax Abatement Start Date (NLT Completion). Attach Plat with Identified Phases (if applicable):	

12. 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.

Orion L. Douglass 6-30-2022
 Signature of Authorized Official Date
ORION L. DOUGLASS Sr. President/owner
 Print Name of Authorized Official Title

13. Application Checklist

	Complete	Incomplete	If Complete, Initial and Attach
Completed Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Financial Supporting documentation (if applicable), for example bank commitment letters, appraisal report, profit & loss statement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Three years of financials must include income statements/balance sheets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
Copy of the Brunswick Business License or application and Evidence of property access, i.e., copy of warranty deed or executed lease agreement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	New business license to be filed by tenant - i.e. Original Jay's Fish & Chicken
Site Plan Drawing. Include Proposed Landscaping Areas, if needed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Project Timeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

City of Brunswick
 Attn: Bren White-Daiss
 P.O. Box 550
 Brunswick, GA 31521

bwhitedaiss@cityofbrunswick-ga.gov

14. For Official Use Only

	Reviewed by	Recommend Approval	Recommend Denial
Planning Department			
Inspections and Code Enforcement			
Engineering Department			
Finance Department			
Downtown Development Authority			
Finance Committee			

SEED CORN ENTERPRISE LLC 642 JOHNSON RD ST SIMONS IS, GA 315220000 BORROWER'S NAME AND ADDRESS "I" includes each borrower above, jointly and severally.	Synovus Bank 1148 Broadway Columbus, GA 31901 LENDER'S NAME AND ADDRESS "You" means the lender, its successors and assigns.	Loan Number <u>165167038/10</u> Date <u>04/28/2022</u> Maturity Date <u>07/28/2036</u> Loan Amount \$ <u>370,000.00</u> Renewal Of _____
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For value received, I promise to pay to you, or your order, at your address listed above the **PRINCIPAL** sum of three hundred seventy thousand Dollars and zero Cents Dollars \$ 370,000.00

Single Advance: I will receive all of this principal sum on _____. No additional advances are contemplated under this note.
 Multiple Advance: The principal sum shown above is the maximum amount of principal I can borrow under this note. On _____ I will receive the amount of \$ _____ and future principal advances are contemplated.
Conditions: The conditions for future advances are AT LENDER'S DISCRETION

Open End Credit: You and I agree that I may borrow up to the maximum principal sum more than one time. This feature is subject to all other conditions and expires on _____.
 Closed End Credit: You and I agree that I may borrow (subject to all other conditions) up to the maximum principal sum only one time.

INTEREST: I agree to pay interest on the outstanding principal balance from 04/28/2022 at the rate of 4.250% per year until 07/28/2036

Variable Rate: This rate may then change as stated below.
 Index Rate: The future rate will be _____ the following index rate: _____

No Index: The future rate will not be subject to any internal or external index. It will be entirely in your control.

Frequency and Timing: The rate on this note may change as often as _____
 A change in the interest rate will take effect _____

Limitations: During the term of this loan, the applicable annual interest rate will not be more than _____ % or less than _____ %
 The rate may not change more than _____ % each _____

Effect of Variable Rate: A change in the interest rate will have the following effect on the payments:
 The amount of each scheduled payment will change. The amount of the final payment will change.

ACCRUAL METHOD: Interest will be calculated on a Actual/360 basis.

POST MATURITY RATE: I agree to pay interest on the unpaid balance of this note owing after maturity, and until paid in full, as stated below:
 on the same fixed or variable rate basis in effect before maturity (as indicated above).
 at a rate equal to 18%

LATE CHARGE: I agree to pay a late charge on the portion of any payment not made within 10 days after it is due equal to 5% of the unpaid amount, with a minimum of \$100.00

ADDITIONAL CHARGES: In addition to interest, I agree to pay the following charges which are are not included in the principal amount above: See Disbursement Authorization or Closing statement

PREPAYMENT FEE: If I prepay the entire balance of this loan after the original note date ("OND"), I agree to pay a prepayment fee equal to _____ % of the outstanding principal balance ("OPB") if the loan is prepaid _____ year(s) after the OND, _____ % of OPB if prepaid _____ year(s) after the OND, _____ % of OPB if prepaid _____ year(s) after the OND; and _____ % of the OPB if prepaid _____ year(s) after the OND.

PAYMENTS: I agree to pay this note as follows: I agree to pay 6 Monthly payments of accrued interest beginning May 28, 2022. Beginning November 28, 2022, I agree to pay 164 Monthly principal and interest payments in the amount of \$2976.44. A payment of principal and interest will be due on the 28th day of each period thereafter. The final payment of the entire unpaid balance of principal and interest will be due on July 28, 2036.
 Amounts I repay under this note may not be re-borrowed. My right to borrow is subject to all other conditions and expires on 10/28/2022

PURPOSE: The purpose of this loan is SB CONSTRUCTION

ADDITIONAL TERMS:

SIGNATURES AND SEALS: IN WITNESS WHEREOF, I HAVE SIGNED MY NAME AND AFFIXED MY SEAL ON THIS _____ DAY OF _____ . BY DOING SO, I AGREE TO THE TERMS OF THIS NOTE (INCLUDING THOSE ON PAGES 1, 2, AND 3). I HAVE RECEIVED A COPY ON TODAY'S DATE.

SEED CORN ENTERPRISE LLC
Signature(s) for Borrower(s):

Signature(s) for Borrower(s):

 ORION L DOUGLASS, MEMBER (SEAL)

 (SEAL)

 (SEAL)

 (SEAL)

DISPOSITION OF FUNDS	
Deposited to Account Number _____	Check Number _____

(Optional)	
Signed _____	For Lender
Officer Name <u>Johnson,R, Authorized Signer</u>	

SECURITY

SECURITY INTEREST: I give you a security interest in all of the Property described below that I own or have sufficient rights in which to transfer an interest, now or in the future, wherever the Property is or will be located, and all proceeds and products of the Property. "Property" includes all parts, accessories, repairs, replacements, improvements, and accessions to the Property; any original evidence of title or ownership; and all obligations that support the payment or performance of the Property. "Proceeds" includes anything acquired upon the sale, lease, license, exchange, or other disposition of the Property; any rights and claims arising from the Property; and any collections and distributions on account of the Property.

- Inventory: All inventory which debtor holds for ultimate sale or lease, or which has been or will be supplied under contracts of service, or which are raw materials, work in process, or materials used or consumed in debtor's business.
Equipment: All equipment including, but not limited to, all machinery, vehicles, furniture, fixtures, manufacturing equipment, farm machinery and equipment, shop equipment, office and recordkeeping equipment, and parts and tools.
Farm Products: All farm products including, but not limited to: (a) all poultry and livestock and their young, along with their products, produce and replacements; (b) all crops, annual or perennial, and all products of the crops; (c) all feed, seed, fertilizer, medicines, and other supplies used or produced in debtor's farming operations; and (d) all aquatic goods produced in aquacultural operations.
Accounts: All rights debtor has now and may have in the future to the payment of money including, but not limited to: (a) payment for goods and other property sold or leased or for services rendered, whether or not debtor has earned such payment by performance; (b) rights to payment arising out of all present and future debt instruments, chattel paper and loans and obligations receivable; (c) all rights debtor has under any policy of insurance which is a right to payment of a monetary obligation for health care goods or services provided (e.g., health care insurance receivables); and (d) credit card receivables and license fees.
Instruments (including Promissory Notes), Documents, Chattel Paper (including electronic chattel paper), Letters of Credit Rights, and Other Rights to Payment: Any rights, and interests, (including all liens and security interests) which debtor may have by law or agreements against any account debtor or obligor of debtor.
General Intangibles: All general intangibles including, but not limited to, payment intangibles, tax refunds, applications for patents, patents, copyrights, trademarks, trade secrets, good will, trade names, customer lists, permits and franchises, and the right to use debtor's name.
Deposit Accounts: All rights debtor has now and may have in the future to any demand, time, savings, passbook or similar account maintained at any financial institution.
Investment Property: All rights debtor has now and may have in the future to any certificated or uncertificated security, security entitlement, securities account, commodity contract, commodity account or financial asset.
Software: All rights debtor has and may have in the future to any computer program and supporting information provided in connection with the program.
Commercial Tort Claims: All rights debtor has now and may have in the future arising out of that certain tort claim more particularly described as follows (Provide description of tort claim)
Government Payments and Programs: All payments, accounts, general intangibles, or other benefits (including, but not limited to, payments in kind, deficiency payments, letters of entitlement, warehouse receipts, storage payments, emergency assistance payments, diversion payments, and conservation reserve payments) in which debtor now has and in the future may have any rights or interests and which arise under or as a result of any preexisting, current or future federal or State governmental program (including, but not limited to, all programs administered by the Commodity Credit Corporation and ASCS).
The Property includes, but is not limited by, the following: PROPERTY DESCRIBED IN DEED TO SECURE DEBT DATED 07/28/2021, DEED BOOK 4520, PAGE 136, GLYNN COUNTY, GA; NORTHWESTERN LIFE INSURANCE POLICY # [REDACTED] OWNED BY ORION L DOUGLASS

If this agreement covers timber to be cut, minerals (including oil and gas), fixtures or crops growing or to be grown, the legal description is:

If applicable, enter real estate description and record owner information:

The Property will be used for a [] personal [X] business [] agricultural [] purpose. Borrower/Owner State of organization/registration (if applicable)

ADDITIONAL TERMS OF THE SECURITY AGREEMENT

GENERALLY - This agreement secures this note and any other debt I have with you, now or later. However, it will not secure other debts if you fail with respect to such other debts, to make any required disclosure about this security agreement or if you fail to give any required notice of the right of rescission. If property described in this agreement is located in another state, this agreement may also, in some circumstances, be governed by the law of the state in which the Property is located.
NAME AND LOCATION - My name indicated on page 1 is my exact legal name. If I am an individual, my address is my principal residence. If I am not an individual, my address is the location of my chief executive offices or sole place of business. If I am an entity organized and registered under state law, my address is located in the state in which I am registered, unless otherwise indicated herein. I will provide verification of registration and location upon your request. I will provide you with at least 30 days notice prior to any change in my name, address, or state of organization or registration.
OWNERSHIP AND DUTIES TOWARD PROPERTY - I represent that I own all of the Property, or to the extent this is a purchase money security interest I will acquire ownership of the Property with the proceeds of the loan. I will defend it against any other claim. Your claim to the Property is ahead of the claims of any other creditor. I agree to do whatever you require to protect your security interest and to keep your claim in the Property ahead of the claims of other creditors. I will not do anything to harm your position. I will not use the Property for a purpose that will violate any laws or subject the Property to forfeiture or seizure.
I will keep books, records and accounts about the Property and my business in general. I will let you examine these records at any reasonable time. I will prepare any report or accounting you request, which deals with the Property.

I will keep the Property in my possession and will keep it in good repair and use it only for the purpose(s) described on page 1 of this agreement. I will not change this specified use without your express written permission. I represent that I am the original owner of the Property and, if I am not, that I have provided you with a list of prior owners of the Property.
I will keep the Property at my address listed on page 1 of this agreement, unless we agree I may keep it at another location. If the Property is to be used in another state, I will give you a list of those states. I will not try to sell the Property unless it is inventory or I receive your written permission to do so. If I sell the Property I will have the payment made payable to the order of you and me.
You may demand immediate payment of the debt(s) if the debtor is not a natural person and without your prior written consent; (1) a beneficial interest in the debtor is sold or transferred, or (2) there is a change in either the identity or number of members of a partnership, or (3) there is a change in ownership of more than 25 percent of the voting stock of a corporation.
I will pay all taxes and charges on the Property as they become due. You have the right of reasonable access in order to inspect the Property. I will immediately inform you of any loss or damage to the Property.
If I fail to perform any of my duties under this security agreement, or any mortgage, deed of trust, lien or other security interest, you may without notice to me perform the duties or cause them to be performed. Your right to perform for me shall not create an obligation to perform and your failure to perform will not preclude you from exercising any of your other rights under the law or this security agreement.
PURCHASE MONEY SECURITY INTEREST - For the sole purpose of determining the extent of a purchase money security interest arising

under this security agreement: (a) payments on any nonpurchase money loan also secured by this agreement will not be deemed to apply to the Purchase Money Loan, and (b) payments on the Purchase Money Loan will be deemed to apply first to the nonpurchase money portion of the loan, if any, and then to the purchase money obligations in the order in which the items of collateral were acquired or if acquired at the same time, in the order selected by you. No security interest will be terminated by application of this formula. "Purchase Money Loan" means any loan the proceeds of which, in whole or in part, are used to acquire any collateral securing the loan and all extensions, renewals, consolidations and refinancing of such loan.

PAYMENTS BY LENDER - You are authorized to pay, on my behalf, charges I am or may become obligated to pay to preserve or protect the secured property (such as property insurance premiums). You may treat those payments as advances and add them to the unpaid principal under the note secured by this agreement or you may demand immediate payment of the amount advanced.

INSURANCE - I agree to buy insurance on the Property against the risks and for the amounts you require and to furnish you continuing proof of coverage. I will have the insurance company name you as loss payee on any such policy. You may require added security if you agree that insurance proceeds may be used to repair or replace the Property. I will buy insurance from a firm licensed to do business in the state where you are located. The firm will be reasonably acceptable to you. The insurance will last until the Property is released from this agreement. If I fail to buy or maintain the insurance (or fail to name you as loss payee) you may purchase it yourself.

WARRANTIES AND REPRESENTATIONS - If this agreement includes accounts, I will not settle any account for less than its full value without your written permission. I will collect all accounts until you tell me otherwise. I will keep the proceeds from all the accounts and any goods which are returned to me or which I take back in trust for you. I will not mix them with any other property of mine. I will deliver them to you at your request. If you ask me to pay you the full price on any returned items or items retaken by myself, I will do so. You may exercise my rights with respect to obligations of any account debtors, or other persons obligated on the Property, to pay or perform, and you may enforce any security interest that secures such obligations.

If this agreement covers inventory, I will not dispose of it except in my ordinary course of business at the fair market value for the Property, or at a minimum price established between you and me.

If this agreement covers farm products I will provide you, at your request, a written list of the buyers, commission merchants or selling agents to or through whom I may sell my farm products. In addition to those parties named on this written list, I authorize you to notify at your sole discretion any additional parties regarding your security interest in my farm products. I remain subject to all applicable penalties for selling my farm products in violation of my agreement with you and the Food Security Act. In this paragraph the terms farm products, buyers, commission merchants and selling agents have the meanings given to them in the Federal Food Security Act of 1985.

If this agreement covers chattel paper or instruments, either as original collateral or proceeds of the Property, I will note your interest on the face of the chattel paper or instruments.

REMEDIES - I will be in default on this security agreement if I am in default on any note this agreement secures or if I fail to keep any promise contained in the terms of this agreement. If I default, you have all of the rights and remedies provided in the note and under the Uniform Commercial Code. You may require me to make the secured property available to you at a place which is reasonably convenient. You may take possession of the secured property and sell it as provided by law. The proceeds will be applied first to your expenses and then to the debt. I agree that 10 days written notice sent to my last known address by first class mail will be reasonable notice under the Uniform Commercial Code. My current address is on page 1.

FILING AND PERFECTION OF SECURITY INTEREST - I authorize you to file a financing statement covering the Property. I will comply with, facilitate, and otherwise assist you in connection with obtaining possession of or control over the Property for purposes of perfecting your security interest under the Uniform Commercial Code.

RECORD RETENTION. I acknowledge and agree that you may from time to time retain information about me and documents I sign, including, but not limited to, this agreement and documents related to this loan (collectively, the "documents") electronically (such as in optical, digital or other electronic storage and retrieval system) and destroy the original documents. You and I agree and intend that any copy of any document produced by you from the electronic media shall have the same legal force and effect as the original documents for all purposes and in all circumstances, including, but not limited to, collection, admissibility, authentication, or any other legal purpose.

ADDITIONAL TERMS OF THE NOTE

DEFINITIONS - As used on pages 1, 2, and 3, "☒" means the terms that apply to this loan. "I," "me" or "my" means each Borrower who signs this note and each other person or legal entity (including debtors, guarantors, endorsers, and sureties) who agrees to pay or secure this note (together referred to as "us"). "You," "your" or "Secured Party" means the Lender and its successors and assigns. All references to "this note" or "this agreement" or "this loan" shall mean this Universal Note and Security Agreement.

APPLICABLE LAW - The laws of the United States and, to the extent not inconsistent therewith, the laws of the state of Georgia will govern this agreement. Any term of this agreement which is contrary to applicable law will not be effective, unless the law permits you and me to agree to such a variation. If any provision of this agreement cannot be enforced according to its terms, this fact will not affect the enforceability of the remainder of this agreement. No modification of this agreement may be made without your express written consent. Time is of the essence in this agreement.

COMMISSIONS OR OTHER REMUNERATION - I understand and agree that any insurance premiums paid to insurance companies as part of this note will involve money retained by you or paid back to you as commissions or other remuneration. In addition, I understand and agree that some other payments to third parties as part of this note may also involve money retained by you or paid back to you as commissions or other remuneration.

PAYMENTS - Each payment of principal and interest I make on this note will be applied first to any amount I owe you for charges which are neither interest nor principal, then to unpaid interest that is due and then to unpaid principal that is due. The remainder of each payment will be applied to interest that is not yet due. If you and I agree to a different application of payments, we will describe our agreement on this note. Any partial prepayment will not excuse or reduce any later scheduled payment until this note is paid in full (unless, when I make the prepayment, you and I agree in writing to the contrary). I may prepay a part of, or the entire balance of this loan without a penalty or fee, unless we specify to the contrary on page 1 of this note. The prepayment fee will not be charged on any renewal, extension or modification of the loan or demand for payment due to an event of default.

INTEREST - Interest accrues on the principal remaining unpaid from time to time, until paid in full. If I receive the principal in more than one advance, each advance will start to earn interest only when I receive the advance. The interest rate in effect on this note at any given time will apply to the entire principal sum outstanding at that time. Notwithstanding anything to the contrary, I do not agree to pay and you do not intend to charge any rate of interest that is higher than the maximum rate of interest you could charge under applicable law for the extension of credit that is agreed to in this note (either before or after maturity). If any notice of interest accrual is sent and is in error, we mutually agree to correct it, and if you actually collect more interest than allowed by law and this agreement, you agree to refund it to me.

INDEX RATE - The index will serve only as a device for setting the interest rate on this note. You do not guarantee by selecting this index, or the margin, that the interest rate on this note will be the same rate you charge on any other loans or class of loans you make to me or other borrowers.

ACCRUAL METHOD - The amount of interest that I will pay on this loan will be calculated using the interest rate and accrual method stated on page 1 of this note. For the purpose of interest calculation, the accrual method will determine the number of days in a "year". If no accrual

method is stated, then you may use any reasonable accrual method for calculating interest.

POST MATURITY RATE - For purposes of deciding when the "Post Maturity Rate" (shown on page 1) applies, the term "maturity" means the date of the last scheduled payment indicated on page 1 of this note or the date you accelerate payment on the note, whichever is earlier.

SINGLE ADVANCE LOANS - If this is a single advance loan, you and I expect that you will make only one advance of principal. However, you may add other amounts to the principal if you make any payments described in the "PAYMENTS BY LENDER" paragraph on page 2.

MULTIPLE ADVANCE LOANS - If this is a multiple advance loan, you and I expect that you will make more than one advance of principal. If this is closed end credit, repaying a part of the principal will not entitle me to additional credit.

SET-OFF - I agree that you may set-off any amount due and payable under this note against any right I have to receive money from you. "Right to receive money from you" means:

- (1) any deposit account balance I have with you;
- (2) any money owed to me on an item presented to you or in your possession for collection or exchange; and
- (3) any repurchase agreement or other nondeposit obligation.

"Any amount due and payable under this note" means the total amount of which you are entitled to demand payment under the terms of this note at the time you set-off. This total includes any balance the due date for which you properly accelerate under this note.

If my right to receive money from you is also owned by someone who has not agreed to pay this note, your right of set-off will apply to my interest in the obligation and to any other amounts I could withdraw on my sole request or endorsement. Your right of set-off does not apply to an account or other obligation where my rights are only as a representative. It also does not apply to any Individual Retirement Account or other tax-deferred retirement account.

You will not be liable for the dishonor of any check when the dishonor occurs because you set-off this debt against any of my accounts. I agree to hold you harmless from any such claims arising as a result of your exercise of your right to set-off.

REAL ESTATE AND RESIDENCE SECURITY - If this note is secured by real estate or a residence that is personal property, the existence of a default and your remedies for such a default will be determined by applicable law, by the terms of any separate instrument creating the security interest and, to the extent not prohibited by law and not contrary to the terms of the separate security instrument, by the "Default" and "Remedies" paragraphs herein.

DEFAULT - I will be in default if any one or more of the following occur:

- (1) I fail to make a payment under this note on time or in the amount due;
- (2) I fail to keep the Property insured, if required;
- (3) I fail to pay, or keep any promise, on any debt or agreement I have with you;
- (4) any other creditor of mine attempts to collect any debt I owe him through court proceedings;
- (5) I die, am declared incompetent, make an assignment for the benefit of creditors, or become insolvent (either because my liabilities exceed my assets or I am unable to pay my debts as they become due);
- (6) I make any written statement or provide any financial information that is untrue or inaccurate at the time it was provided;
- (7) I do or fail to do something which causes you to believe you will have difficulty collecting the amount I owe you;
- (8) any collateral securing this note is used in a manner or for a purpose which threatens confiscation by a legal authority;
- (9) I change my name or assume an additional name without first notifying you before making such a change;
- (10) I fail to plant, cultivate and harvest crops in due season;
- (11) any loan proceeds are used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity, as further explained in 7 C.F.R. Part 1940, Subpart G, Exhibit M.

REMEDIES - If I am in default under the terms of this note you have, but are not limited to, the following remedies:

- (1) You may demand immediate payment of all I owe you under this note (principal, accrued unpaid interest and other accrued unpaid charges).
- (2) You may set-off this debt against any right I have to the payment of money from you, subject to the terms of the "SET-OFF" paragraph herein.
- (3) You may demand security, additional security, or additional parties to be obligated to pay this note as a condition for not using any other remedy.
- (4) You may refuse to make advances to me or allow purchases on credit by me.
- (5) You may use any remedy you have under state or federal law.
- (6) You may make use of any remedy given to you in any agreement securing this note.

By selecting any one or more of these remedies you do not give up your right to use later any other remedy. By waiving your right to declare an event to be a default, you do not waive your right to consider later the event a default if it continues or happens again.

COLLECTION COSTS AND ATTORNEY'S FEES - I agree to pay all costs of collection, replevin or any other or similar type of cost if I am in default. In addition, if you hire an attorney to collect this note, I also agree to pay any fee, not to exceed 15 percent of the principal and interest then owed, you incur with such attorney plus court costs (except where prohibited by law). To the extent permitted by the United States Bankruptcy Code, I also agree to pay the reasonable attorney's fees and costs you incur to collect this debt as awarded by any court exercising jurisdiction under the Bankruptcy Code.

WAIVER - I give up my rights to require you to do certain things. I will not require you to:

- (1) demand payment of amounts due (presentment);
- (2) obtain official certification of nonpayment (protest);
- (3) give notice that amounts due have not been paid (notice of dishonor); or
- (4) give me notice prior to seizure of my personal property when you are seeking to foreclose a secured interest in any of my personal property used to secure a commercial transaction.

I waive any defenses I have based on suretyship or impairment of collateral.

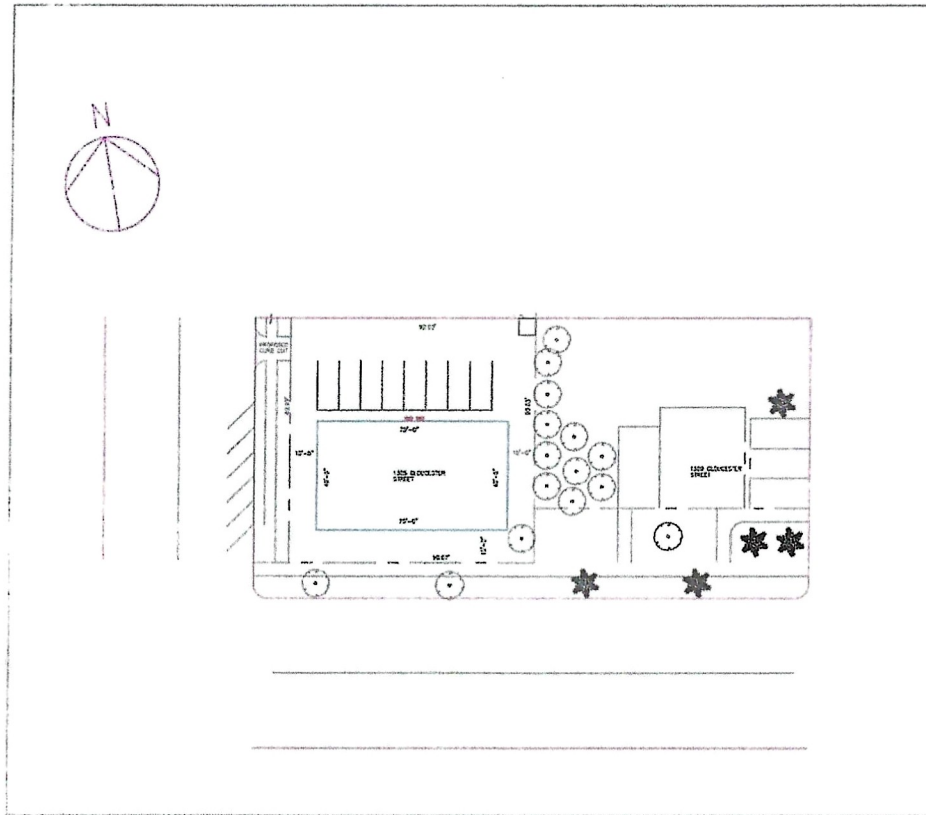
OBLIGATIONS INDEPENDENT - I understand that I must pay this note even if someone else has also agreed to pay it (by, for example, signing this form or a separate guarantee or endorsement). You may sue me alone, or anyone else who is obligated on this note, or any number of us together, to collect this note. You may without notice release any party to this agreement without releasing any other party. If you give up any of your rights, with or without notice, it will not affect my duty to pay this note. Any extension of new credit to any of us, or renewal of this note by all or less than all of us will not release me from my duty to pay it. (Of course, you are entitled to only one payment in full.) I agree that you may at your option extend this note or the debt represented by this note, or any portion of the note or debt, from time to time without limit or notice and for any term without affecting my liability for payment of this note. I will not assign my obligation under this agreement without your prior written approval.

FINANCIAL INFORMATION - I agree and authorize you to obtain credit information about me from time to time (for example, by requesting a credit report) and to report to others your credit experience with me (such as a credit reporting agency). I agree to provide you, upon request, any financial statement or information you may deem necessary. I warrant that the financial statements and information I provide to you are or will be accurate, correct and complete.

NOTICE - Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by first class mail addressed to me at my last known address. My current address is on page 1. I agree to inform you in writing of any change in my address. I will give any notice to you by mailing it first class to your address stated on page 1 of this note, or to any other address that you have designated.

RECORD RETENTION. I acknowledge and agree that you may from time to time retain information about me and documents I sign, including, but not limited to, this agreement and documents related to this loan (collectively, the "documents") electronically (such as in optical, digital or other electronic storage and retrieval system) and destroy the original documents. You and I agree and intend that any copy of any document produced by you from the electronic media shall have the same legal force and effect as the original documents for all purposes and in all circumstances, including, but not limited to, collection, admissibility, authentication, or any other legal purpose.

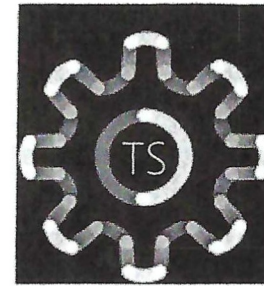
(page 3 of 3)




1
A0

SITE PLAN

3/4"=1'-0"



ACCEPTANCE OF DRAWINGS				
NO.	DATE	DESCRIPTION	INIT.	CHK. APV.
		ISSUED FOR REVIEW		
PROJECT:				
FISH MARKET/ COMMERCIAL SPACE				
PROJECT ADDRESS:				
1305 GLUCESTER STREET BRUNSWICK, GEORGIA				
 OMNI DESIGN & ENGINEERING 5859 ABERCORN ST SUITE 2 SAVANNAH, GA. 31405				
TITLE:				
SITE PLAN				

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 18-8-67.

James H. Carter
 JAMES H. CARTER - GEORGIA REGISTERED
 LAND SURVEYOR NO. 1999



GRID
 EAST ZONE

PRESENT ZONING:

GC - COMMERCIAL DISTRICT

FRONT SETBACK FROM STREET
 RIGHT-OF-WAY - 10 FEET

SIDE SETBACK - NONE

REAR SETBACK - NONE

THIS PROPERTY HAS BEEN FIELD SURVEYED AND THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS AND ENCUMBRANCES OF RECORD.

FIELD WORK COMPLETION DATE: MAY 10, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,596 FEET AND ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT TURNED AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

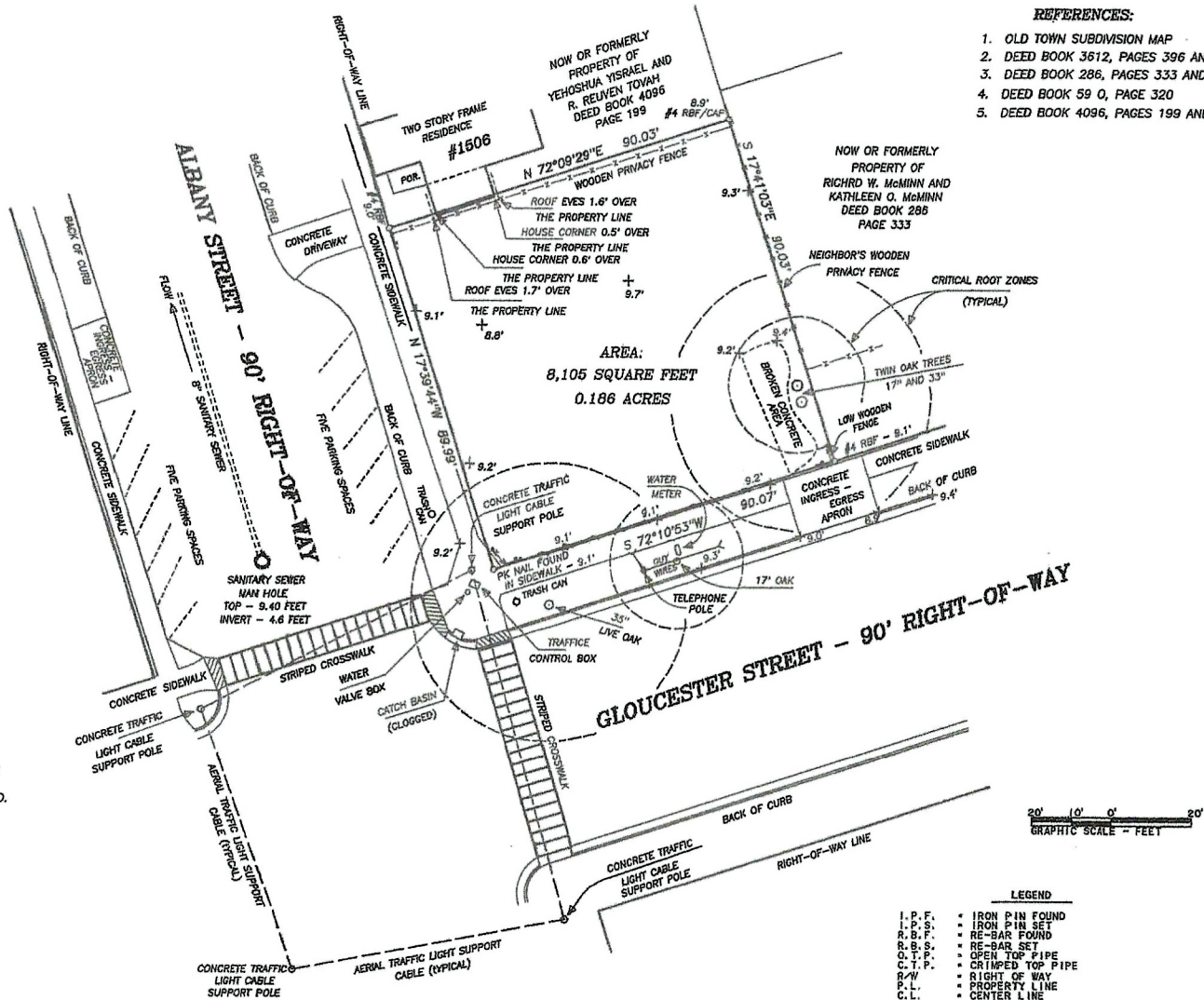
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 + FEET.

EQUIPMENT USED: LEICA ROBOTIC STATION AND RTK GPS SYSTEM.

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GLYNN COUNTY (CITY OF BRUNSWICK), GEORGIA AS SHOWN ON MAP NO. 13127C 0238H, DATED 01/05/2018. THIS PROPERTY LIES WITHIN ZONE AE AND ZONE X (SHADED) AND HAS A B.F.E. OF 9.0 FEET.

REFERENCES:

1. OLD TOWN SUBDIVISION MAP
2. DEED BOOK 3612, PAGES 396 AND 397
3. DEED BOOK 286, PAGES 333 AND 334
4. DEED BOOK 59 0, PAGE 320
5. DEED BOOK 4096, PAGES 199 AND 200



LEGEND

- I.P.F. • IRON PIN FOUND
- L.P.S. • IRON PIN SET
- R.B.F. • RE-BAR FOUND
- R.B.S. • RE-BAR SET
- O.T.P. • OPEN TOP PIPE
- C.T.P. • CRIMPED TOP PIPE
- R/W • RIGHT OF WAY
- P.L. • PROPERTY LINE
- C.L. • CENTER LINE
- B.L. • BUILDING LINE
- L.L. • LAND LOT
- L.L.L. • LAND LOT LINE
- G.M.D. • GEORGIA MILITIA DISTRICT
- P.P. • POWER POLE
- P- • POWER LINE
- X- • FENCE LINE
- R. • RAD IUS
- CH. • CHORD
- TAN. • TANGENT
- M.P. • NOW OR FORMERLY
- D.B. • DEED BOOK
- P.B. • PLAT BOOK
- P.G. • PAGE
- D.E. • DRAINAGE EASEMENT
- S.E. • SEWER EASEMENT
- F.H. • FIRE HYDRANT
- M.H. • MANHOLE
- C.B. • CATCH BASIN
- 899.0 F.E. • EXISTING SPOT ELEVATION
- 899.0 P.E. • FINISHED SPOT ELEVATION
- 899.0 P.P. • PROPOSED SPOT ELEVATION
- F.F.E. • FINISHED FLOOR ELEVATION
- >- • DIRECTION OF SURFACE DRAINAGE



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

James H. Carter
 JAMES H. CARTER
 GEORGIA REGISTERED LAND
 SURVEYOR NO. 1999

COORDINATE FILE - 1305GLOU
 SCREEN FILE - 1305GLOU

JAMES H. CARTER
LAND SURVEYING COMPANY
 112 LONG POINT
 SAINT SIMONS ISLAND, GA 31522
 TELEPHONE (404) 213-5706
 OR (912) 289-4566
 jcarter@carterlandsurveying.com

SURVEY FOR
OMNI TECHNICAL SERVICES
 SITE - 1305 GLOUCESTER STREET
 CITY OF BRUNSWICK, GEORGIA 31520
 WESTERLY ONE-HALF OF LOT 461
 MAP OF OLD TOWN SUBDIVISION
 G.M.D. NO. 26 - CITY OF BRUNSWICK
 GLYNN COUNTY, GEORGIA
 SCALE: 1" = 20' DATE: MAY 13, 2021



Old Town Historic District
Boundaries are:
H / G Street to the North;
Martin Luther King Jr Blvd
to the East;
First Avenue to the South;
East River to the West

Summary

Parcel Number 01-02287
Tax District Brunswick (District 01)
Alias N/A
Location Address 1305 GLOUCESTER ST
 1500 ALBANY ST
 BRUNSWICK, GA 31520
Millage Rate 24.030
Legal Description PTN 461 OT
Subdivision OLD TOWN
Documents
Class Code C3 - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Neighborhood TAD Parcels Commercial (Code: 1000)
Zoning GC
Map# Block-Lot B016-01 019-008
Property Class VL
Homestead Exemption No
GIS Mapped acres 0.18
Elementary School Burroughs-Molette
Middle School Risley Middle School
High School Glynn Academy
Commissioner District DISTRICT 5 - ALLEN BOOKER, Phone (912)398-9923 abooker@glynncounty-ga.gov

[View Map](#)

SEED CORN ENTERPRISE LLC
 642 JOHNSON RD
 ST SIMONS ISLAND, GA 31522

Value Information

+ Land Value	2021
+ Improvement Value	\$70,200
= Total Value	\$0
Assessed Value	\$70,200
	\$28,080

Sale/Transfer Information

Date	Deed Book and Page	Price	Deed Type	Grantor	Grantee
5/1/2021	4457 24	\$0		DOUGLASS ORION L	SEED CORN ENTERPRISE LLC
7/19/2016	3612 396	\$0	ESTATE	BOONE JAMES I	DOUGLASS ORION L

2021 Notice of Assessment

[2021 Notice of Assessment \(PDF\)](#)

View/Pay Tax Bills

[View/Pay Tax Bills](#)

After recording return to:

Registered Agent)
Name: Orion L. Douglass, Sr.)
Firm/Company: Seed Corn Enterprise LLC)
Address: 642 Johnson Road)
City, State, Zip: St. Simons Island, GA 31522)
Phone:)

-----Above This Line Reserved For Official Use Only-----

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF GLYNN**

THIS INDENTURE, Made the 1st day of MAY in the year 2021 between **ORION L. DOUGLASS, SR.**, individually, of Glynn County, Georgia as party of the first part, hereinafter referred to as "Grantor", and **SEED CORN ENTERPRISE LLC**, a Limited Liability Company organized under the state laws of Georgia, as party of the second part, hereinafter referred to as "Grantee", (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH:

THAT THE SAID Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and/or other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents do hereby grant, bargain, sell, alien, convey, and confirm unto the said Grantee, the following lands and property, together with all improvements located thereon, lying in the County of **GLYNN**, State of Georgia, to-wit:

Legal Description:

All of that certain tract, lot or parcel of land situate, lying and being in the City of Brunswick, Glynn County, Georgia, and in that part or portion of the said City known as the Old Town thereof, which is known, numbered and distinguished according to the well-known map of the plan of the said City of Brunswick as all of the western one-fourth (1/4) of Old Town lot number four hundred and sixty-one (461), the said portion of said lot being rectangular in shape with dimensions of forty-five by ninety (45 x 90) feet and being described by courses and distances around the same as follows, to-wit: Commencing at the point where the eastern line of Albany Street intersects the northern line of Gloucester Street and running thence in an easterly direction along the said northern line of Gloucester Street for a distance of forty-five (45) feet, thence at right angles in a northerly direction for a distance of ninety (90) feet, thence at right angles in a westerly direction for a distance of forty-five (45) feet to the eastern line of Albany Street, thence at right angles in a southerly direction along the said eastern line of Albany Street for a distance of ninety (90) feet to the point of beginning.

AND ALSO All of that certain tract, lot or parcel of land situate, lying and being in the City of Brunswick, in Glynn County, Georgia, and identified on and in the map and plan of said city, which is referred to for the purpose of establishing the location, boundaries and dimensions of the property hereby conveyed, as the **EASTERN 1/2 OF THE WESTERN 1/2 OF OLD TOWN LOT**

NUMBERED FOUR HUNDRED SIXTY-ONE (461), BEING 45 BY 90 FEET, with all improvements thereon.

Also known as 1305 Gloucester Street, Brunswick, Georgia 31520 and by prior instrument reference: Book/Volume 3612, Page 396-397 of the Recorder of Glynn County, Georgia.

LESS AND EXCEPT all oil, gas and minerals, on and under the above-described property owned by Grantor, if any, which are reserved by Grantor.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record affecting said premises.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in FEE SIMPLE.

AND THE SAID GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF:

Shirley A. Douglass
(Signature of Witness)
Printed Name: Shirley A. DOUGLASS

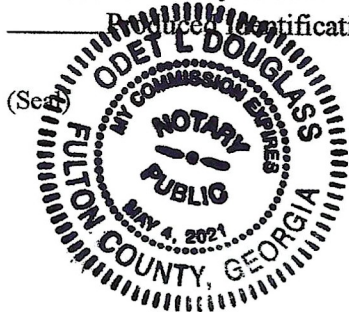
Orion L. Douglass Sr.
ORION L. DOUGLASS SR., Grantor

~~SEED CORN ENTERPRISE LLC~~, Grantee

STATE OF GEORGIA
COUNTY OF GLYNN

This instrument was acknowledged before me this 1st day of May (month), 2021 (year), by the referenced parties and signatories named above.

Personally Known
 Public Identification



Odele L. Douglass
(Signature Notary)

Odele L. Douglass
(Printed Name of Notary Public)
Notary Public, State of Georgia

DAYTONA BEACH (cont.)

RESTAURANTS
C. & B.—566 Campbell St.
TAVERNS
Palms—Walnut & 2nd Sts.
LIQUOR STORES
Hank's—610 S. Campbell St.
SERVICE STATIONS
Kirkland—Campbell & Orange Ave.

DELRAY BEACH

TAVERNS
Manfield—N. W. 1st St.

FORT LAUDERDALE

HOTELS
Hill—430 N. W. 7th Ave.

TAVERNS
Windsor
NIGHT CLUBS
2 Spirit Cotton Club

JACKSONVILLE

HOTELS
Blue Chip—514 Broad St.
Richmond—422 Broad St.
TOURIST HOMES
Craddock—45th & Moncrief
Alpine Cottage—714 W. Ashley St.
E. H. Flipper—739 W. Church St.
L. D. Jefferson—1834 Moncrief Rd.
B. Robinson—128 Orange St.
C. H. Simmons—434 W. Ashley St.
NIGHT CLUBS
Two Spot—45th & Moncrief Rd.

LAKE CITY

TOURIST HOMES
Ben-Flo—720 E. Leon St.
Rivers—931 Taylor Street

RESTAURANTS
Bill Rivers—931 Taylor Street

BARBER SHOPS
George's—302 E. Railroad St.

BEAUTY PARLORS
Ruby's—205 N. Dundee Street

SERVICE STATIONS
Farmeris—300 E. Washington St.

GARAGES
Chicken's—E. Railroad St.

LAKELAND

TOURIST HOMES
Mrs. A. Davis—518 W. 1st St.
Mrs. J. Davis—842½ N. Florida Ave.
Mrs. J. Boyd—Missouri Ave.

MIAMI

HOTELS
Mary Elizabeth—642 N. W. 2nd Ave.
Dorsey—941 N. W. 2nd Avenue

BEAUTY PARLORS

Progressive—1324 N. W. 1st Court
Williams—1214 N. W. 3rd Avenue
Elizabeth—175 N. W. 11th Terrace
Charlows—1730 N. W. 1st Court
Minnie's—1469½ N. W. 5th Avenue

BEAUTY SCHOOLS

Sunlight—1011 N. W. 2nd Avenue

BARBER SHOPS

Smith's—262 N. W. 17th St.

TAVERNS

Star—3rd Ave. & 15th St. N. W.

NIGHT CLUBS

Fiesta—627 N. W. 2nd Avenue

LIQUOR STORES

Cuban—1701 N. W. 4th Avenue
Ideal—175 N. W. 11th St.
Plantation—N. W. 14th St. & 3rd Ave.
Henry's—379 N. W. 14th St.

TAILORS

Valet—506 N. W. 14th St.

TAXI CABS

Brown's—N. W. 8th St. & 2nd Ave.

ORLANDO

HOTELS
Wells Bilt—509 W. South St.

PENSACOLA

RESTAURANTS
Rhumboogie—509 E. Salamanca Street

TAILORS

Reese—307 E. Wright Street

SEBRING**RESTAURANTS**

Brown's—406 Lemon St.

SOUTH JACKSONVILLE**RESTAURANTS**

Cool Spot—2619 Kings Avenue

ST. AUGUSTINE**TOURIST HOMES**

F. H. Kelley—83 Bridge St.
H. G. Tye Apts.—132 Central Avenue

TAMPA**HOTELS**

Central—1028 Central Avenue
Dallas—829 Zack St.
DeLux—822 Constant St.
Rogers

RESTAURANTS

Bruce's—813 Scott St.

TAVERNS

Little Savory—Central & Scott

WEST PALM BEACH**RESTAURANTS**

Silver Bar Grill—615 8th St.

GEORGIA**ALBANY****TOURIST HOMES**

Mrs. A. J. Ross—514 Mercer St.
Mrs. L. Davis—313 South St.
Mrs. C. Washington—228 S. Jackson St.

ATLANTA**HOTELS**

Hotel Royal—214 Auburn Ave., N. E.
Mack—548 Bedford Place, N. E.
Savoy—239 Auburn A. (formerly Roosevelt)
Shaw—245 Auburn Ave.
McKay—Auburn Ave.
Y. M. C. A.—22 Butler St.

TOURIST HOMES

Mrs. Connally—125 Walnut St. S. W.

RESTAURANTS

Suttons—312 Auburn Ave. N. E.
Dew Drop Inn—11 Ashby St. N. E.
Smitty's—Auburn Ave. N. E.
Hawk's—306 Auburn

TAVERNS

Yeah Man—256 Auburn Ave. N. E.
Sportmans Smoke Shop—242 Auburn N. E.
Butler's—1868 Simpson Road

BEAUTY PARLORS

Poro—250½ Auburn Avenue

KELLY'S STUDIO

239 AUBURN AVENUE, N. E.

BARBER SHOPS

Artistic—55 Decatur
Gate City—240 Auburn Ave., N. W.

NIGHT CLUBS

The Top Hat—Auburn Ave. N. E.
Posnciana—143 Auburn Avenue

SERVICE STATIONS

Harden's—848 Hunter Ave. Cor. Belle
Hall's 215 Auburn Ave., N. E.

GARAGES

South Side—539 Fraser St., N. E.

AUGUSTA**HOTELS**

Crimm's—725 9th St.
Harlem—1145 9th St.

TOURIST HOMES

Mrs. M. Beaseley—1412 Twigg St.
WINE AND LIQUOR STORE

Bollinger's—1114 Gwennett St.

BRUNSWICK**TOURIST HOMES**

The Palms—1309 Gloucester St.
Melody Tourist Inn—1505 G. St.

RESTAURANTS

Kozy—1305 Gloucester St.
Green Lantern—1615 Albany St.

BARBER SHOPS

Battle's—1304 Gloucester St.
Veteran's—Albany St.

BEAUTY PARLORS

Ethel's—1501 London St.

SERVICE STATIONS

Hall's—1307 Gloucester St.

GARAGES

Gould's—1608 New Castle St.

TAVERNS

Pickwick—I Street
Duncan—1100 Gloucester St.

TAXI CABS

Murphy—Phone 795 or 9101
Green Cab—1305 Gloucester St.

COLUMBUS**HOTELS**

Lowes—724 5th Ave.
Y. M. C. A.—521 9th St.

RESTAURANTS

Economy Cafe—519 8th St.

BEAUTY PARLORS

Ann's—832 4th Ave.

BARBER SHOPS

Sherrell's—First Avenue

NIGHT CLUBS

Golden Rest—1026 7th Ave.

GARAGES

Seventh Avenue—816 7th Ave.

DOUGLAS**HOTELS**

Economy—Cherry St.

TOURIST HOMES

Lawson's—Pearl St.

RESTAURANTS

Thomas—Pearl St.

BARBER SHOPS

Tucker & Mathis—Cherry St.

BEAUTY PARLORS

Rosella's—Gaskin St.

SERVICE STATIONS

Lonnie A. Pope—Peterson St.

GARAGES

McNairs—Ross Street

TAVERNS

Sport Harold's—Coffee St.

ROAD HOUSES

Violet Tyson—Cherry St.

DUBLIN**TOURIST HOMES**

Mrs. M. Burden—508 McCall St.
Mrs. R. Hunter—504 S. Jefferson
Mrs. M. Kea—405 S. Jefferson

EASTMAN**TOURIST HOMES**

J. P. Cooper—211 College St.

1948
EDITION

1936
ESTD.

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Hotels
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NEW YORK, N. Y.

ESTABLISHED 1936

THE Negro Motorist GREEN BOOK

INTRODUCTION

With the introduction of this travel guide in 1936, it has been our idea to give the Negro traveler information that will keep him from running into difficulties, embarrassments and to make his trips more enjoyable.

The Jewish press has long published information about places that are restricted and there are numerous publications that give the gentile whites all kinds of information. But during these long years of discrimination, before 1936 other guides have been published for the Negro, some are still published, but the majority have gone out of business for various reasons.

In 1936 the Green Book was only a local publication for Metropolitan New York, the response for copies was so great it was turned into a national issue in 1937 to cover the United States. This guide while lacking in many respects was accepted by thousands of travelers. Through the courtesy of the United States Travel Bureau of which Mr. Chas. A. R. McDowell was the collaborator on Negro Affairs, more valuable information was secured. With the two working together, this guide contained the best ideas for the Negro traveler. Year after year it grew until 1941 "PM" one of New York's great white newspapers found out about it. Wrote an article about the guide and praised it highly. At the present time the guide contains 80 pages and lists numerous

business places, including whites which cater to the Negro trade.

There are thousands of first class business places that we don't know about and can't list, which would be glad to serve the traveler, but it is hard to secure listings of these places since we can't secure enough agents to send us the information. Each year before we go to press the new information is included in the new edition.

When you are traveling please mention the Green Book, in order that they might know how you found their place of business, as they can see that you are strangers. If they haven't heard about this guide, ask them to get in touch with us so that we might list their place.

If this guide has proved useful to you on your trips, let us know. If not, tell us also as we appreciate your criticisms and ideas in the improvement of this guide from which you benefit.

There will be a day sometime in the near future when this guide will not have to be published. That is when we as a race will have equal opportunities and privileges in the United States. It will be a great day for us to suspend this publication for then we can go wherever we please, and without embarrassment. But until that time comes we shall continue to publish this information for your convenience each year.

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EXPLANATION

No travel guide is ever perfect with the changing conditions, not only in the world, but also in the United States. The listings contained in this guide are given to you just as it is given to us from its source. There is a possibility that the address might be a few numbers out of the way—or the business has moved, so that by the time you receive your guide, start to use it you will find some discrepancies. This is due to the fact, from the time that the guide goes to press until you get it a few months have passed and many changes have taken place in the business world. This we can not help and we don't want you to get the idea that this guide is of no value; we try to have it as correct as possible. Each year these listings are checked before we go to press.

Our guides are published for every one, hence we have supplied you with any number of places in cities and towns so that one can select what they want within their price range. We do not recommend any of these places, although hundreds of them could be. But due to the thousands of listings, it is impossible to inspect all, so we leave it to your decision. We would welcome letters from you giving the name and address of any place that you feel that isn't up to our standards of a first class business place. They will be removed, which would give not only you, but other travelers the benefit of only first class places.

In order that you won't find any difficulty in finding the kind of business that you are looking for, we have placed the listings under their proper classification in cities and towns.



REPLIES FROM OUR CORRESPONDENTS

It is the purpose of the Green Book to give to the traveling public as many places for convenience and comfort as possible, and in our endeavors to give better service through our guide, we sent correspondents to various cities throughout the Western United States. The response we received were warm, generous and frank. Several of the replies are printed below so that YOU, our reader, may judge the results of our efforts.

From GORDON, NEBRASKA, our correspondent states:

"No Negro families here—likely could stay at Cabin camps. Do not know attitude of hotels. Yellow Cabins—Gordon, Neb., would take Negroes."

From DEVIL'S LAKE, NORTH DAKOTA:

"We don't have any Negro families living in our city or community and consequently would have no occasion to offer housing, etc., to the Negro. I believe if Negro travelers were to pass thru Devil's Lake, they would be treated as well as anyone else. The situation