

# CITY OF BRUNSWICK, GEORGIA

## RESOLUTION 2022-02

WHEREAS, the City of Brunswick, Georgia, desires to create the proper economic and social environment, to induce the investment of private resources in productive business enterprises, service enterprises, and encourage residential rehabilitation and new residential construction located in an area meeting criteria established under and set forth in Title 36, Chapter 88 et seq. and subsequently amended, known as the Enterprise Zone Employment Act of 1997 for the State of Georgia as set forth in Georgia Statutes Annotated, hereinafter referred to as the Act, and to provide employment to residents of such area;

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF BRUNSWICK, GEORGIA HEREBY RESOLVES:

### SECTION 1

In the geographic area known as the Gloucester Street Enterprise Zone (hereafter referred to as the "Nominated Area"), and in compliance with O.C.G.A. § 36-88-6 and as subsequently amended, the following findings of fact are made:

a.) Pervasive Poverty:

The Nominated Area suffers from pervasive poverty that is widespread throughout the nominated area and is evidenced and established by the following criteria:

The proposed Enterprise Zone is located in portions of Census Tract 9, Block Group 1, and portions of Census Tract 8, Block Groups 1, and 2. These Block Groups have 15% or greater poverty according to the U.S. Census, 2006-2010 American Community Survey 5-year estimates, 2011 (see Exhibit B). The Nominated Area therefore meets Enterprise Zone criteria for pervasive poverty.

b.) General Distress:

The Nominated Area suffers from general distress and adverse conditions as evidenced from the data collected (see Exhibit C for Photographic Survey of the Nominated Area). The economic conditions of the past 6 years have driven many businesses from the Nominated Area and a considerable portion of the buildings in the Nominated Area are vacant, underutilized, or dilapidated. The abandonment and underutilization of these commercial properties suppresses property values and detracts from the City's productivity and economic vitality.

These blighted conditions pose an on-going threat of further disinvestment, perpetuating a diminished tax base. The creation of the Enterprise Zone within this area will help to incentivize appropriate enterprise to revitalize these areas. As a result of these findings, the Nominated Area meets Enterprise Zone criteria for general distress.

c.) General Blight

The Nominated Area is included in the City of Brunswick Urban Redevelopment Plan adopted on March 18, 2009, and more recently amended on June 11, 2018. Exhibit D is the Urban Redevelopment Area map from the City of Brunswick Urban Redevelopment Plan. The Nominated Area is overlaid on the Urban Redevelopment Area and most of the Nominated Area shows greater than 29 percent poverty while a three-block area is designated as having a poverty rate of 14 to 29 percent. The Nominated Area therefore meets Enterprise Zone criteria for general blight.

SECTION 2

Based upon the findings of fact set forth in Section 1 of this resolution in addition to ample additional evidence, the Brunswick City Commission finds the Nominated Area meets the qualifications of the Enterprise Zone Employment Act.

SECTION 3

In order to alleviate the above conditions, the Brunswick City Commission hereby designates the Nominated Area described in Exhibit A, attached hereto and incorporated by reference herein, as an Enterprise Zone to be known as the "Norwich Street Enterprise Zone Development Area."

SECTION 4

The Brunswick City Commission shall be the authorized agency to act in all matters pertaining to the enterprise zones and reserves the power to grant the incentives listed below to qualifying businesses or qualifying service enterprises in accordance with the authorization granted local governments in the administration of the enterprise zone in the Enterprise Zone Employment Act.

SECTION 5

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

- a.) The Commission may exempt qualifying businesses as outlined in the Act from municipal ad valorem property taxes, excluding taxes imposed by school districts, that would otherwise be levied on the qualifying business and service enterprises in accordance with the following schedule:
  - i. One hundred percent of the property taxes shall be exempt for the first five years;
  - ii. Eighty percent of the property taxes shall be exempt for the next two years;
  - iii. Sixty percent of the property taxes shall be exempt for the next year;

- iv. Forty percent of the property taxes shall be exempt for the next year; and
  - v. Twenty percent of the property taxes shall be exempt for the last year;
- b.) Other incentives that may be granted will be negotiated by the Commission on a case-by-case basis and could include exemption from any or all of the following:
- i. Occupation taxes;
  - ii. Building Permit Fees;
  - iii. Sign Permit Fees;
  - iv. Business License Administrative Fee;
  - v. Rezoning Fees;
  - vi. Engineering Fees;
  - vii. Other local fees authorized by the Brunswick City Commission, as may be applicable; and
  - viii. water and sewer tap fees.
- c.) The Brunswick City Commission may make determinations of eligibility for each business enterprise or service enterprise based on the quality and quantity of such additional economic stimulus as may be created within Brunswick, Georgia. Criteria for consideration may include but not be limited to the following:
- i.) The number of jobs to be created above the state threshold of five jobs.
  - ii.) Capital investment or reinvestment by the business equal to or greater than the amount of ad valorem tax abated over the first five years of the tax incentive;
  - iii.) Locating in a vacant or historic building;
  - iv.) Demolishing an obsolete, abandoned and/or deteriorating pre-existing structure;
  - v.) Enhancing the area by incorporating elements such as significant landscaping, area compatible facade materials and exclusion and removal of billboards on premises;
  - vi.) Assembling multiple tracts of land for one project; and
  - vii.) creating jobs for residents of the Enterprise Zone and surrounding area.

## SECTION 6

The Brunswick City Commission further directs and designates its manager or designee as liaison for communication with the Georgia Department of Community Affairs; the Georgia Department of Industry, Trade, and Tourism; the business community; and all others to oversee enterprise zone activities and administration, and communication with qualified businesses, qualified service enterprises and qualifying residential developments as outlined in this resolution.

## SECTION 7

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

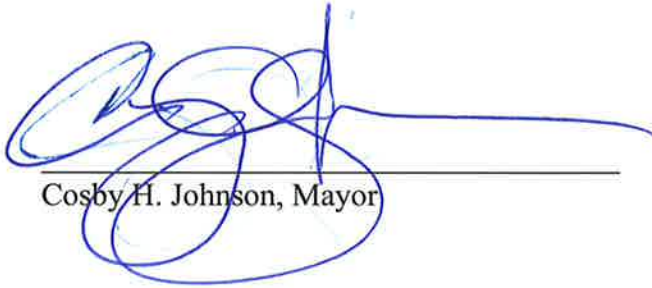
SECTION 8

A qualifying business enterprise or service enterprise shall enter into a contractual agreement with the City setting forth the incentives offered to such entity and including the guidelines for the recapture, revocation, or reimbursement of the incentives should the terms of the contract be violated by the target business.

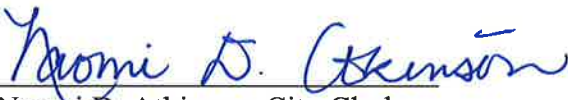
SECTION 9

This resolution shall be effective immediately upon its adoption by the City Commission.

SO ORDAINED BY THE CITY COMMISSION OF BRUNSWICK THE 2<sup>nd</sup> DAY OF March 2022.

  
\_\_\_\_\_  
Cosby H. Johnson, Mayor



ATTEST:   
\_\_\_\_\_  
Naomi D. Atkinson, City Clerk

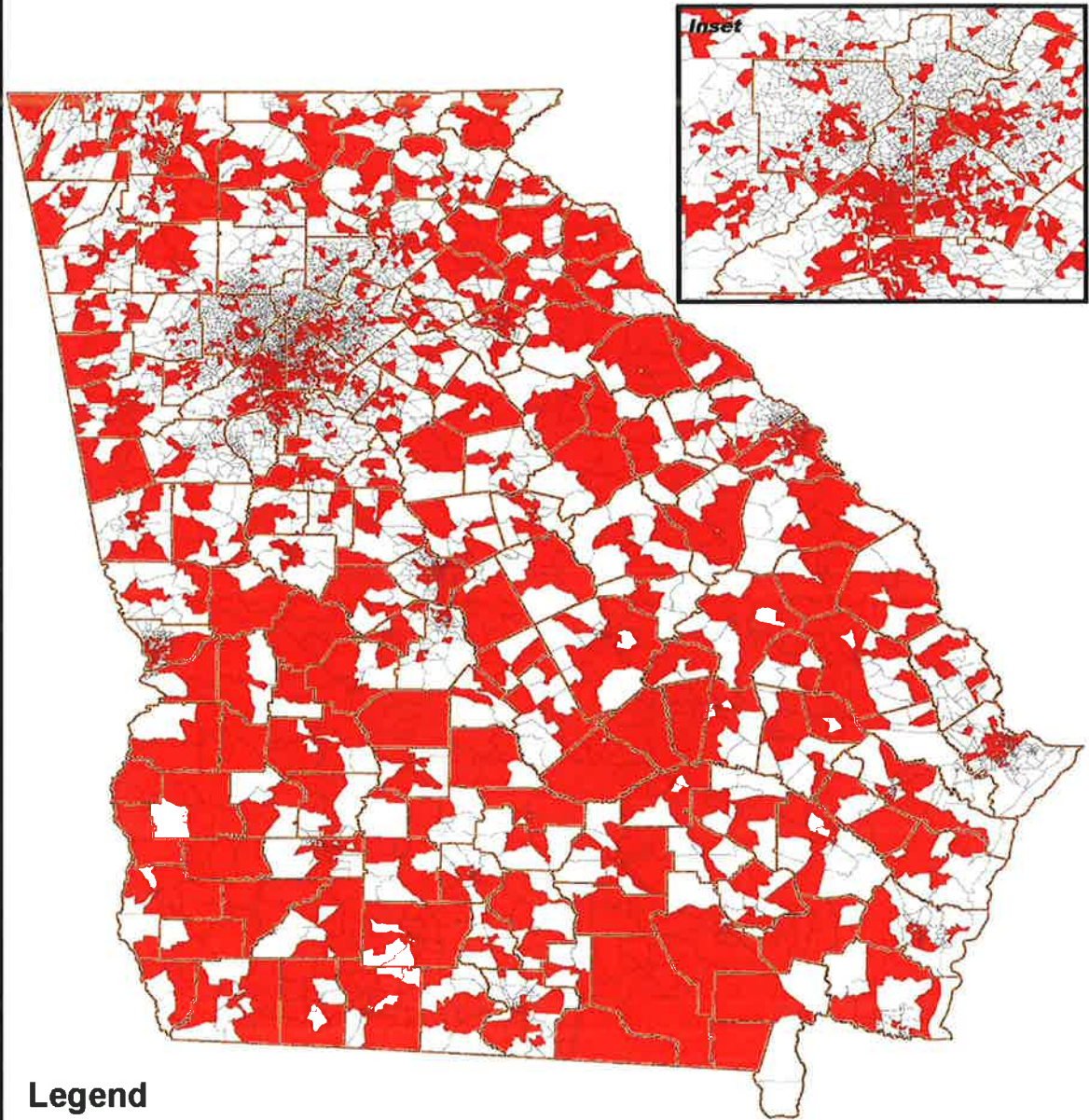
**EXHIBIT A**  
**Nominated Area**





**EXHIBIT B**  
**Census Block Groups**

**Block Groups with**  
**15% or Greater Poverty**



Data source: U.S. Bureau of the Census, 2007-2011 American Community Survey (ACS) 5 year estimates, 2012  
Geography: 2010 TIGER/Line Shapefile  
Map prepared by Georgia Department of Community Affairs, 2013



**EXHIBIT C**  
**Photographic Survey of Nominated Area**



**Vacant**



**Underutilized**







## EXHIBIT D

### City of Brunswick Urban Redevelopment Plan, Urban Redevelopment Area Map

