

**City of Brunswick**  
**Urban Redevelopment Plan, Fifth Amendment**  
**May 2018**

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# Introduction

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

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

Bryan Thompson  
Mayor of Brunswick

## Executive Summary

### Purpose:

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

### Background:

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

The Components of the Brunswick Urban Redevelopment Plan include:

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

4. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of any public works, public housing, or other public facilities, estimates of cost thereof, and explanation of proposed method of financing same.
5. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of privately owned property, estimates of cost thereof, and explanation of proposed method of financing same.
6. Description of contracts, agreements and other instruments creating obligations of more than one year which are proposed to be entered into by the City of Brunswick to implement this plan.
7. Description of type of relocation payments proposed to be authorized by this plan and estimates of cost thereof.
8. Statement of conformity of plan to master plan, zoning ordinances and building codes of the City of Brunswick and exceptions thereto.
9. Summary of estimated expenditures from public and private financing sources for each of the first ten years following implementation of this plan.
10. Historic Property within the redevelopment area, as defined in Section 10 herein will be sought to be preserved.

The Brunswick Urban Redevelopment Plan is established by:

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

### **Amendment:**

The City of Brunswick adopted an Urban Redevelopment Plan on March 18, 2009 and amended that Plan on December 19, 2012 to modify the boundaries in accordance with the updated Urban Redevelopment Law of Georgia. A second amendment was approved on September 4, 2013 to add an additional priority project to the Urban Redevelopment Plan of the City of Brunswick. This priority project, commonly referred to as the Oglethorpe Block, is a designated SPLOST project and is consistent with the 2007 Comprehensive Plan and the 2008 Community Agenda and the Short Term Work Program of the City of Brunswick. The other priority projects, the C.B. Greer School site and the Perry Elementary School site, remained as priority projects under the Urban Redevelopment Plan. In addition, the second amendment clarified the role of the Redevelopment Agency of Brunswick as the Redevelopment Agency of the City of Brunswick per the requirements of the Urban Redevelopment Law of Georgia, as well as designating the City Office of Planning and Development to serve as the City of Brunswick's coordinating office and as staff liaison with the Brunswick Redevelopment Agency. A third amendment was approved on May 21, 2014 to amend the procedure for nominating Agency members to delete the two nominations that were to be put forth by the Board of Commissioners of

Glynn County and to have the Mayor appoint the board of commissioners of the Urban Redevelopment Agency. A fourth amendment to the Urban Redevelopment Plan was approved on February 17, 2016 to add the Mary Ross Waterfront Park and the Highway 17 corridor as additional priority projects. The C.B. Greer School site is removed from the Urban Redevelopment Plan due to the completion of the Norwich Commons development on the old C.B. Greer School site. A fifth amendment to the Urban Redevelopment Plan is being considered to add the master plan and estimates of costs for the Perry Elementary School Site redevelopment and incorporate the redevelopment into the redevelopment plan.

## **Goals & Objectives:**

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

## **Strategies:**

- The City's redevelopment actions are based on Georgia Law and reflect the best practices of other municipalities.
- All code enforcement and redevelopment decisions are impartial and based on the state of the properties. Ownership is not a consideration.
- Public understanding and support for redevelopment will be accomplished through a continuing public information and outreach effort involving elected officials, City staff, news media, and other key communicators.
- Code Enforcement is used to identify occupied houses that should be brought into the redevelopment process. These properties are targeted for redevelopment ONLY when they become vacant. This avoids future implications of the Uniform Relocation Act.
- All reasonable efforts will be taken to cause rental property owners to bring their properties up to standards if they want to continue to rent. With a redevelopment plan in place, properties which have been identified as substandard with outstanding code violations will receive a prioritized focus from City Code Enforcement to bring these properties to minimum housing standards.

- Junk cars are remediated by enforcing existing codes.
- Eminent Domain will remain at the bottom of the toolbox because of its provocative reputation.
- Condemnation will be avoided if possible; except in title-clearing cases (friendly condemnation). This process ties up scarce resources and creates public dissention.
- Selected City staff members will be trained and certified as asbestos inspectors and certified as lead paint inspectors
- All demolition will be supervised by the City Demolition Coordinator and may be performed by the City Public Works Department to reduce costs. Certified asbestos inspectors will determine the demolition method to be used for each property. In those cases where a property has salvage value, demolition may be performed by someone willing to take it down for the valued construction materials. If contracting is needed for disposal, it should include trying to recycle tin, wood and brick; sort inert debris; and using a loader that allows shaking the dirt out before loading.
- Apply to the Georgia Department of Community Affairs for Opportunity Zone tax credits for all areas in the Urban Redevelopment Area
- Utilize the Urban Redevelopment Agency of Brunswick as a vehicle for the investment of public funds for public purposes in development activities within the Urban Redevelopment Area that are designed to encourage, promote, facilitate and participate in the creation of new private development consistent with this Plan

## **Essential Tools:**

Create an atmosphere and vehicle by which the Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Redevelopment Area by private enterprise.

Establish the Urban Redevelopment Agency of Brunswick as the primary development entity for master planning and developing of such priority projects as may be designated by the Plan from time to time and to utilize the Urban Redevelopment Agency of Brunswick as the development entity for those public projects that serve to enhance the opportunity for the rehabilitation or redevelopment of the Urban Redevelopment Area by private enterprise.

Provide such public resources, consistent with the sound needs of the municipality as a whole, as will allow the Urban Redevelopment Agency of Brunswick to perform these functions. Enter into such agreements with the Urban Redevelopment Agency of Brunswick for the provision of public facilities, as are consistent with the sound needs of the municipality as a whole, and to facilitate the such agreements between the Urban Redevelopment Agency of Brunswick and other public and private entities as will further the purposes of the Plan.

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

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

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

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

Accessible sources of funding are vital to support rehabilitation of housing and commercial properties, and redevelopment of targeted areas in concert with private investment and nonprofit organizations such as Habitat for Humanity. This includes such things as revolving loan funds, Community Development Block Grants (CDBG), Community Home Investment Program (CHIP) Grants, Revitalization Area Strategy (RAS/CHIP) grants, Georgia Department of Community Affairs home ownership programs, US Department of Agriculture programs, and other public and private financial resources. Other potential sources of funding and financing might include downtown development-specific programs such as the Georgia Department of Community Affairs Downtown Development Revolving Loan Fund and the Redevelopment Fund, Tax Exempt Bond Financing, Historic Tax Credits, New Market Tax Credits, the Georgia Cities Foundation Revolving Loan Fund, and a Tax Allocation District. Conventional Market Rate financing will also be utilized where applicable and appropriate.

## City of Brunswick Urban Redevelopment Plan

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

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

See attached map entitled “*Brunswick Redevelopment Area.*”

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

- (a) Within just 4 neighborhoods contained in the Urban Redevelopment Area, some five hundred and twelve (512) properties are vacant, two hundred and eighty-four (284) residential units are in “poor” condition, and one hundred and two (102) residential units are considered “uninhabitable”.
- (b) Numerous unkempt vacant lots adversely affect tax base and slow development of neighborhoods. All determinations made by on-site inspections.
- (c) A 2012 substandard housing analysis revealed 22.65% of dwellings in the City of Brunswick meet the definition of "uninhabitable," "poor condition," or "fair condition needing major repair" (see attachment 6).
- (d) Since January 2006, 155 structures have been demolished citywide for being dilapidated beyond repair and 179 structures remain on the City's demolition list. The City offers demolition assistance grants and the amount of the demolition grant depends on the income of the property owner (see attachment 7).

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

Propose to reestablish housing and commercial uses per the existing zoning wherever practical, or in compliance with such specific redevelopment plans as contained herein, though the utilization of the Urban Redevelopment Agency of Brunswick as the master developer, in concert with private investment and not-for-profit developers such as Habitat for Humanity, the Brunswick Housing Authority, Southeast Georgia Community Land Trust, Southeast Georgia Community Development Corporation, and others. Anticipated demolition costs will be split between the property owner and the City to the extent practicable. CHIP, CDBG, DCA, and local funding may be used for down-payment assistance



and/or rehabilitation and incentives per available programs. The City will work with the Department of Community Affairs on other options to finance home ownership; thereby making development more enticing to private sector.

Where consistent with the sound needs of the municipality as a whole, the City shall enter into such agreements with the Urban Redevelopment Agency of Brunswick as will provide for the necessary expansion, rehabilitation or addition of public facilities. The potential sources of funding and financing for Public and Private investment contemplated for downtown redevelopment projects, may include downtown development-specific programs such as the Georgia Department of Community Affairs Downtown Development Revolving Loan Fund and the Redevelopment Fund, Tax Exempt Bond Financing, Historic Tax Credits, New Market Tax Credits, the Georgia Cities Foundation Revolving Loan Fund, and a Tax Allocation District. Conventional Market Rate financing will also be utilized where applicable and appropriate.

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

- (a) The City and Glynn County wish to see the redevelopment of the property known as the Oglethorpe Block as a mixed use development. The development is to include meeting space (referred to in SPLOST IV as the “Oglethorpe Convention Center” or “Oglethorpe Conference Center”) as well as commercial development such as hotel, retail, office and residential uses, along with such structured parking as may be required to support these and other uses. The development will be a combination of both public and private sector initiatives and is anticipated to be a phased project that will span several years until completion. It is contemplated that the Urban Redevelopment Agency of Brunswick will serve as the "Master Developer" of the site, utilizing public- and private-sector expertise and financing as appropriate and necessary for the successful completion of the Oglethorpe Block project.

The Oglethorpe Block is one of the Catalyst Sites referred to in Sections 5-1 in both the 2007 Comp. Plan (p. 168) and the 2008 Community Agenda (p. 79). The site totals approximately 3.1 acres and includes properties owned by the City and County. The property is favorably located between the City's central business district and the waterfront, near an existing marina and proposed waterfront development project to the northeast. The parcel has been partially cleared for redevelopment and SPLOST funds have been allocated for traffic and park improvements at the north end of the site. The property has the potential to expand the commercial boundary of downtown and connect downtown to the waterfront, offering a prime location for a mixed-use development and a potential site for a downtown hotel. The Oglethorpe property is close enough to the waterfront to achieve higher residential values than other locations within the City, but would not necessarily attract second home buyers. Residential development within the project could include mixed-income units.

Funding for the Public portion of the project will utilize the SPLOST allocation per the Memorandum of Understanding and other SPLOST agreements related to the Oglethorpe Block Project between the City of Brunswick and Glynn County, as well as other funding and incentives available for projects of this type. At this time the nature of public sector participation is to be determined based upon the development of the master plan for the project. Summaries of estimated expenditures from public and private financing sources will be available once the project has an updated master plan, cost projections and financing strategies developed. An amendment to this plan will be presented that provides detailed estimates of costs and expenditures once a master development and financing plan is developed and available for inclusion in the Urban Redevelopment Plan.

- (b) Mary Ross Waterfront Park  
Pursue redevelopment opportunities in Mary Ross Waterfront Park in accordance with the Mary Ross Waterfront Park Master Plan adopted June 17, 2015.

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

- (a) Perry Elementary School Site. This is a proposed residential and commercial reconstruction to be funded by private enterprise and/or the Housing Authority if applicable. The proposed development should include affordable rental housing. This workforce housing should target citizens with low income or income at or below 60% Area Median Income. All available state and federal home buyer assistance will be utilized to enable loan qualification. The City may dispose of real property in an urban redevelopment area in such manner as provided by Georgia law. Under this plan, the City and/or Urban Redevelopment Agency may invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban redevelopment area or any part thereof. The notice shall identify the area or portion thereof and shall state that such further information as is available may be obtained at the City's Office of Planning and Development or such other location as shall be designated in the notice. The City and/or the Urban Redevelopment Agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability, and experience with similar projects of the persons making such proposals to carry them out and may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by the City in the urban redevelopment area. The City and/or the Urban Redevelopment Agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this plan. The City and/or the Urban Redevelopment Agency may execute contracts in accordance with this plan and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contracts.

- (b) Oglethorpe Block Redevelopment. Proposed public/private redevelopment of the site is to be funded by private enterprise and/or the public sector funding if applicable. The City and County wish to see the redevelopment of the property known as the Oglethorpe Block as a mixed use development. The development is to include meeting space (referred to in SPLOST IV and V as the “Oglethorpe Convention Center” or “Oglethorpe Conference Center”) as well as commercial development such as hotel, retail, office and residential uses, along with such structured parking as may be required to support these and other uses. The development will be a combination of both public and private sector initiatives and is anticipated to be a phased project that will span several years until completion. It is contemplated that the Urban Redevelopment Agency of Brunswick will serve as the "Master Developer" of the site, utilizing public- and private-sector expertise and financing as appropriate and necessary for the successful completion of the Oglethorpe Block project.

The Oglethorpe Block is one of the Catalyst Sites referred to in Sections 5-1 in both the 2007 Comp. Plan (p. 168) and the 2008 Community Agenda (p. 79). The site totals approximately 3.1 acres and includes properties owned by the City and County. The property is favorably located between the City's central business district and the waterfront, near an existing marina and proposed waterfront development project to the northeast. The parcel has been partially cleared for redevelopment and SPLOST funds have been allocated for traffic and park improvements at the north end of the site. The property has the potential to expand the commercial boundary of downtown and connect downtown to the waterfront, offering a prime location for a mixed-use development and a potential site for a downtown hotel. The Oglethorpe property is close enough to the waterfront to achieve higher residential values than other locations within the City, but would not necessarily attract second home buyers. Residential development within the project could include mixed-income units.

Funding for the Public portion of the project will utilize the SPLOST allocation per the Memorandum of Understanding and other SPLOST agreements related to the Oglethorpe Block Project between the City of Brunswick and Glynn County, as well as other funding and incentives available for projects of this type. At this time the nature of public sector participation is to be determined based upon the development of the master plan for the project. Summaries of estimated expenditures from public and private financing sources will be available once the project has an updated master plan, cost projections and financing strategies developed. An amendment to this plan will be presented that provides detailed estimates of costs and expenditures once a master development and financing plan is developed and available for inclusion in the Urban Redevelopment Plan.

- (c) Glynn Avenue Corridor  
Pursue redevelopment opportunities in accordance with the design guidelines being composed and ultimately adopted for all of the Glynn Avenue Corridor in the City of Brunswick.

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

(a) The Urban Redevelopment Agency of Brunswick may enter into agreements with qualified private sector developer and/or contractors to serve in a variety of capacities such as a fee developer/development manager for the project, a project architect, a project engineer, a construction company and other professionals as might be needed to successfully complete the development of the Oglethorpe Block and other priority projects. In addition, the Urban Redevelopment Agency of Brunswick may enter into agreements with the City of Brunswick, Brunswick Downtown Development Authority, Glynn County or other public entities for the provision of public facilities and the financing thereof. There are currently no multi-year contracts in place or specifically contemplated, but multi-year contracts may be required once the project is in the construction and development management phase.

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

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

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

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

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

No predetermined zoning changes are contemplated. The City has an abundance of underutilized commercial, industrial, and residential zoned properties.

The Oglethorpe Block Project is one of the Catalyst Sites referred to in Sections 5-1 in both the 2007 Comp. Plan (p. 168) and the 2008 Community Agenda (p. 79).

The Mary Ross Waterfront Park Master Plan was adopted by the City Commission on June 17, 2015 and incorporated it as part of the City's Comprehensive Land Use Plan.

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

- (a) Perry Elementary School Site. Summaries of estimated expenditures from public and private financing sources, along with the master development plan may be found in Attachment 12.

- (b) Oglethorpe Block Project. Summaries of estimated expenditures from public and private financing sources will be available once the project has an updated master plan, cost projections and financing strategies developed. An amendment to this plan will be presented that provides detailed estimates of costs and expenditures once a master development and financing plan is developed and available for inclusion in the Urban Redevelopment Plan.
- (d) Mary Ross Waterfront Park. The estimated cost to complete the improvements included in the Mary Ross Waterfront Park Master Plan is \$12 to \$15 million.
- (e) Glynn Avenue Corridor. Summaries of estimated expenditures from public and private financing sources will be available once the design guidelines project is completed.

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

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

**Section 11. Urban Redevelopment Agency of Brunswick.** By Resolution of the Mayor and Commission of the City of Brunswick, dated June 16<sup>th</sup>, 2010, the Mayor and City Commission created a redevelopment agency pursuant to the terms of the Urban Redevelopment Law to be known as the “Brunswick Redevelopment Agency”. By action at a duly called meeting of the Mayor and City Commission on September 15<sup>th</sup> 2010, the initial Commissioners or said agency were appointed. The initial terms of office of all such appointees has since expired. O.C.G.A. Section 36-61-18 provides, in part, that such agency shall be known as the “Urban Redevelopment Agency of Brunswick”, as such shall be known henceforth. Said law further provides that the number of Commissioners of such agency, their terms of office and qualifications shall be as proscribed by the Mayor and City Commission.

- (a) The Urban Redevelopment Agency of Brunswick shall consist of a total of seven (7) Commissioners. The Mayor, by and with the advice and consent of the City Commission, shall appoint a board of commissioners of the Urban Redevelopment Agency. The Mayor shall designate a chairman and vice-chairman from among the commissioners.
- (b) Each Commissioner shall serve a term of three years, with those appointed to fill the expired terms of the initial Commissioners serving staggered terms such that two shall

serve for one year, two for two years and three for three years. Each appointment thereafter shall be for a term of three years.

- (c) Each person appointed to fill the position of Commissioner of the Urban Redevelopment Agency of Brunswick shall meet the following qualifications:
  - (i) Such person shall reside within five (5) miles of the City limits of the City of Brunswick, such constituting the “Area of Operation” of the Urban Redevelopment Agency of Brunswick as defined by O.C.G.A. Section 36-61-2; and,
  - (ii) Such person shall have been a resident of the area described above for a period of not less than three years as of the time of the appointment; and,
  - (iii) Such person shall own or operate a business within Area of Operation; or, Such person shall have business experience in one of the following areas:
    - (a) Banking and/or finance;
    - (b) Real estate marketing, real estate development, and/or real estate law;
    - (c) Historic preservation and/or rehabilitation;
    - (d) Business management; or, tourism and/or hospitality.

**Section 12. Urban Redevelopment Plan Amendment.** This Plan may be amended from time to time by the Mayor and Commission of the City of Brunswick as provided by the Urban Redevelopment Law of Georgia (O.C.G.A. Section 36-61), provided however, such plan shall not be amended to include any project outside the corporate boundaries of the City of Brunswick except with the consent and approval of the Board of Commissioners of Glynn County.

*Attachment 1 - Notice of Public Hearing on the Proposed Amendment to the Brunswick Urban Redevelopment Plan*

*Published in The Brunswick News on May , 2018 and posted at all entrances to City Hall and Old City Hall.*

**Public Meeting Notice  
Brunswick Urban Redevelopment Plan  
May 16<sup>th</sup>, 2018 at 5:30 p.m.**

Second Floor meeting room Old City Hall, 1229 Newcastle Street  
Brunswick, Georgia 31520

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

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

A public meeting will be held in the second floor meeting room at Old City Hall, 1229 Newcastle Street, Brunswick, GA 31520, on May 16, 2016 at 5:30 P.M. The purpose of this meeting is to obtain citizen input and comments on the proposed Urban Redevelopment Plan amendment. Persons with special needs relating to handicapped accessibility or foreign language should contact Bren White-Daiss at (912) 267-5502 prior to May 16, 2018. Persons with hearing disabilities can contact the GA Relay Service at (TDD) 1-800-255-0056 or (VOICE) 1-800-255-0135.



***Attachment 2 - Public Comments on the Proposed Brunswick Urban Redevelopment Plan - TO BE ADDED LATER***

February 17, 2016 City Commission public hearing note on proposed amendment to Urban Redevelopment Plan

Arne Glaeser, City Planning and Development Manager gave a short presentation on the proposed changes to the U.R.P.

Zack Lyde, citizen, asked about Bobby Hall's project and the L.E. Lewis project.

Mayor Harvey asked that Zack Lyde provide more information about each of those projects to City Staff for possible future inclusion to the U.R.P.

Gary Cross, citizen, suggested that Mary Ross Waterfront Park not be assigned to the Urban Redevelopment Agency.

City Commission approved a motion to add the Mary Ross Waterfront Park project and the Highway 17 project to the Urban Redevelopment Plan and the motion was approved unanimously. Staff was directed to make the requested amendments to the Urban Redevelopment Plan and place this item on the March 2, 2016 City Commission agenda for Commission review.



**Attachment 3 - Resolution Describing the Boundaries of the Urban Redevelopment Area within the City of Brunswick, and for other purposes**

CITY OF BRUNSWICK  
URBAN REDEVELOPMENT PLAN

**RESOLUTION**

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

Be it hereby resolved by the Brunswick Commission that:

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

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

morals, or welfare in their present condition and use; and therefore meet the definitions contained in O.C.G.A. Chapter 36-61-2(18); and said area is hereby designated and determined to be appropriate for an urban redevelopment project, pursuant to the authority of O.C.G.A. Chapter 36-61-7(a):

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

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


This resolution shall be effective upon adoption.

This 19<sup>th</sup> day of December, 2012

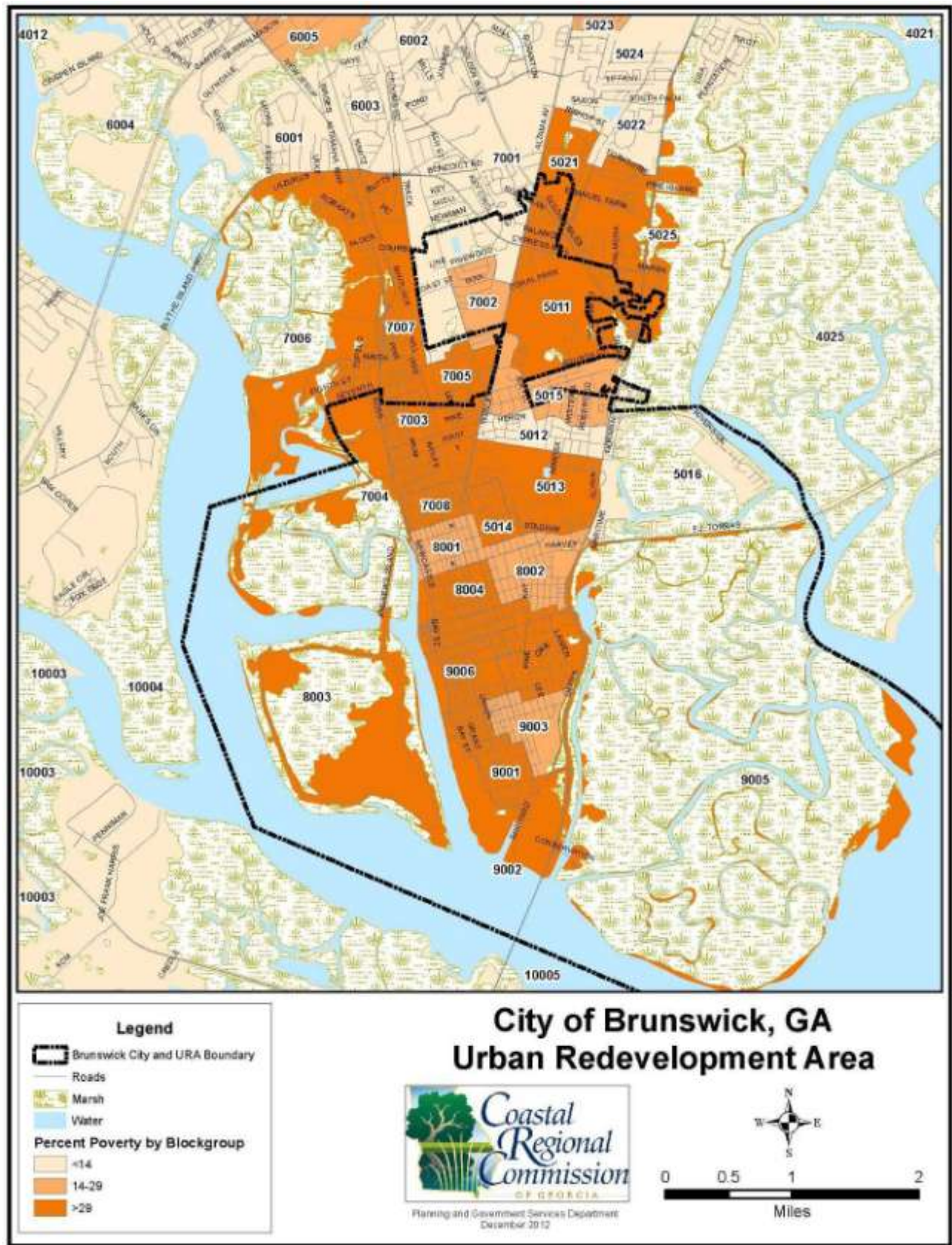
CITY OF BRUNSWICK, GEORGIA

BY:   
BRYAN THOMPSON, MAYOR

ATTEST:

  
NAOMI D. ATKINSON, CITY CLERK

This the 19th day of December, 2012.



**Attachment 4 -** Resolution amending the Urban Redevelopment Plan and establishing qualifications and terms of office for members of the Urban Redevelopment Agency of Brunswick

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF BRUNSWICK TO AMEND THE CITY'S URBAN REDEVELOPMENT PLAN SO AS TO INCLUDE THE MARY ROSS WATERFRONT PARK AND THE HIGHWAY 17 PROJECT AS PRIORITY PROJECTS FOR THE URBAN REDEVELOPMENT AGENCY

**WHEREAS**, the Mayor and City Commission of the City of Brunswick (the "City") adopted resolutions on March 18, 2009 approving the City's Urban Redevelopment Plan (the "Urban Redevelopment Plan") that identifies areas of the City that have significant poverty, unemployment, rates of home foreclosures, and general distress; and

**WHEREAS**, the City adopted a resolution on June 16<sup>th</sup>, 2010 establishing a separate redevelopment agency to be known as the "Brunswick Redevelopment Agency"; and

**WHEREAS**, the City adopted resolutions on December 19<sup>th</sup>, 2012, September 4, 2013, and May 21, 2014 amending the City's Urban Redevelopment Plan; and

**WHEREAS**, the City is desirous of developing and redeveloping parcels within the City in order to foster public and private sector development within the City, all for the benefit of its citizens; and

**WHEREAS**, after careful study and investigation, the Mayor and City Commissioners have determined that it is in the best interests of the citizens of the City to re-establish the "urban redevelopment agency as provided for by O.C.G.A. Section 36-61-18, to be called the "Urban Redevelopment Agency of Brunswick" (the "Agency"), to further the City's stated goals of fostering public and private development and redevelopment of parcels within the City; and

**WHEREAS**, the City is desirous of identifying certain priority projects within the City in order to foster public and private sector development within the City, all for the benefit of its citizens; and

**WHEREAS**, the City wishes to assist in the redevelopment of the property known as the Oglethorpe Block as a mixed use development, to include meeting space (referred to in SPLOST IV as the "Oglethorpe Convention Center" or "Oglethorpe Conference Center") as well as commercial development such as hotel, retail, office and residential uses. The development will be a combination of both public and private sector initiatives and is anticipated to be a phased project that will span several years until completion (the "Project"); and

**WHEREAS**, the City wishes to assist in the redevelopment of the property known as the Mary Ross Waterfront Park, to include open space, boating and fishing opportunities, as well as commercial development such as a restaurant. The development will likely be a combination of both public and



private sector initiatives and is anticipated to be a phased project that will span several years until completion (the "Project"); and

**WHEREAS**, the City wishes to assist in the redevelopment of the corridor known as the Glynn Avenue Corridor (i.e. Highway 17), to encourage redevelopment and investment along this entry corridor. The project will include the development of design guidelines and the implementation of those design guidelines. The project will likely be a combination of both public and private sector initiatives and is anticipated to be a phased project that will span several years until completion (the "Project"); and

**WHEREAS**, it is in the best interest of the City that the Urban Redevelopment Agency of Brunswick serve as the "Master Developer" of all three projects, utilizing public and private-sector expertise and financing as appropriate and necessary for the successful completion of the Projects; and

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and City Commissioners of the City as follows:

1) Pursuant to O.C.G.A. Section 36-61-5, it is hereby found that (1) one or more slum areas (as defined in the Urban Redevelopment Plan) exist in the City and (2) the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

2) It is in the public interest to have the City's urban development powers exercised by an urban redevelopment agency as provided in Code Sections 36-61-17. Such urban redevelopment agency shall be known as the "Urban Redevelopment Agency of Brunswick" (the "Agency"). The Agency is hereby activated and authorized to transact business and exercise powers under O.C.G.A. Sections 36-61-18.

3) The nominations, qualifications and terms of office for the Commissioners of such Agency shall be as follows:

(a) The Urban Redevelopment Agency of Brunswick shall consist of a total of seven (7) Commissioners. The Mayor, by and with the advice and consent of the City Commission, shall appoint a board of commissioners of the Urban Redevelopment Agency. The Mayor shall designate a chairman and vice-chairman from among the commissioners.

(b) Each Commissioner shall serve a term of three years, with those appointed to fill the expired terms of the initial Commissioners serving staggered terms such that two shall serve for one year, two for two years and three for three years. Each appointment thereafter shall be for a term of three years.

(c) Each person appointed to fill the position of Commissioner of the Urban Redevelopment Agency of Brunswick shall meet the following qualifications:

1) Such person shall reside within five (5) miles of the City limits of the City of Brunswick, such constituting the "Area of Operation" of the Urban Redevelopment Agency of Brunswick as defined by O.C.G.A. Section 36-61-2; and,

2) Such person shall have been a resident of the area described above for a period of not less than three years as of the time of the appointment; and,

3) Such person shall own or operate a business within Area of Operation; or such person shall have business experience in one of the following areas:


- i. Banking and/or finance;
- ii. Real estate marketing, real estate development, and/or real estate law;
- iii. Historic preservation and/or rehabilitation;
- iv. Business management; or, tourism and/or hospitality.

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

Adopted this 2nd day of March, 2016.

CITY OF BRUNSWICK, GEORGIA

By:



CORNELL L. HARVEY, MAYOR

ATTEST:


  
Naomi D. Atkinson, City Clerk

CERTIFICATION

I, Brian Corry, as Assistant City Attorney for the City of Brunswick, Georgia hereby certify that on February 17, 2016, in a publicly advertised hearing of a regularly scheduled City Commission meeting for the City of Brunswick, the Planning and Development Manager, Mr. Arne Glaeser presented a proposed amendment to the Urban Redevelopment Plan to include the Mary Ross Waterfront Park and the Highway 17 Corridor as priority projects as directed by the City Commission. The public hearing was held by the City Commission to receive public input on the proposed amendment to the City of Brunswick's Urban Redevelopment Plan that was approved by the City Commission on February 17, 2016. This public hearing was advertised in the legal organ of the City of Brunswick 15 days prior to the public hearing. Additionally, signs for the public hearing were posted at all public entrances to City Hall and the City Hall Annex in the City of Brunswick. At the public hearing two people chose to speak on the subject matter. The City Commission passed unanimously the motion to add the Mary Ross Waterfront Park and the Highway 17 Corridor as priority projects to the Urban Redevelopment Plan. As the Assistant City Attorney for the City of Brunswick, I certify that the foregoing facts are accurate and in accordance with compliance with O.C.G.A. § 36-61-7 in regards to public hearings, and O.C.G.A. § 36-61-1 et. seq. generally.

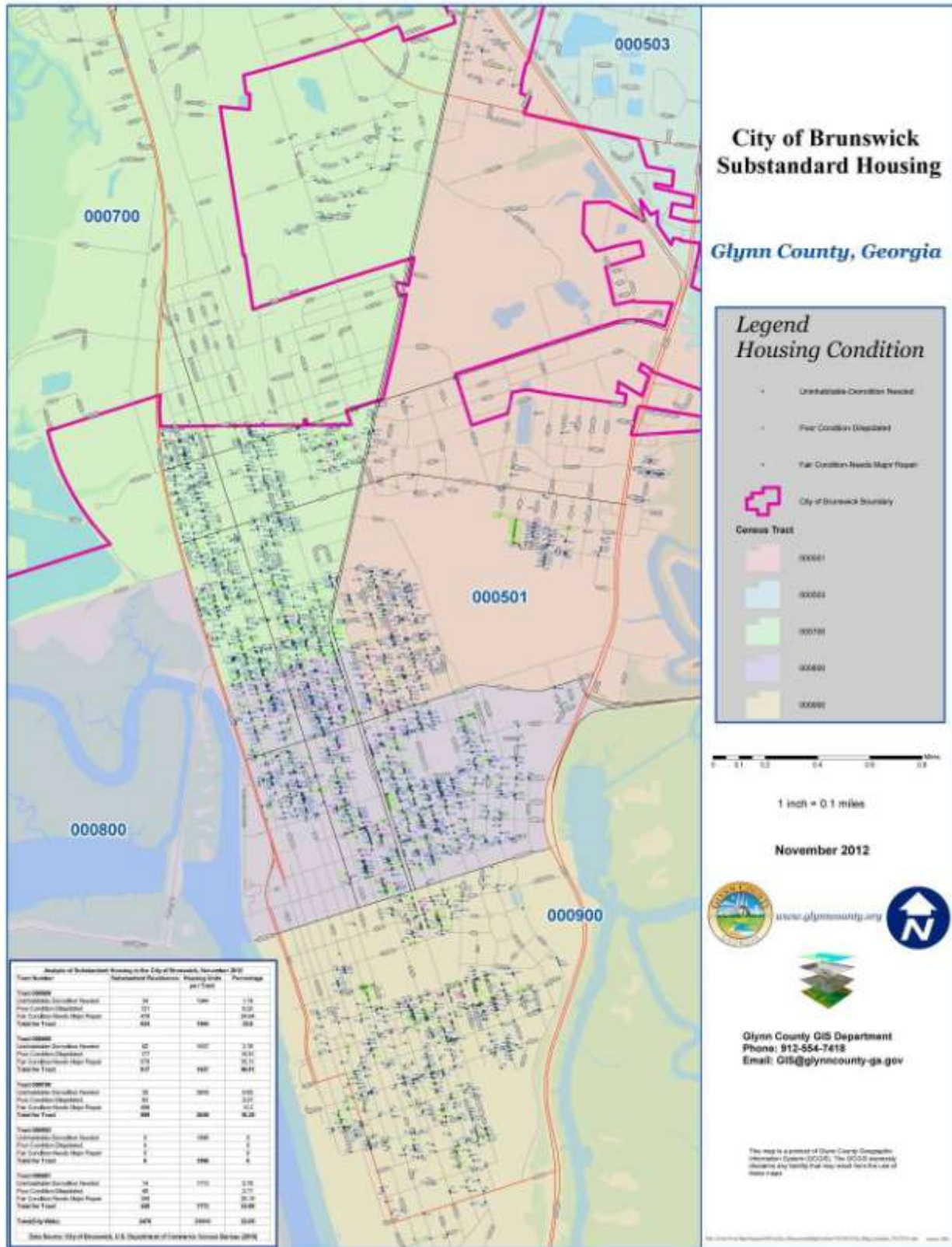


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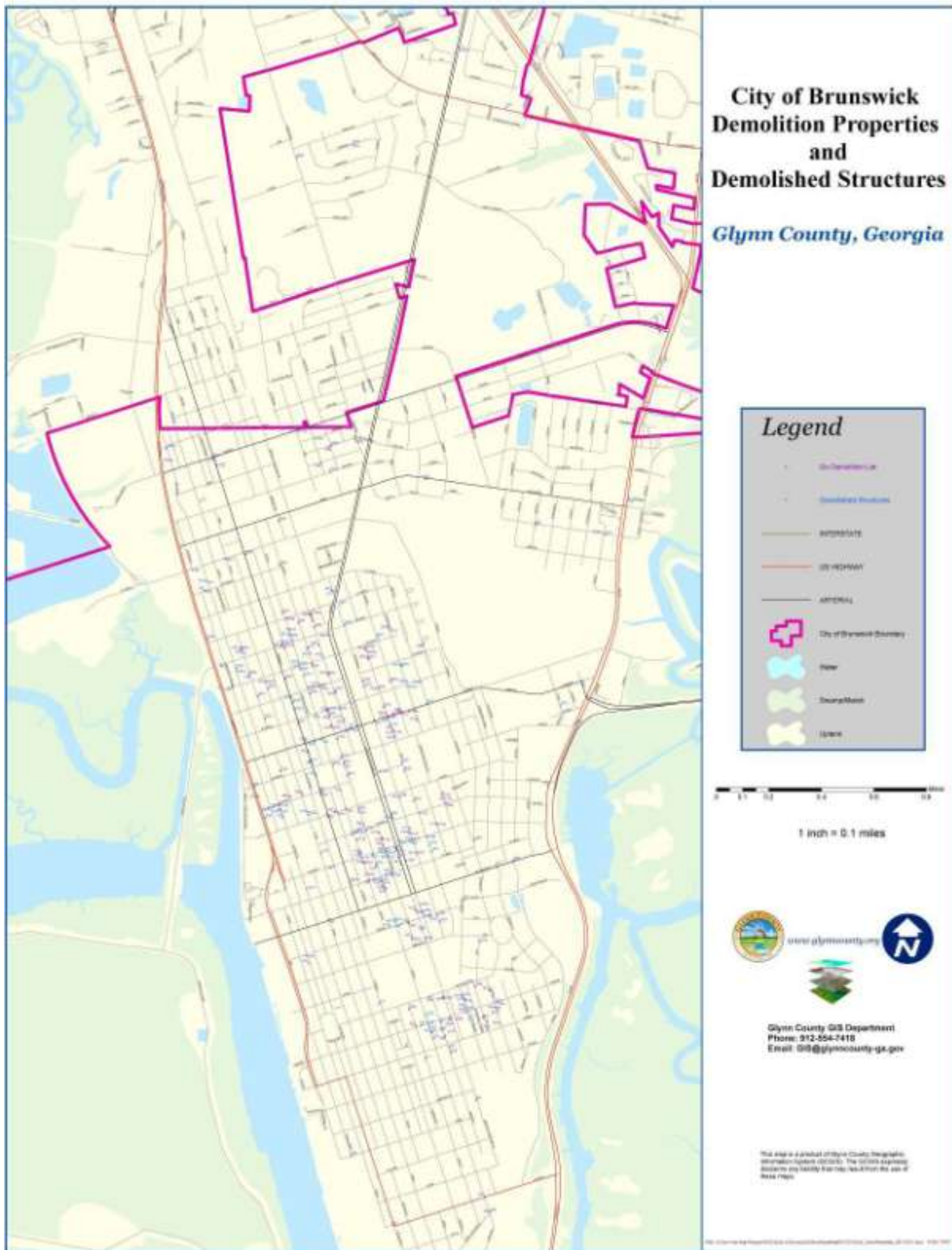
  
 Brian Corry  
 Assistant City Attorney  
 City of Brunswick

Sworn to me this 2nd day  
 of March, 2016

  
 Notary Public













**Attachment 9 - Perry Elementary School redevelopment  
2301 Stonewall Street (aka "Bus Yard")**

Blueprint Brunswick


South School Site




MLK Boulevard Elevation Sketch



Site Plan



Birds Eye View



**Development Program:**  
35 Single Family Detached  
(1200 S.F. per floor, alley-loaded)  
Central Park

City of Brunswick  
Georgia

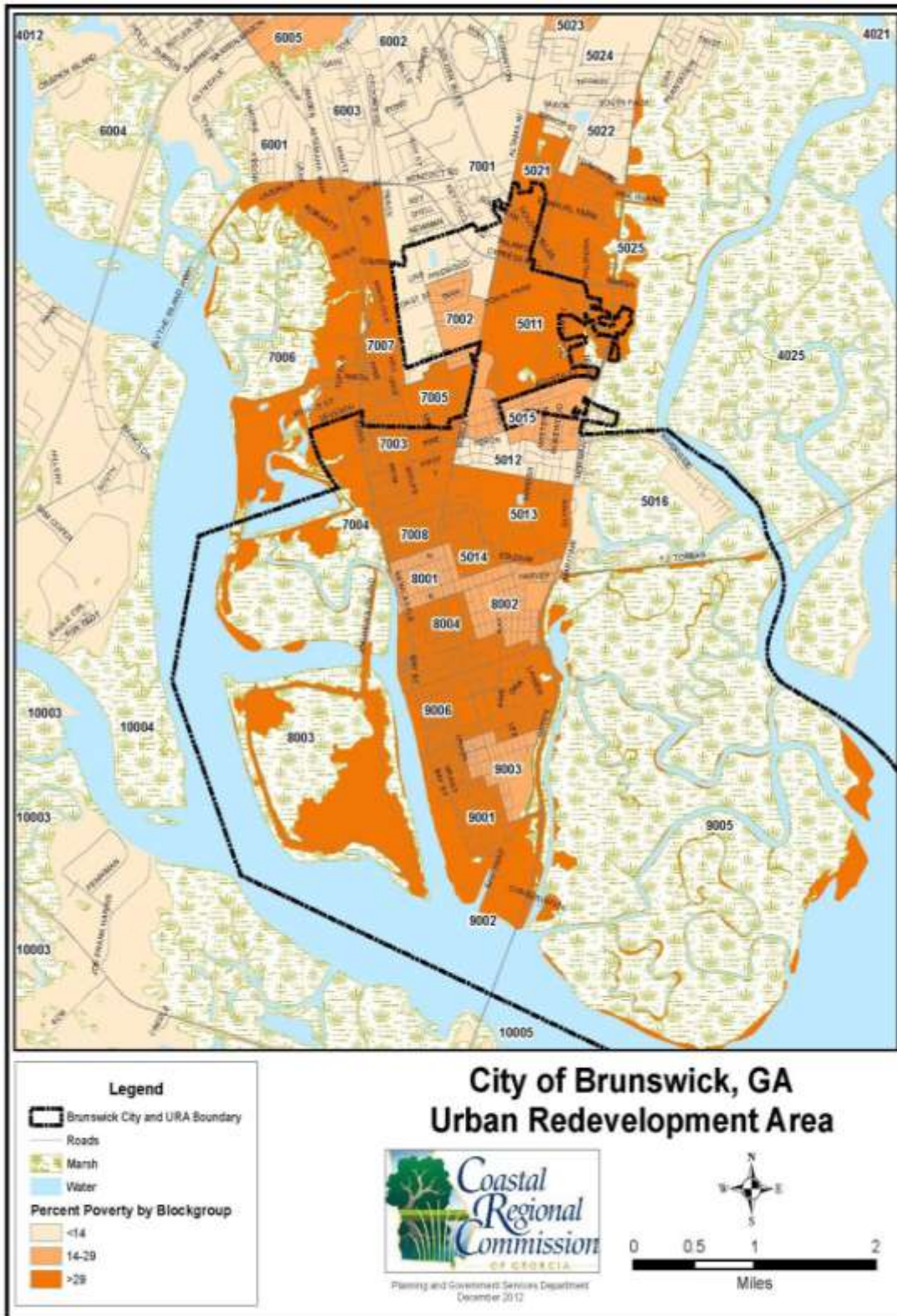
Proposed by  
**MBSJ**

4400 Peachtree Road  
Atlanta, Georgia 30340  
404.525.1100

Project Name  
Perry Elementary School

Option 1

April 2008





*Attachment 11 - Aerial Photo of the Oglethorpe Block Redevelopment Project*



## *Attachment 12 – Perry School Site Master Development Plan*

The overall vision for Perry Square is a mixed income / mixed housing residential development with reserved open green space within the community for use by residents. Perry Square will certify as an EarthCraft Community for green building design and cohesion with the surrounding neighborhood. The southwest corner of the South School Site, approximately 0.2 acres, is not included in the purchase with the intent that it will be used by the City and the greater Brunswick community for neighborhood activities such as farmers markets and other community events.

The conceptual site design plan is for 11 residential buildings with 54 townhomes, five (5) single family homes located throughout the surrounding neighborhood and a community building, which will house the property manager office and a variety of community amenities. There will be reserved open space that will be available for residents for leisure and events. The unit mix will include eight (8) onebedroom, 26 two-bedroom, and 20 three-bedroom homes. The five (5) single family homes will feature two-bedroom, one and a half baths. The fifty-four (54) townhome units will be set aside as affordable, with the five (5) single family homes as market rate.

Unit amenities will include direct exterior entrance to each individual unit, a range/oven, refrigerator, garbage disposal, dishwasher, microwave, blinds, ceiling fans, and washer and dryer connections. Living areas will feature nine-foot ceilings and wall-to-wall carpet, with hard surface floors in the kitchen and bath areas. Closets and cabinet space will provide ample storage. Natural light will filter through energy efficient windows.

Amenities in the community will include a fully equipped fitness center, fully equipped computer center, indoor gathering areas, including an equipped and furnished community kitchen, and outdoor recreation areas. The leasing office will have a full-time, on-site property manager fully trained in leasing, community relations, and operations compliance. Additionally, residents will have the option to attend low cost preventative health screenings and wellness programs facilitated by a local provider. Funding for the development, construction, operation, and management of Perry Square will primarily come from Low Income Housing Tax Credits, with additional financing from a conventional construction loan. WHG follows the guidelines of the LIHTC program requirements. Affordable housing communities are operated after completion according to the Compliance Period of 15 years, Extended Use Period of an additional 15 years, and Extended Affordability Commitment of 5 more years, taking ownership to a period of no less than 35 years.



Perry School Site Development Plan



## Perry School Site typical building



### Perry School Site Financial Structure

Funding for the development, construction, operation, and management of Perry Square will primarily come from Federal and State Low Income Housing Tax Credits, with additional financing from a conventional construction loan and a conventional permanent loan. The estimated total development cost is approximately \$11,900,000, which includes a proposed land purchase price of \$,357,500 for the south school site and \$42,500 for the five single family home lots. This cost will be financed through funds approximated at an equity (tax credit) commitment of \$10,860,000, a loan amount (conventional and HUD) of \$1,000,000, and a deferred developer fee contribution of \$48,000.

The proposed purchase and sale agreement will include a timeline to close on the land in Spring 2019. Construction is anticipated to commence July 1, 2019 and conclude June 30, 2020. AEP and Fairway Management will provide pre-leasing services to obtain a near total or total occupancy in anticipation of the Certificate of Occupancy.

Perry Square will have positive economic and fiscal impacts on the City as a whole. It will bring the much needed high quality affordable housing, a need demonstrated by the extensive waiting list at Norwich Commons. It will also provide usable greenspace for community and It will create jobs



**Uses of Funds**

Acquisition costs - School Site	<b>\$357,500</b>
Acquisition costs - Single Family Lots*	<b>\$42,500</b>
Operating & replacement reserves	\$258,616
Hard construction costs	\$8,140,968
Other development costs	<u>\$3,106,989</u>
<b>Total Uses</b>	<b>\$11,906,573</b>

**Sources of Funds**

Total tax credit equity	\$10,858,462
Limited & general partner equity	\$110
Conventional Permanent Loan	\$1,000,000
Deferred developer's fee	\$48,002
<b>Total Sources</b>	<b>\$11,906,573</b>

*\*Represents the full taxable value of the 5 single family home lots listed on the tax assessors website*