

A RESOLUTION 11- R193
ENTITLED
A RESOLUTION AMENDING THE CITY OF
ALBANY 2010 URBAN REDEVELOPMENT
PLAN; REPEALING PRIOR RESOLUTIONS
IN CONFLICT AND FOR OTHER
PURPOSES.

WHEREAS, the City of Albany created an Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA) as provided for in O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

WHEREAS, the 2010 Urban Redevelopment Plan was adopted by the City of Albany Commission on October 26, 2010, in accordance with all applicable laws and regulations; and

WHEREAS, the City of Albany desires to amend the URA to include additional parcels; the general boundaries of the Urban Redevelopment Plan amendment include parcels on Baldwin Drive, W. Broad Avenue, N. Cleveland Street, Flint Avenue, Greenvale Road, Haley Street, Jefferson Boulevard, W. Oglethorpe Boulevard, Roosevelt Avenue, Slappey Boulevard, and N. Washington Boulevard.

WHEREAS, a public hearing describing the proposed change and soliciting public input was conducted on November 22, 2011 in accordance with O.C.G.A. §36-61-7(e).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Albany, Georgia and it is hereby resolved by authority of same:


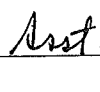
SECTION 1. The City of Albany 2010 Urban Redevelopment Plan as amended is hereby approved and adopted.

SECTION 2. A copy of said Plan is attached hereto and incorporated herein by reference as fully as if set forth verbatim.

SECTION 3. All resolutions, or parts of resolutions, in conflict herewith are repealed.


MAYOR

ATTEST:

 
CITY CLERK

Adopted: November 22, 2011

Introduced By Commissioner: Jonnie Postell
Date(s) read: November 22, 2011



City of Albany

POST OFFICE BOX 447

Albany, Georgia

31702-0447

WILLIE ADAMS, JR.
MAYOR

OFFICE: (229) 431-3244
FAX: (229) 878-3198

November 28, 2011

Commissioner Mike Beatty
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

Dear Commissioner Beatty,

The City of Albany would like to expand the 2010 Opportunity Zone. Enclosed please find the City of Albany 2010 Urban Redevelopment Plan Amendment, copy of our signed resolution and minutes from the public hearing adopting the amendment.

In addition, enclosed please find the requested table, data, photographs and maps we have collected in order to complete the application process.

Thank you for the opportunity to be a part of such a wonderful redevelopment program.

Sincerely,

Willie Adams, Jr., M.D.
Mayor



City of Albany

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CERTIFICATION

TO : Southwest Georgia Regional Commission
FROM : C. Nathan Davis, City Attorney 
DATE : November 28, 2011
RE : **Resolution R11-193**

This will certify that the instant resolution authorizing the City of Albany's Urban Redevelopment Plan Amendment was adopted in accordance with all applicable law and only after applicable public hearing and notice.

This 28th day of November, 2011

CND/mlf

APPENDIX G – REDEVELOPMENT PLAN AMENDMENT WORKSHEET

City of Albany Urban Redevelopment Plan

Amendment Worksheet

Date: November 1, 2011

The following is a checklist of items to be considered by city officials when amending the 2010 City of Albany Urban Redevelopment Plan. These items represent required plan components as defined in the Official Code of Georgia Annotated Section 36-61-4 and 36-61-7.

Statement that the Urban Redevelopment Plan is consistent with the City’s comprehensive plan.

Amendment expands the Urban Redevelopment Area to include 44 additional parcels.
Amendment of this plan will encourage economic investment in the downtown district
of Albany, consistent with the city's Comprehensive Plan (2005-2025).

Clearly defined boundaries of the proposed Urban Redevelopment Area (need not be contiguous).

Map attached.

Explanation of negative conditions in the area necessitating redevelopment.

As detailed in the original URP, the negative conditions associated with the additional parcels are the same. Those include poverty, underdevelopment and blight.

Description of the city's land use objectives for the area (types of uses, building requirements, zoning changes, development densities, etc.)

The additional parcels are zoned for commercial use.

Description of land parcels to be acquired and structures to be demolished or rehabilitated.

There are no parcels to be acquired or structures to be demolished or rehabilitated.

Strategy for leveraging private resources to aid in redevelopment of the area.

The Opportunity Zone designation by the Department of Community Affairs incentivizes local businesses to create and maintain new jobs with the benefit of receiving the state's highest job tax credits.

Strategy for relocating any displaced residents.

There are currently no residents being relocated or displaced.

Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan.

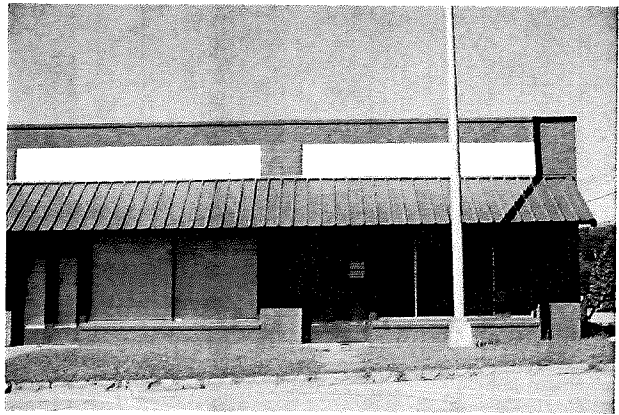
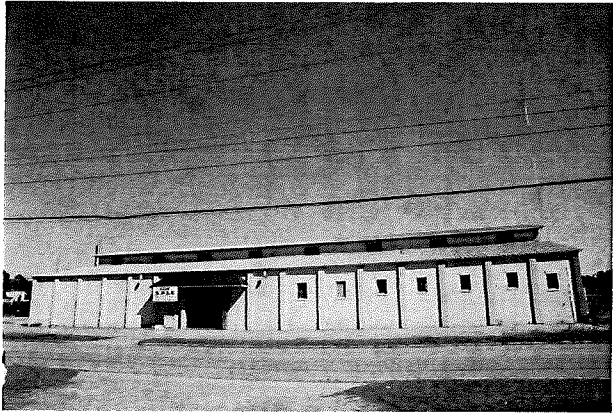
None.

Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.

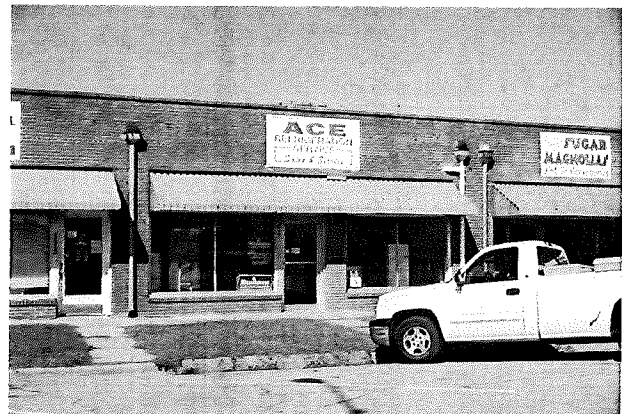
Public infrastructure serving these additional parcels is sufficient.

Financial Strategy for implementing the plan.

The City of Albany works with resource partners throughout the region and state to secure funding and implement goals of this plan.



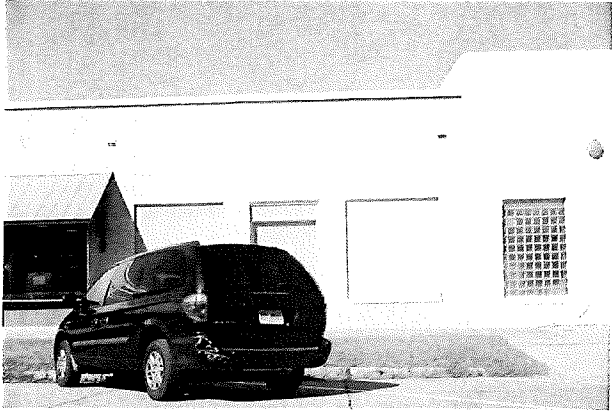
Figures 1 & 2. Figure 1, located on Baldwin Avenue near Gillionville, has been vacant for 18 months. Prior to that, it was used as storage for tires. Figure 2, located just west of the river on Flint Avenue, is used for storage for Albany Nut and Bolt Co.



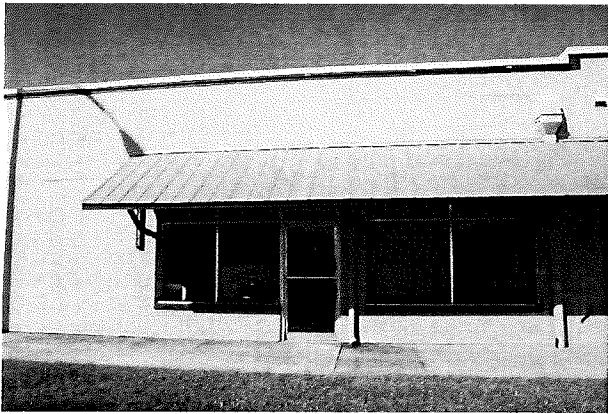
Figures 3 & 4. The owner reported that the building in Figure 3 has been vacant for two years and has a damaged roof that must be repaired before it can be rented. Currently, it is used for storage. The building pictured in Figure 4 is occupied by its owner. Both are located on Flint, east of Washington.



Figures 5 & 6. The building pictured in Figure 5 is occupied. The building in Figure 6 was occupied by Cayman Golf Company, but they are closed. Both are located on Flint, east of Washington.



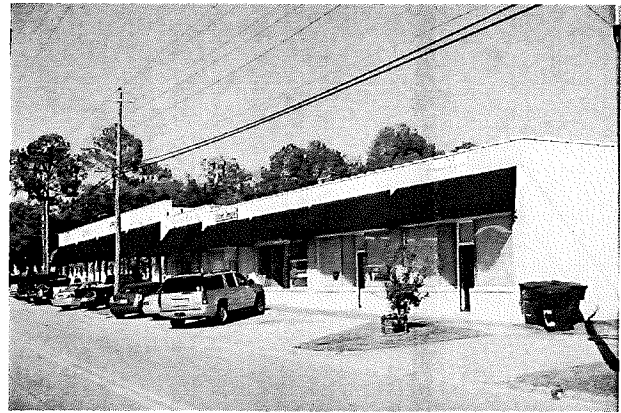
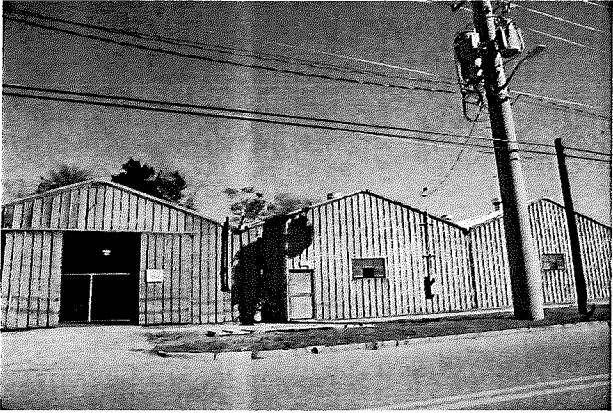
Figures 7 & 8. The two buildings pictured above are both occupied by Seller's Tiles. They are located on Flint, east of Washington.



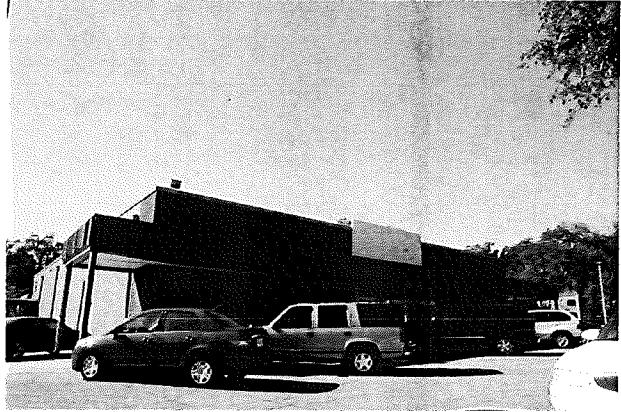
Figures 9 & 10. The building in Figure 9, located on Flint Avenue, is vacant. The industrial building pictured in Figure 10 and located on Greenvale near Gillionville has been vacant for two years. Prior to that, it was used as storage.



Figures 11 & 12. The building pictured in Figure 11, located on Haley between Pine and Residence, is occupied by several businesses. Redevelopment efforts in this block have been significant and the area is much improved over the last several years but tax credits will help to continue redevelopment. The building in Figure 12 has been vacant more than two years; it is located behind Short and Paulk on Cleveland.



Figures 13 & 14. The metal buildings located in Figure 13 are occupied by Short & Paulk. The strip mall in Figure 14 is occupied. Both of these properties are located in an area with significant redevelopment efforts. The surrounding neighborhood suffers from severe blight. Both properties are located on Cleveland, behind Short and Paulk.



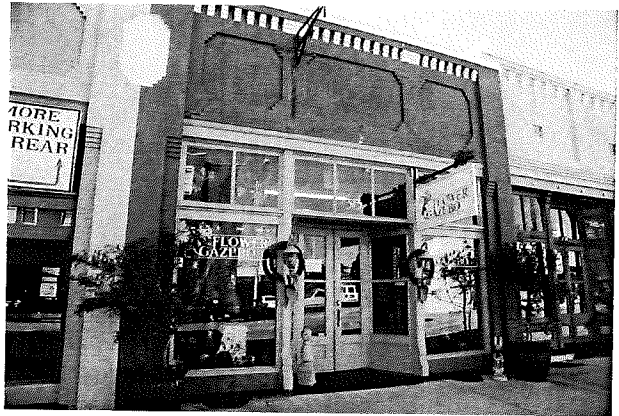
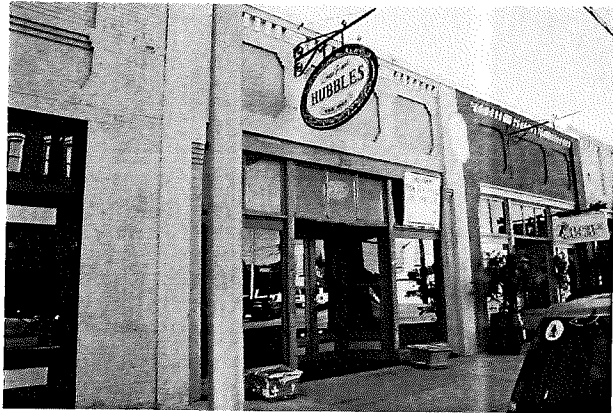
Figures 15 & 16. The building pictured in Figure 15 at the corner of Dawson and Slaphey has been vacant for four years. The planter box in front is overgrown and the property overall is unkempt. The former grocery store in Figure 16 at Jefferson and Tift has been vacant for three years.



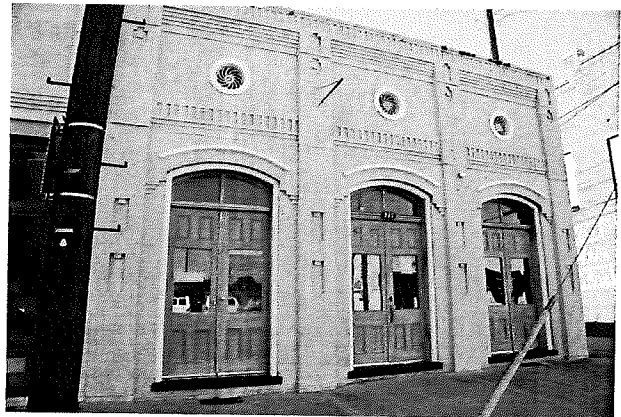
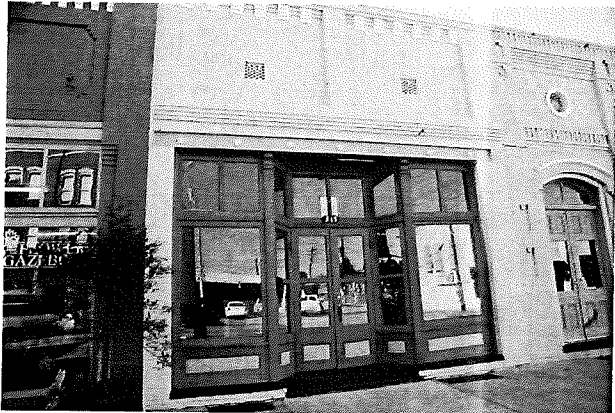
Figures 17 & 18. The building pictured in Figure 17 is owned by Dougherty County and is located across the street from the Water, Gas and Light Commission. ADICA and the EDC believe this building could potentially contribute to the revitalization of downtown if sold to a for-profit business. Figure 18 pictures an automobile trim shop at Flint and Washington with a parking lot full of automobiles in need of complete restoration. This detracts from other nearby revitalization efforts.



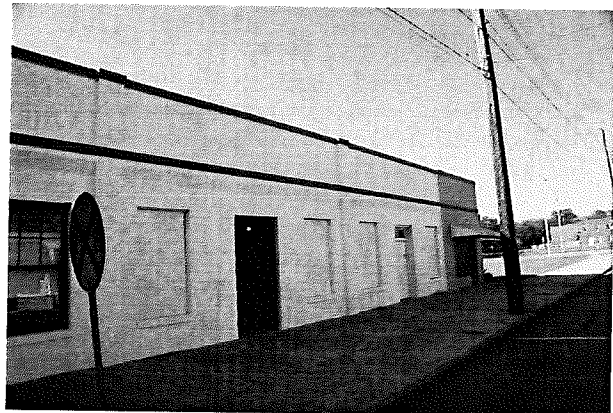
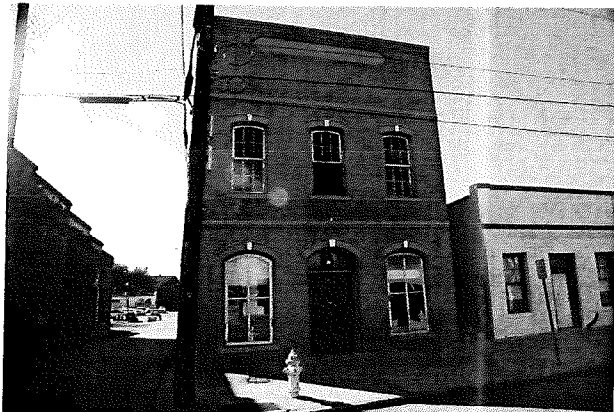
Figures 19 & 20. The building pictured in Figure 19, located at Flint and Washington, is a half-way house rented by the state. The building in Figure 20 is vacant and is owned by the trim shop in Figure 18. The properties are located in the 300 N. block of Washington.



Figures 21 & 22. The building in Figure 21 has been partially rented for a short time but was fully vacant for the past two years . The building pictured in Figure 22 is occupied. These properties are located in the 300 N. block of Washington.



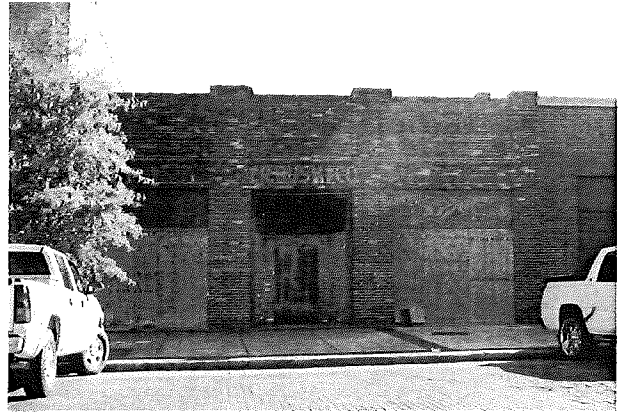
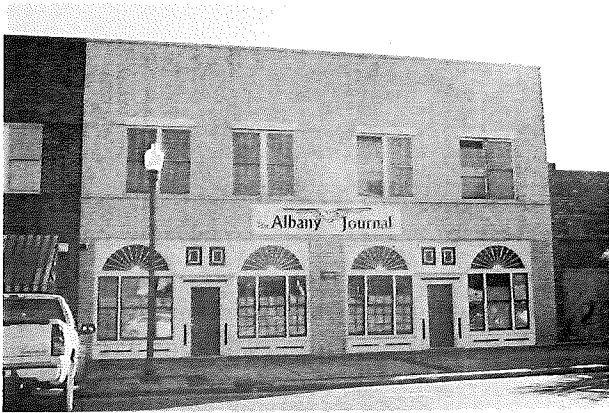
Figures 23 & 24. The building in Figure 23 is occupied and the building in Figure 24 has been vacant for five years. These properties are located in the 300 N. block of Washington.



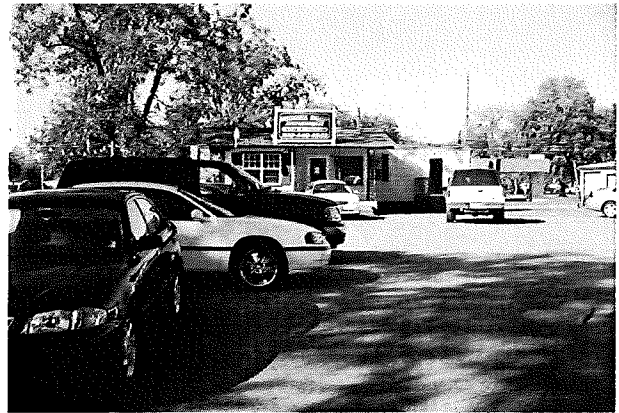
Figures 25 & 26. In its current blighted condition, the building in Figure 25 cannot be rented. The buildings in Figure 26 are also vacant. These are the 300 N. block of Washington.



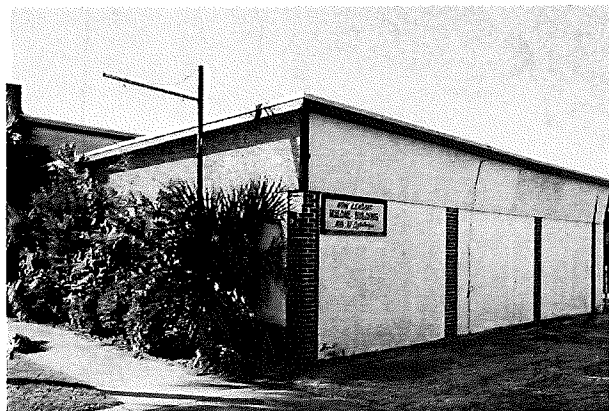
Figures 27 & 28. The building in Figure 27 is occupied by owner. The right side of Figure 28 is occupied by owner, but the left side is vacant. These properties are located in the 300 N. block of Washington.



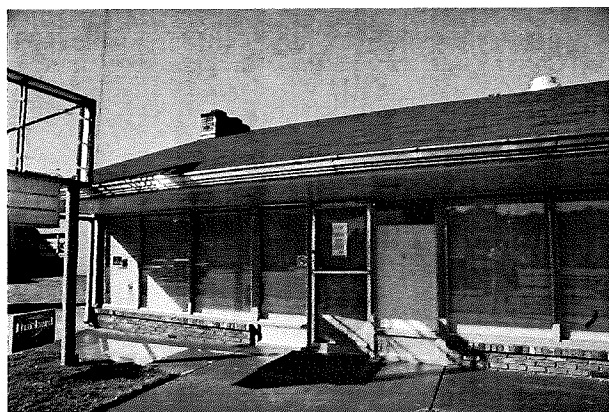
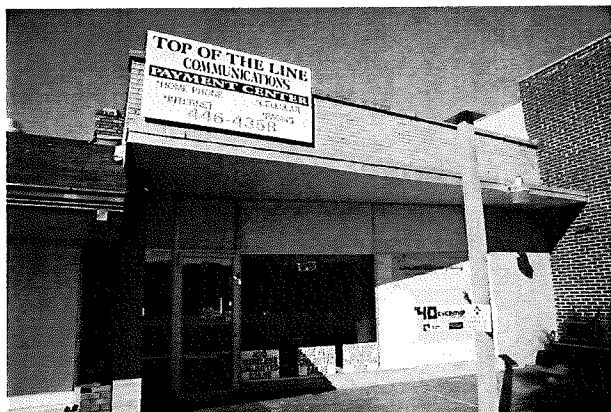
Figures 29 & 30. Both Figures 29 & 30 are totally blighted. The interior of the building in Figure 29 is in complete disarray. This building looks abandoned. Figure 30 is simply a façade. Seller's Tiles uses the area for storage. These properties are located west of Washington on Roosevelt.



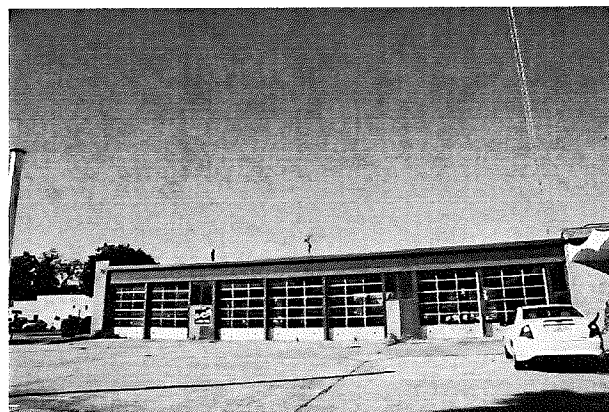
Figures 31 & 32. The building in Figure 31, located west of Washington on Roosevelt, is used by Seller's Tile for storage. The business in Figure 32 is a used car dealership. It is located on Ogleshorpe.



Figures 33 & 34. The building in Figure 33 is occupied. The building in Figure 34 is vacant and blighted. It is an abandoned, boarded, old motel. Locked chains wrap the gates. These properties are located on Oglethorpe between Jefferson and Monroe.



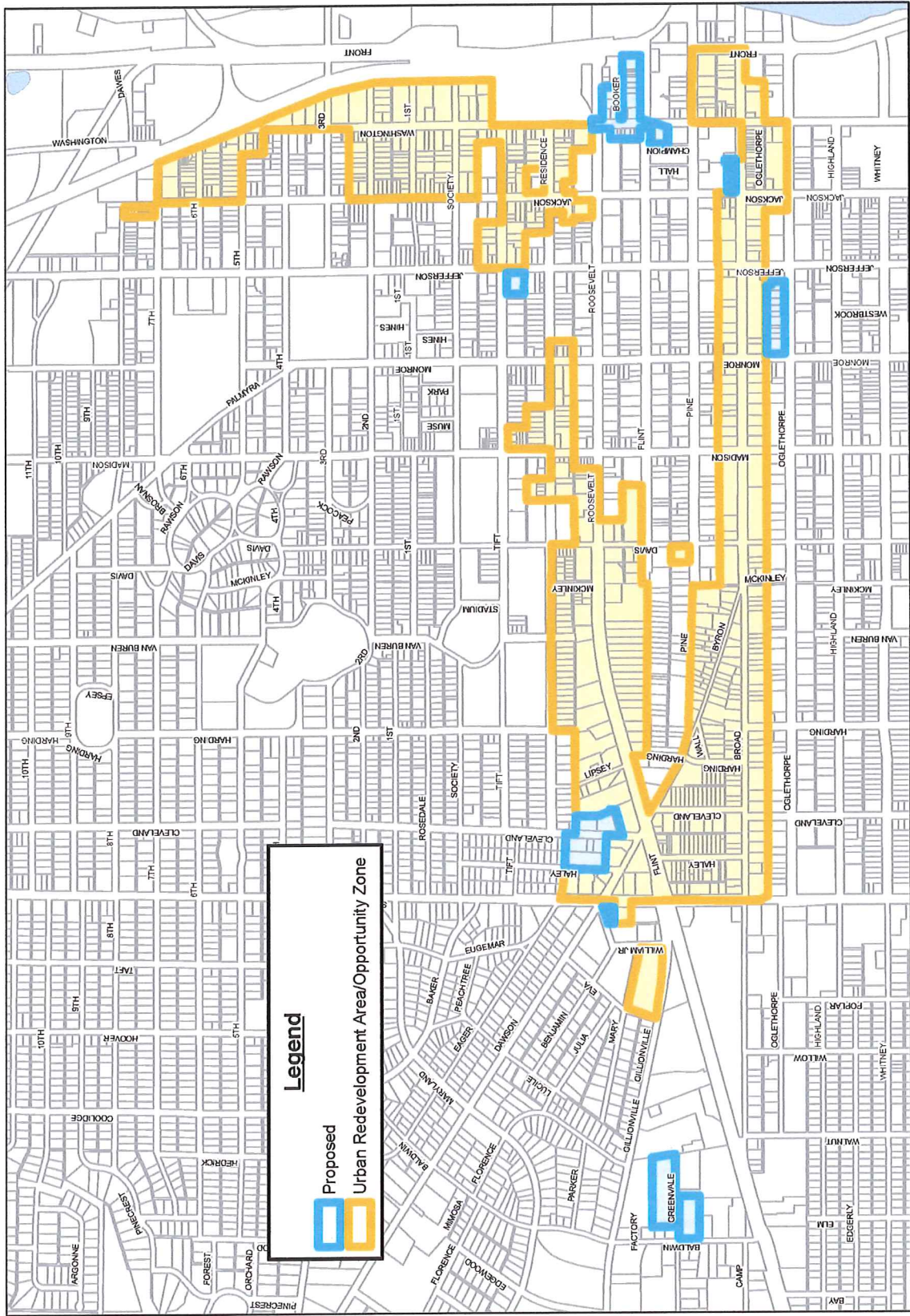
Figures 35 & 36. Both Figures 35 & 36 are owner occupied. These properties are located on Oglethorpe between Jefferson and Monroe.



Figures 37 & 38. The building in Figure 37 is occupied. The building in Figure 38 is the old Firestone Tires retail outlet. It has been vacant for more than two years. These properties are located on Oglethorpe between Jefferson and Monroe.



Figure 39. Figure 39 is a parking lot just west of the Chamber of Commerce in downtown Albany. ADICA and the EDC believe this property has excellent redevelopment potential and wants to see it included in the Urban Redevelopment Area.



Legend

Proposed Urban Redevelopment Area/Opportunity Zone

