



January 7, 2020 9:00 am

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Mayor Jonathan McCollar
3. Oath of Office Administrated by Bulloch County Probate Judge Lorna Deloach for:
 - a) District 2 Council Member Paulette Chavers
 - b) District 3 Council Member Venus Mack
 - c) District 5 Council Member Shari Barr
4. Consideration of a Motion to appoint a Mayor Pro Tem for the next two years, per the Statesboro Municipal Code, Section 2-4 of the City Charter.
5. Public Comments (Agenda Item):
6. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 12-17-2019 Council Minutes
7. Second Reading and Consideration of a Motion to Approve **Ordinance 2019-14**: an Ordinance amending Chapter 6 adding a definition of “local brewery” and the requirements and privileges conferred under this classification.
8. Consideration of a Motion to approve **Resolution 2020-01**: A Resolution authorizing the Housing Authority of Valdosta, Georgia to issue Bonds to Finance facilities located in the City of Statesboro, Georgia.
9. Consideration of a Motion to approve the submittal of an Economic Development Administration Grant, for purposes of the Phase III City Campus Classrooms and Business Expansion.
10. Other Business from City Council
11. City Managers Comments
12. Public Comments (General)
13. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A 50-14-3(b)
14. Consideration of a Motion to Adjourn



CITY OF STATESBORO
COUNCIL MINUTES
DECEMBER 17, 2019

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

1. **CALL TO ORDER**

Mayor Jonathan McCollar called the meeting to order

2. **INVOCATION AND PLEDGE**

Councilman Jeff Yawn gave the Invocation and Pledge of Allegiance.

ATTENDENCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Phil Boyum	Councilmember	Present	
Sam Jones	Councilmember	Present	
Jeff Yawn	Councilmember	Present	
John Riggs	Councilmember	Present	
Derek Duke	Councilmember	Present	

Other staff present was: City Manager Charles Penny, Assistant City Manager Jason Boyles City Attorney Cain Smith and City Clerk Leah Harden.

3. **Recognitions/Public Presentations**

A) Presentation of Plaques by Mayor McCollar to the outgoing Councilmembers, Sam Jones, Jeff Yawn and Derek Duke for their dedicated service to the City of Statesboro.

Mayor McCollar presented a plaque to each outgoing Councilmember, District 2 Sam Jones, District 3 Jeff Yawn and District 5 Derek Duke, for their dedicated service to the City of Statesboro.

4. **Public Comments (Agenda Item):** None

5. **Consideration of a Motion to approve the Consent Agenda**

A) Approval of Minutes

a) 12-03-2019 Council Minutes

A motion was made to approve the consent agenda.

RESULT:

Approved (Unanimous)

MOVER:

Councilman Jeff Yawn

SECONDER:

Councilman Derek Duke

AYES:

Boyum, Jones, Yawn, Riggs, Duke

ABSENT

6. Council review of Mayoral disapproval of Sec 38-162 made and to be considered pursuant to Charter Sec 4-1(c).

Mayor McColer stated as it stands this ordinance has a multiplier of .01. City Attorney Cain Smith stated four votes would overrule the Mayor's adjustment, he also stated they could adopt the compromise proposal through a unanimous vote, or it could be tabled for presentation to be placed on the agenda for February 18, 2020.

A motion was made to table this issue until the second meeting in February.

RESULT:	Approved (Unanimous)
MOVER:	Councilman John Riggs
SECONDER:	Councilman Derek Duke
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

7. Consideration of a Motion to adopt the Master Bond Resolution and the First Supplemental Bond Resolution in order to refinance the Series 2010 Bonds and certain outstanding GEFA Loans.

City Manager Charles Penny stated our Financial consultants Davenport put out an RFP and has come back with a proposal from Zion Bank in Utah with a fixed interest rate of 2.14 which is a reduction of half of our current rate. Jon Pannell with the bond counsel stated the bank called about a change to the master bond resolution; in the section where you can issue additional bonds in the future wants to change the definition from Independent Certified Public Accountants to have a Qualified Independent Consultant which is a defined term in the Bond Resolution.

A motion was made to adopt the Master Bond Resolution and the First Supplemental Bond Resolution in order to refinance the Series 2010 Bonds and certain outstanding GEFA loans with the amendments prescribed by the bond counsel.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Jeff Yawn
SECONDER:	Councilman Phil Boyum
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

8. Consideration of a motion to approve the City's Employee Retirement Plan Modifications as recommended by the City Manager.

City Manager Charles Penny stated this modification would increase the multiplier from 1.25 to 2.00 and to have an alternative retirement designation with full benefits after 30 years of service and remove the cap on sick leave and allow the employees to accrue sick leave with no maximum limits to be used towards years of service. Employees hired on or after January 1, 2020 would contribute to the retirement system at a rate of 3% of their annual salary.

A motion was made to approve the City’s Employee Retirement Plan Modifications as recommended by the City Manager.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Jeff Yawn
SECONDER:	Councilman John Riggs
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

9. Public Hearing and First Reading of Ordinance 2019-14: An Ordinance amending Chapter 6 of Statesboro Code of Ordinances adding a definition of “brewpub” and the requirements and privileges conferred under this classification.

A motion was made to open the Public Hearing

RESULT:	Approved (Unanimous)
MOVER:	Councilman John Riggs
SECONDER:	Councilman Derek Duke
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

City attorney Cain Smith explained the modification to the definition for a brewpub. This modification would not require at package license to sell their own product as long as they are within the barrel limitations set out by State code.

Councilman Boyum recommended changing term from “brewpub” to “local brewery” which would allow someone to be a brewery, restaurant and package sales all wrapped into one.

Cain Smith stated we can consider these as restaurants for the purposes of license fees and for the purposes of 6-9 which is the underage admission regulation.

No one spoke for or against the Ordinance.

A motion was made to close the Public Hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Phil Boyum
SECONDER:	Councilman Jeff Yawn
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

A motion was made to move forward to a second reading of Ordinance 2019-14 with the amendments; the licensing fees and guidelines match the restaurant category pursuant to Section 6-9 and we refer to them as “local brewery” as opposed to “brewpubs”.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Jeff Yawn
SECONDER:	Councilman John Riggs
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

10. Public Hearing and Consideration of a Motion to approve application for an alcohol license Sec. 6-5.

- A) Hare Krishna 342 Corporation**
- DBA: Sym food Store**
- Jyoti Patel**
- 218 N Main Street**

A motion was made to open the Public Hearing

RESULT:	Approved (Unanimous)
MOVER:	Councilman Phil Boyum
SECONDER:	Councilman John Riggs
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

No one spoke for or against this application.

A motion was made to close the Public Hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Jeff Yawn
SECONDER:	Councilman Phil Boyum
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

A motion was made to approve the alcohol application for Hare Krishna 342 Corporation DBA: Sym Food Store, Jyoti Patel, 218 N Main Street.

RESULT:	Approved (Unanimous)
MOVER:	Councilman John Riggs
SECONDER:	Councilman Jeff Yawn
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

11. **Consideration of a Motion to approve Resolution 2019-41: A Resolution to adopt the second amendment to the fiscal year 2020 budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations and prohibiting expenditures or expenses from exceeding the actual funding appropriated.**

A motion was made to approve Resolution 2019-41: adopting the second amendment to the fiscal year 2020 budget.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Jeff Yawn
SECONDER:	Councilman John Riggs
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

12. **Consideration of a Motion to approve Resolution 2019-42: A Resolution to adopt the second amendment to the six year Capital Improvement Program for the Fiscal Year 2019-2020 through 2024-2025 for the City of Statesboro, Georgia.**

A motion was made to approve Resolution 2019-42 adopting the second amendment to the six year Capital Improvement Program for the fiscal year 2019-2020 through 2024-2025.

RESULT:	Approved (Unanimous)
MOVER:	Councilman John Riggs
SECONDER:	Councilman Jeff Yawn
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

13. Consideration of a Motion to approve Resolution 2019-43: A Resolution authorizing the filing of an application by the Coastal Regional Commission of Georgia on behalf of the City of Statesboro with the Georgia Department of Transportation and the United States Department of Transportation for a Grant for Public Transportation Assistance under Title 49 U.S.C., Section 5311, for Fiscal Year 2021.

A motion was made to approve Resolution 2019-43: Authorizing the filing of an application by the Coastal Regional Commission of Georgia on behalf of the City of Statesboro with the Georgia Department of Transportation and the United States Department of Transportation for a Grant for Public Transportation Assistance.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Phil Boyum
SECONDER:	Councilman Sam Jones
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

14. Consideration of a Motion to approve Resolution 2019-44: A Resolution setting 2020 alcohol license renewal fees for Eagle Creek Brewery.

A motion was made to approve Resolution 2019-44: setting 2020 alcohol license renewal fees for Eagle Creek Brewery.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Phil Boyum
SECONDER:	Councilman Jeff Yawn
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

15. Consideration of a Motion to approve Resolution 2019-45: A Resolution authorizing the Mayor and City Clerk to execute documents with the Development Authority of Bulloch Count for installation of Utilities Infrastructure at the 301 South Industrial Park.

A motion was made to approve Resolution 2019-45: authorizing the Mayor and City Clerk to execute documents with the Development Authority of Bulloch County for installation of Utilities Infrastructure at the 301 South Industrial Park.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Phil Boyum
SECONDER:	Councilman Sam Jones
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

16. Consideration of a Motion to approve Memorandum of Understanding with Bulloch County to pay 50% of costs for provision of an Intergrated Public Alert and Warning System (Reverse 911) to the Citizens of Statesboro and Bulloch County under a proposed contract between Bulloch County and OnSolve.

A motion was made to approve Memorandum of Understanding with Bulloch County to pay 50% of costs for provision of an Intergrated Public Alert and Warning System (reverse 911).

RESULT:	Approved (Unanimous)
MOVER:	Councilman Jeff Yawn
SECONDER:	Councilman John Riggs
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

17. Consideration of a motion to award a contract to purchase vehicles from the following:

- A) O.C. Welch Ford (6) ½ ton Ford F150 Police Pickups in the amount of \$25,219.00 each with a total cost of \$151,314.00**
- B) J.C. Lewis Ford (Statesboro) (1) one ton cab and chassis in the amount of \$26,248.52.**
- C) J.C. Lewis Ford (Statesboro) (3) ½ ton Ford F-150 Pickups in the amount of \$25,582.76 with a total cost of \$76,748.28.**

A motion was made to award a contract to purchase vehicles from: O.C Welch Ford (6) ½ ton Ford F150 Police Pickups in the amount of \$25,219.00 each with a total cost of \$151,314.00; J.C. Lewis Ford (Statesboro) (1) one ton cab and chassis in the amount of \$26,248.52 and J.C. Lewis Ford (Statesboro) (3) /12 ton Ford F150 pickups in the amount of \$25,582.76 with a total cost of \$76,748.28.

RESULT:	Approved (Unanimous)
MOVER:	Councilman John Riggs
SECONDER:	Councilman Jeff Yawn
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

18. Discussion regarding the cut off fees for utilities.

Councilman Jones stated he is concerned about the cut off fee for individuals who are going through a hardship. He states he would like for the City Manager or his designee to waive the cut off fee up to 2 times per year in the event of a citizen having a hardship.

Councilman Boyum is concerned about the impact this change would have to the staff. Mr. Penny stated our citizens have an option to get an extension when they are going through a hard time.

A motion was made to have the City Manager or his designee to waive the cut off fee up to 2 times a year.

RESULT:	Approved (Unanimous)
MOVER:	Councilman Sam Jones
SECONDER:	Councilman Jeff Yawn
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

19. Other Business from City Council

Councilman Derek Duke stated the Bulloch County Historical Society would like to put a mural on the side of the building located adjacent to City Hall in the drive thru. The Statesboro Code of Ordinances Section 3005 Article XXX states a mural cannot exceed 25% of a single façade of a building but the Historical Society desires to place a mural in the Downtown District that would exceed the 25%.

Virginia Ann Franklin Waters stated this mural is of a picture from 1906 depicting the return from Savannah where Statesboro was selected as First District Agricultural Mechanical School. This mural is going to be 40 x 20.

Councilman Duke presented a resolution recommending approval for the mural presented by the Bulloch County Historical Society that will exceed the 25% restriction pursuant to Section 3005 Article XXX of the Statesboro Code of Ordinances.

A motion was made to approve **Resolution 2019-46**: A Resolution to approve a mural exceeding 25% of a single façade of a building pursuant to Section 3005 Article XXX of the Statesboro Code of Ordinances, to be placed on the side of a building located at 46 East Main Street by the Bulloch County Historical Society

RESULT:	Approved (Unanimous)
MOVER:	Councilman Jeff Yawn
SECONDER:	Councilman John Riggs
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

Councilman John Riggs thanked the Statesboro Police Department, Fire Departments and all on-call staff for their services especially during the Holiday season.

Mayor McCollar thanked staff members and the community for their help in serving over 5,000 people during the Thanksgiving Holiday.

20. City Managers Comments

City Manager Charles Penny stated the sanitation department received a letter regarding their sanitary survey inspection from the Georgia Department of Natural Resources and in the report it was stated this system has been designated as an outstanding performer. Mr. Penny publicly congratulated Steve Hotchkiss and his staff for their outstanding performance by our water and sewer folks.

Mr. Penny stated on behalf of the City Employees thank you Mayor and Council for approving the modifications to the retirement plan.

21. Public Comments (General) None

22. Consideration of a Motion to Adjourn

A motion was made to adjourn the meeting

RESULT:	Approved (Unanimous)
MOVER:	Councilman Jeff Yawn
SECONDER:	Councilman Derek Duke
AYES:	Boyum, Jones, Yawn, Riggs, Duke
ABSENT	

The meeting was adjourned at 6:50 p.m.

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



Jonathan M McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Cain Smith, City Attorney

Date: December 18, 2019

RE: January 7, 2020 City Council Agenda Items

Policy Issue: Second reading and consideration of an amendment to Chapter 6 adding a definition of "local brewery" and the requirements and privileges conferred under this classification.

Recommendation: Council consideration

Background: On December 3, 2019 Councilman Boyum proposed this amendment be prepared by the city attorney and was presented for first reading at the December 17, 2019 meeting of Mayor and Council, where a 5-0 vote was made to move the ordinance revision forward for second reading and consideration.

Budget Impact: TBD

Council Person and District: All

Attachments: Proposed amendment of Section 6-3

Ordinance 2019-14

Chapter 6-3 *Definitions*

Local Brewery means an establishment in which beer or malt beverages are manufactured or brewed, subject to the barrel production limitation prescribed in OCGA § 3-5-36 for retail consumption on the premises and solely in draft form. Brewpubs shall be licensed to sell distilled spirits, beer, malt beverages or wines and derive at least 50 percent of its total annual gross food and beverages sales from the sale of prepared meals, provided, however, that barrels of beer sold to licensed wholesale dealers for distribution to retailers and retail consumption dealers, as authorized pursuant to subparagraph (c) of paragraph (2) of OCGA § 3-5-36, shall not be used when determining the total annual gross food and beverage sales. Brewpubs shall be considered as “restaurants” for the purposes of Section 6-9 and license fee determination. Brewpubs shall not be required to obtain a City issued package license for off premises retail sales of beer and malt beverages produced within the licensed establishment.

Brew pub means any restaurant in which beer or malt beverages are manufactured or brewed, subject to the barrel volume production and sales limitations prescribed in O.C.G.A. § 3-5-24.1 for retail consumption on and off the premises. A Package license shall be required for off premises package sales. There is no requirement that brew pubs obtain a Package license and offer package sales.

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Cain Smith, City Attorney

Date: December 18, 2019

RE: January 7, 2020 City Council Agenda Items

Policy Issue: *Compliance with state and federal regulations regarding bond financing for publicly assisted housing located at Morris Heights*

Recommendation: City adopt attached resolution

Background: N/A

Budget Impact: None

Council Person and District: Paulette Chavers, District 2

Attachments: Proposed Resolution 2020-01

A RESOLUTION

NO. 2020-01

**A RESOLUTION AUTHORIZING
THE HOUSING AUTHORITY OF VALDOSTA, GEORGIA
TO ISSUE BONDS TO FINANCE FACILITIES
LOCATED IN THE CITY OF STATESBORO, GEORGIA**

WHEREAS, LRC-Georgia 3, LLC, a Georgia limited liability company (collectively, the “**Borrower**”), and its affiliates, desire to improve certain affordable apartment communities in various locations within the State of Georgia, the names and addresses of said properties are attached hereto as Exhibit A (collectively the “**Projects**”); and

WHEREAS, on October 21, 2019 the Housing Authority of Valdosta, Georgia (the “**Valdosta Housing Authority**”) adopted a preliminary resolution under which it agreed in principle to issue its revenue bonds or other appropriate obligations (the “**Bonds**”) and to lend the proceeds of the Bonds to the Borrower for the purpose of financing the acquisition, renovation, furnishing and equipping of the proposed Projects, in furtherance of the purposes of O.C.G.A. Section 8-3-1, *et seq.*, as amended (the “**Housing Authorities Law**”); and

WHEREAS, among the facilities proposed to be renovated with a portion of the proceeds of the Bonds is Morris Heights Apartments, an apartment community located at 24 Morris Street, Statesboro, Bulloch County, Georgia 30458 (the “**Facility**”) and that are owned and operated by the Borrower and its affiliates; and

WHEREAS, after publication of a notice at least 7 days prior to the date of this resolution, which notice of the hearing was published in _____ a newspaper of general circulation in the City of Statesboro, Georgia (the “**City**”) on this date a public hearing was held regarding the Bonds and the Projects being financed with the proceeds of the Bonds; and

WHEREAS, one of the purposes of this resolution is to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”) in order to qualify the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code; and

WHEREAS, the purpose of this resolution is to satisfy the Housing Authorities Law (the “**Act**”), specifically O.C.G.A. § 8-3-3(1), which provides that the authority’s “area of operation” is defined as “such city and the area within ten miles of the territorial boundaries thereof but does not mean any area which lies within the territorial boundaries of any other city unless a resolution shall have been adopted by the governing body of such other city declaring that there is a need for the city housing authority to exercise its powers within the territorial boundaries of said other city. No city, county, regional, or consolidated authority shall operate in any area in which an authority already established is operating without the consent by resolution of the authority already operating therein;” and

WHEREAS, THE BONDS SHALL NOT EVER REPRESENT OR CONSTITUTE A DEBT OR PLEDGE OF THE FAITH AND CREDIT OR THE TAXING POWER OF THE CITY OR ANY OTHER POLITICAL SUBDIVISION AND SHALL SOLELY BE SECURED AND PAYABLE FROM COLLATERAL PROVIDED BY THE BORROWER.

NOW, THEREFORE, BE IT RESOLVED and it is hereby resolved by the City of Statesboro, Georgia, as follows:

1. For the sole purpose of complying with the Act, the issuance of the Bonds by the Valdosta Housing Authority in the aggregate principal amount not to exceed \$21,000,000 and renovation and equipping of the Facility with the proceeds of the Bonds is approved.

2. For the sole purpose of qualifying the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to applicable provisions of the Code and satisfying the provisions of the Act, the issuance of the Bonds by the Valdosta Housing Authority in the aggregate principal amount not to exceed \$21,000,000 and renovation and equipping of the Facility with the proceeds of the Bonds is approved.

3. This approval is given solely for the purpose of compliance with provisions of the Code and the Act and in no event shall this approval constitute any obligation on the part of the City with respect to the Bonds.

This the _____ day of _____, _____.

CITY OF STATESBORO, GEORGIA

(SEAL)

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Clerk

EXHIBIT A

THE PROJECT

<u>Name</u>	<u>Address</u>	<u>Units (approx)</u>
Groveland Terrace	1717 Telfair Street Dublin, GA 31021	53
Morris Heights	24 Morris Street Statesboro, GA 30458	60
Wood Valley	1325 Warner Street Thomasville, GA 31792	88

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Sam Lee Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

INTEROFFICE MEMORANDUM City Manager's Office

TO: Mayor and City Council Members

FROM: Charles W. Penny, City Manager

DATE: January 2, 2020

RE: EDA Grant Application

The Downtown Statesboro Development Authority has an opportunity to apply for an Economic Development Administration (EDA) grant under a Federal Disaster Declaration. Bulloch County is eligible to apply for this grant due to Hurricane Michael, and a \$587 million allocation is available due to the declaration. Attached is a brief description of the Proposed Phase III City Campus Classroom and Business Expansion. The grant amount which could be available for the project is \$2 million provided a \$500,000 match is provided by the City. The purpose of this memo is to seek the Statesboro City Council authorization to submit the grant application.

Downtown Statesboro Development Authority would be the grant lead entity. Georgia Southern University Business Innovation Group will serve as the facility operator. The benefit to the City would be investment and enhanced property in the downtown which could serve as a training facility and expanded business incubator.

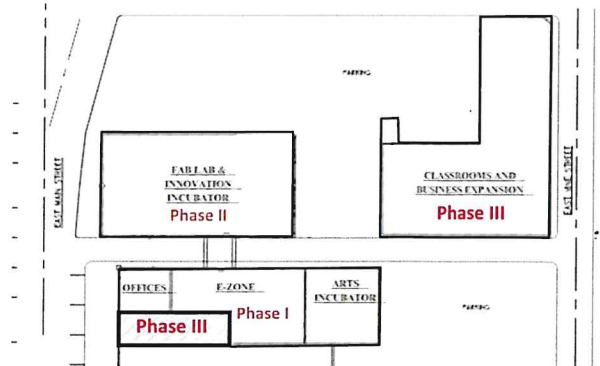
I recommend the City Council approve the grant submission for the Phase III City Campus Classrooms and Business Expansion. Funding for the match will have to be provided from the General Fund and would be provided on a reimbursement basis.

Please let me know if you have any questions or concerns about this request.



The Georgia Southern University City Center (founded 2011) is a joint initiative with the City of Statesboro and the Downtown Statesboro Development Authority to foster innovation and entrepreneurship in southeast Georgia. The award winning initiative is being developed in three phases.

- Phase I (Completed in 2015) focused on the co-location of the business development units operating under the Business Innovation Group.
- Phase II (Completed in 2016) focused on the development of a Fab Lab and incubator space for small businesses.
- Phase III includes the addition of more classroom space, a community training center, and expansion of the business incubator.



In order to bring Phase III to fruition, the DSDA has an opportunity to apply for federal funding under the Economic Development Administration under a Federal Disaster Declaration. Due to Hurricane Michael, Bulloch County is eligible to apply for a grant as part of the \$587 million allocation.

DSDA is the current property owner and would serve as the grant lead entity. GSU Business Innovation Group will serve as the facility operator. The partnership intends to seek \$2 million in grant funding, but requires a match from the City for no less than \$500,000 (4 to 1 match).

The goal is to convert the 64 East Main property from an eyesore to a strong visual marker for the eastern entry to downtown. Not only will this remodel help spur continued business development, it will contribute to improving the quality of life in Statesboro. The proposed facility will serve as an economic engine and as a community gathering place.

In addition to creating additional offices for businesses owners and corporate partners in downtown Statesboro, this project will create a place where:

- Statesboro residents can meet their neighbors and guests;
- local businesses can hold corporate meetings;
- city staff can gather for training and large meetings;
- area entrepreneurs and employees can advance their professional knowledge;
- university departments can deliver training/programming in downtown; and,
- visiting companies can see what Statesboro has to offer.



The partnership with DSDA means city residents get a “mini-civic center” at a fraction of the cost to taxpayers, while the relationship with Georgia Southern BIG means that overhead and routine maintenance and operations will be handled by the university.