



Mayor & Council Work Session

January 16, 2024 at 4:00 P.M



Agenda

1. Whitesville Park Assessment and Improvement Plan
2. Housing Rehabilitation Update
3. Art Park - Selection of Art/Process
4. Proximity Issue in Central Business District



Whitesville Community Park



Existing Park Conditions





CDBG Project Funding

Community Development Block Grant

Grant Funding Maximum	\$1,250,000
------------------------------	--------------------

Local Funding

TSPLOST	\$300,000
---------	-----------

ARPA	\$200,000
------	-----------

Total Project Funding	\$1,750,000
------------------------------	--------------------



Proposed Improvements – Park Assessment Report by WSP



- Proposed Park Master Plan
\$1,850,000 estimate
- Improve Raymond St. Ext. to full two-way travel width
 - NEW pervious pavement parking area
 - NEW Playground
 - NEW Restroom Building
 - Resurface Basketball Court
 - NEW Walking Trail
 - NEW Pavilions
 - NEW Community Garden
 - NEW Landscaping
 - NEW Lighting and Security



Community Development Block Grant Process

TIMELINE

- Grant Due in April 2024
- Grant Award Announcements in October 2024
- IF awarded CDBG:
 - Design Completion in April 2025
 - Construction Completion in March 2026



Park Improvements Without CDBG Grant



Phased Approach w/o Grant
\$200,000 ARPA Funds

- Remove Restrooms
- NEW Pavilion
- Resurface Basketball Court
- Install NEW Walking Trail
- NEW Benches, Tables, etc
- NEW Community Garden
- NEW Landscaping
- NEW Lighting and Security



Alternate Funding Options

Funding Options Without CDBG Funds

- Capital Debt Financing – Paid back by 2025 SPLOST or General Fund

(Note: 2025 SPLOST funds will be necessary to pay back the remaining balance of 2021

Improvements to Luetta Moore Park and Rev W.D. Kent Park)

- “Pay As You Go” – Phased project paid 2025 SPLOST or General Fund, as funds are received

(Note: this method will be a longer, multi-year process)



Questions?



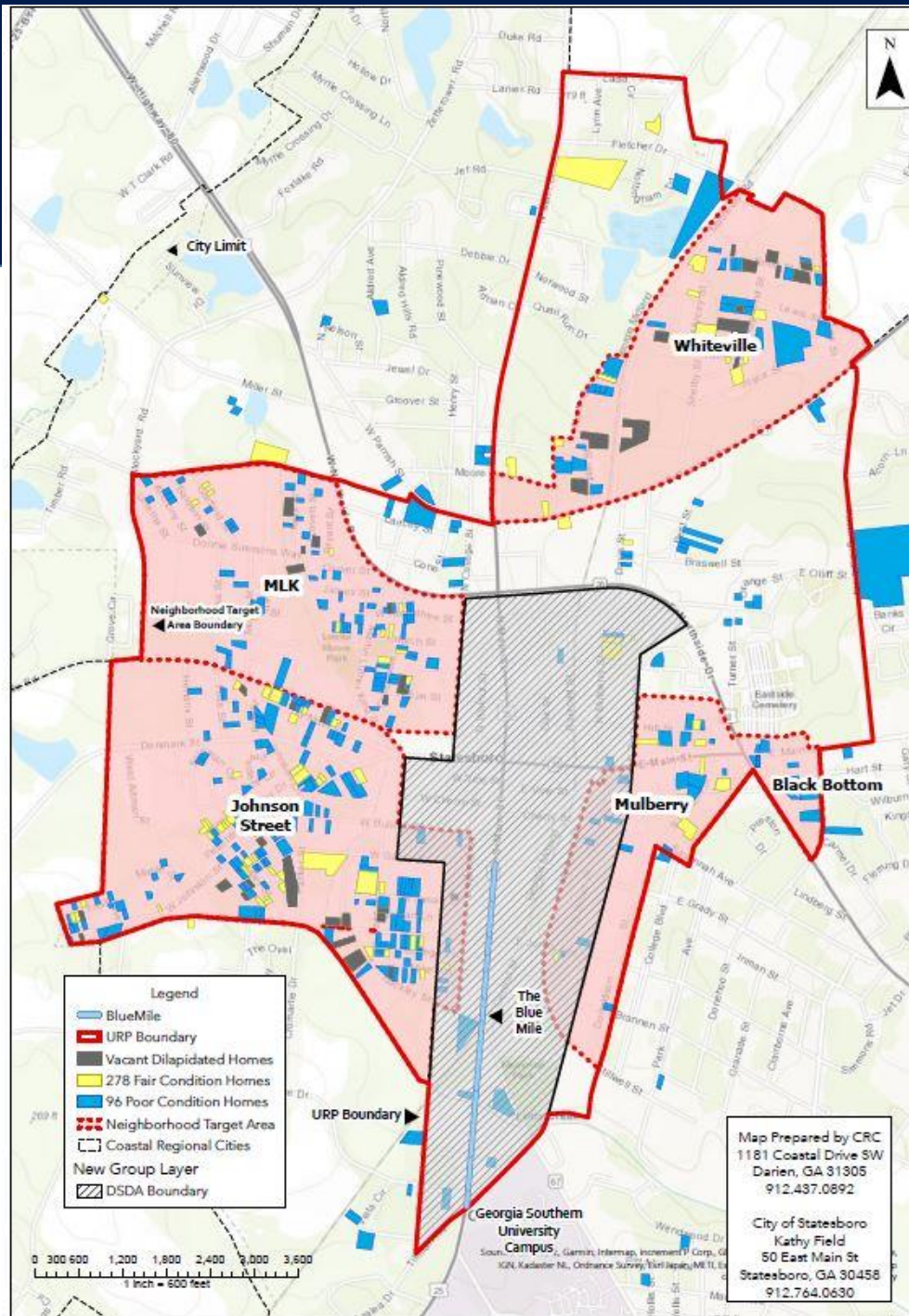
City of Statesboro

Housing Rehabilitation Program Updates



Background

- In 2022, the City Council authorized \$5,000,000 of ARPA funding to allow for the establishment of a Housing Rehabilitation Program.
- The program authorized the rehabilitation of eligible owner occupied homes within the City's designated Urban Redevelopment Area.
- In total, we received 83 completed applications during the application period, but we have had a number of inquiries after the fact.





I. Initial Activity

1. The approved assistance policy set a soft cap of \$50,000 per rehab with the option to also look at \$70 per square foot per rehab.
2. Although initial estimates made this number seem feasible, the existing and continuing housing market drove up rehab cost.
3. This unfortunately, caused a number of projects to be rebid.



II. Policy Adjustments

1. With the remaining interest set aside from the ARPA fund balance, City Council earmarked an additional \$450,000 to be utilized for the reconstruction of 3 houses.
2. These bids were responded to in and have been awarded.
3. While these homes will help, the overall number of homes to be reconstructed is still fairly high.



INSIGHT
PLANNING • DEVELOPMENT



Legend

- Rehabilitations
- Clearance/Reconstructions
- Johnson Street Target Area
- Flood Zones**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE



III. Award Status

1. Due to the limited number of active contractors in the program, individual contracts have been staggered.
2. At this time, Staff has awarded contracts for approximately \$1,822,326 (including the \$450,000 for reconstruction homes) to contractors.
3. We are preparing for the next bid packet for early February, although the intent is to focus all efforts on rehabs throughout 2024.
4. There are 4 homes nearing completion.



IV. Example Repairs





IV. Example Repairs (continued)





Questions?



Art Park



Ark Park Discussion

Background

The art park will showcase art sculptures that will be displayed on a rotating basis. The sculptures will be loaned to the city for two years, after which the City will have the option to either return or purchase the sculptures. If purchased, the art sculptures will be placed along the Willie McTell Trail.

Committee Makeup

- Administratively established
- Comprised of 3-5 representatives from the following: Averitt Center, Betty Foy Sanders Art Department, SCVB, and a local artist
- City staff will serve as staff liaison and DSDA as an ex-officio member



Ark Park Discussion

Budget/Funding

- Estimated cost of each sculpture would range from \$1,000 to \$2,000 per year as a loan fee
- Funding needs to be part of the annual budget process

Art Selection

- Selected art pieces will incorporate a variety of media, styles, and experiences. Additionally, selected art pieces will be long-lasting, need little upkeep, and be suited to the local weather conditions.
- This endeavor is intended to promote sustainability, creativity, and innovation.

Timeline

- The goal is to have the art committee issue a call for art by early spring, with art installed by the beginning of May 2024.
- Ribbon cutting would be scheduled in May 2024, after art is installed.



Questions?



Proximity Issue in Central Business District



City Ordinance 6-7(e) sets proximity requirements for issuance of on-premises consumption alcohol licenses. Pursuant to OCGA §3-3-21(b)(3), such regulation is entirely at local government discretion.

Local regulation prohibits issuance of on-premises licenses within 100 yards of churches or educational facilities. Council may grant proximity waivers for Restaurants, Pubs, and Low Volume licensees, but local regulation makes it impossible to have Bars or Bars with Kitchens throughout a significant portion of downtown Statesboro due to the proliferation of churches and educational facilities in our CBD.



There have been numerous contacts from potential business owners wanting to have such establishments in downtown; however, the current ordinance prevents Staff action. Applications for Bars and Bars with Kitchens in most of downtown cannot even be brought before Council due to the prohibition on such businesses and even on proximity waivers for such businesses.

Potential Council options would be to eliminate this prohibition in all or a later delineated part of the CBD (the pre-existing open container zone would be a logical choice), allow Council to consider proximity waivers for Bars and Bars with Kitchens in the CBD, or to leave the ordinance as it currently stands.



Statesboro Downtown Exemption Zone

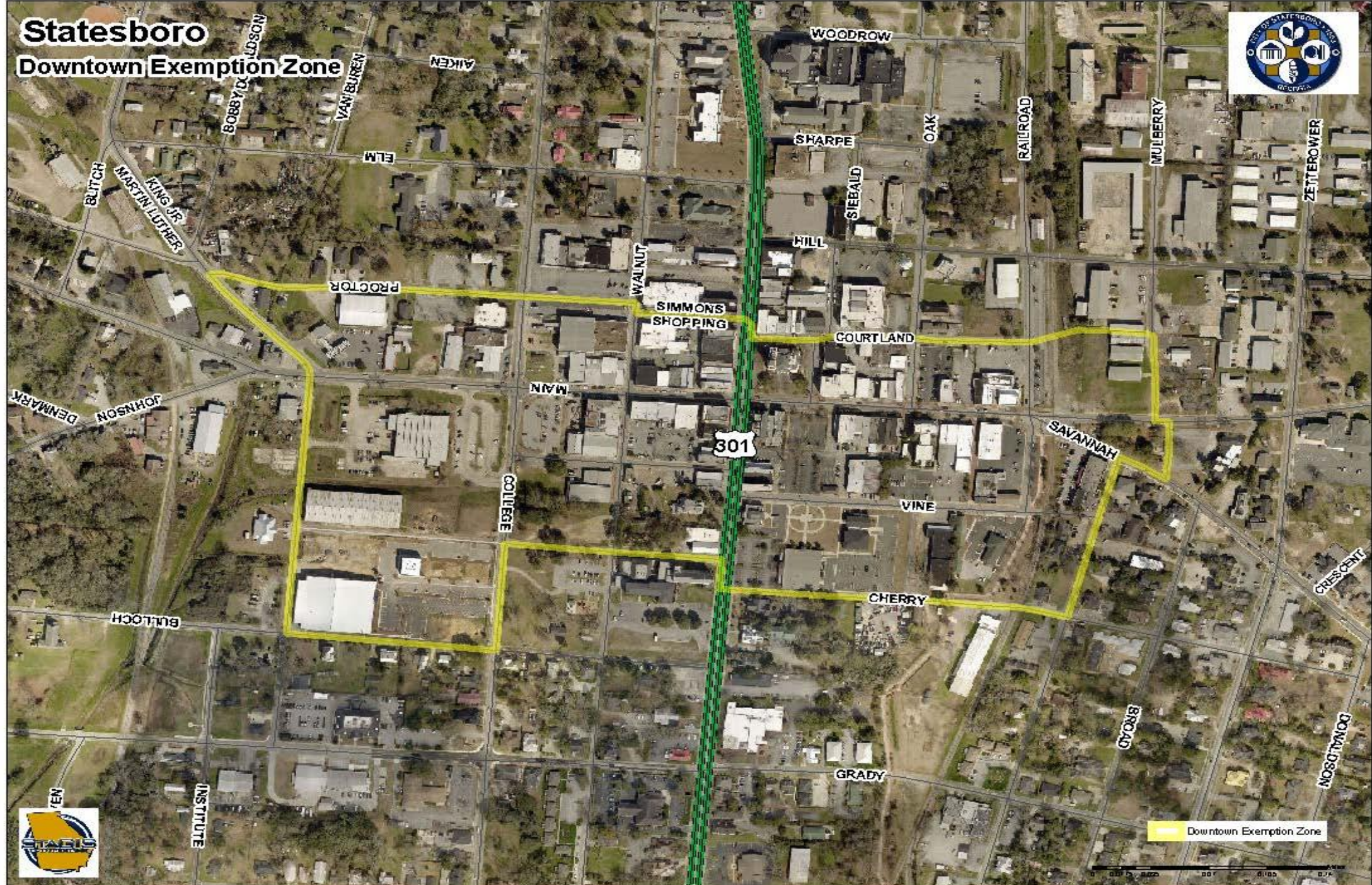



 Downtown Exemption Zone





Statesboro Downtown Exemption Zone



 Downtown Exemption Zone





Questions?