



CITY OF STATESBORO
WORK SESSION MINUTES
MAY 18 2021

Mayor & Council Work Session

50 East Main Street

3:30 PM

A Work Session of the Statesboro City Council was held on May 18, 2021 at 3:30 p.m. in City Hall Council Chambers, 50 East Main Street. Present was Mayor Jonathan McCollar; Council Members: Phil Boyum, Paulette Chavers, Venus Mack, John Riggs and Shari Barr. Also present was City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles and Public Information Officer Layne Phillips.

Mayor Jonathan McCollar called the meeting to order and stated this is the first meeting in about a year that he is at a meeting without his mask on. Per CDC regulations is if you have been vaccinated it is safe for you to be inside and outside without your mask. With that being said Statesboro/Bulloch County we have to do a much better job on our vaccination rate. Our quickest way back to normalcy is to encourage our friends, family and loved ones to go get vaccinated.

Senior Housing Development Presentation

Bill Gross, developer for the senior housing project thanked Mayor and Council for having him here and stated that City Staff has been incredible, the professionalism, the accuracy of information and attitudes have been unparalleled. Mr. Gross stated he works with cities and counties in the coastal region from Camden County at the Florida/Georgia line up to Statesboro. Being a tax credit developer, I am responsible not only for the construction of the property but the ongoing operations of it for a minimum of fifteen to twenty years. The development of Julia P Bryant School is going to be a phenomenal job. The DCA challenges us to not only do the tangible which is providing a clean safe attractive housing that people can afford but also the intangibles which is increasing the quality of life for the people who live there. This development is proposed to consist of 51 units. The first phase will consist of the reuse of three existing buildings to create 25 units and then the construction of three additional buildings for an additional 26 units. All of the accesses will be on existing curb cuts and accesses. This Friday May 21st is the date the application for funding of this project is due to DCA. we should find out at the end of October, first of November if we are awarded funding on this development. The amenities included are a community room, computer center, fitness center, library, and onsite management. The rent ranges will be anywhere from \$475.00 and \$685.00 which is affordable. The unit mix consists of one studio, 23 one bedroom one bath and 27 two bedroom one bath. Mr. Gross presented examples of adaptive reuse projects completed by W.H. Gross Construction in the communities of Brunswick, Savannah, and Waycross.

Councilmember Shari Barr asked what the timeline is for the project.

Mr. Gross if funding is approved the project would begin the first quarter of next year and it would take about a year to complete.

Banking Services Bid Information

Doug Gephart with Davenport the City's financial advisor stated one of the services they provide is the review of banking services for the city's day-to-day operations. Davenport reviewed the history of the City's RFP for banking services and updated it to today's industry standards to ensure that any responding financial institution

has the capability and ability to meet the City's needs. What we are going to do today is give a brief overview of the types of banking services we are looking for in the RFP and then wrap up with what we have done so far and what the next steps proceeding forward.

Ricardo Cornejo a banking service expert with Davenport stated they began with looking to see what types of banking is out there particularly government banking. The things we made sure was involved in the overview is treasury services, merchant services, and online banking services. Some of things that are important requirements for the City of Statesboro as it analyzed its banking service needs in 2021 include; local presence, a dedicated team, government banking experience, security features, collateralization of city funds, cash management services, implementation schedule, and fees. The technical banking services include ACH positive pay, reverse positive pay, payee positive pay, full reconciliation, imaging, electronic accounts payable, remote vault deposit, and lock box.

Doug Gephart presented the Schedule for the selection of a financial institution. The schedule began early March with staff discussions on current banking services. Then Davenport developed an enhanced banking services RFP. The RFP was distributed to potential providers on April 7th with responses due May 4th. Interviews were conducted on May 17th of the selected institutions. There will be an analysis of the interview information and then the selection of the winning financial. A contract will be negotiated and the recommendation presented to Council on June 1st for consideration.

At 4:02 pm Mayor ProTem Paulette Chavers joined the meeting.

At 4:04 pm Councilmember Phil Boyum joined the meeting.

Housing Study Update

a) Affordable Housing Plan Presentation

Director of Planning and Development Kathy Field stated this is a preliminary report on the affordable housing plan. The affordable housing plan is very important because it is a requirement for CHIP and CDBG home funds. It will make the city much more competitive to have this. The formal report will be ready by late summer for you review and consideration.

Russ Marane with Coastal Regional Commission presented the preliminary Affordable Housing Plan. Mr. Marane started with some basic data that shows the need for affordable housing in Statesboro. The estimated population in Statesboro is 32,859 of that number an estimated 15,000 are non-students. The growth in Statesboro has been primarily because of the students. The median household income is \$29,203.00 per year. The median household income within the Urban Redevelopment Area is less than \$20,000.00 per year. That is part of the challenge for affordable housing in Statesboro. Sixty-one percent of households are cost burdened with housing expenses that exceeds 30% of their family income and fifty percent more than 35% of their family income for housing. The normal percentage is thirty percent. The owner occupied housing in Statesboro is twenty-six percent. The remaining seventy-four percent is rental occupied and includes student housing. If you take the student housing out of those numbers it is more like forty percent of the housing in Statesboro is owner occupied. There is a mix of housing units in Statesboro single family dwelling units consist of 5477 of which 38% are over 50 years old. The single-family dwelling units represent a very large percentage of Statesboro's affordable housing. Multi-Family units include traditional apartments, student housing, subsidized housing and other miscellaneous housing units. Housing is considered affordable when a family or individual pays no more than thirty percent of their earnings for rent or mortgage payments. Homeowners in the Urban Redevelopment Area are more burdened than the rest of the city; about seventy-five percent of those residences are paying seventy-five percent of their income for housing. The total demand for housing in Statesboro is 645 units. The greatest demand for housing, is from persons with incomes less than \$35K. Only two percent of families and individuals in that income group are able to find housing in Statesboro. About eighty percent of "starter homes" are built in the County not the city. Overall, only eight percent of all housing needs are being met within the city of Statesboro. There are approximately 800 units of subsidized housing available and vacancies are under five percent. One thing to help bridge the gap is to get the Statesboro Housing Authority back to issuing Section 8 certificates. Another alternative is to have the city initiate a City funded

housing rehabilitation program within the Urban Redevelopment Area to preserve existing affordable housing. This step will enhance the City's opportunity for CDBG and CHIP grants. Other options include using the City's subdivision Incentive Program, assist non-profit organizations, recruit developers, make surplus public property available, and re-establish the Land Bank Authority. By August 1st maybe sooner we will follow up with this report and you will then have what you need as a foundation for getting priority consideration for not only CDBG program but the CHIP program as well.

Councilmember Phil Boyum stated the only concern he has is that a vast majority of these dilapidated structures are investor owned not owner occupied. We have to figure out how to put the pressure on these "business owners" who has our housing stock as part of their business plan.

Proposed Transit System Fees

City Manager Charles Penny presented the transit fare proposed rates and structure. When we launch the transit system, the thought is the first six months we will not charge anything to ride the transit system, because we want to get people to start using it. After that six-month period the base fare would be \$1.00, senior citizens and students ages 6-22 would pay half of that and children under five are free with accompanying adult. There is an option for a monthly pass at a rate of \$30.00 for regular and \$15.00 for reduced. When we did the initial calculation, it would be a little under \$80,000.00 in revenue. The first year of operations, the grant will cover the estimated cost of \$170,000.00 because of COVID. After the first four years, the City will need to look at funding for the operations. The buses have been ordered but we do not know when the buses will be delivered. We are hopeful for maybe July to begin operations. The fare structure will have to be in place before that time so it will be on the Council Agenda sometime in the near future.

Update on Transit System Graphics

City Manager Charles Penny presented to Mayor and Council the third submittal of the Transit System bus graphics. When we talked about it last time there was a consensus to have the word Statesboro in the title of the transit system. Therefore, the first four proofs is Statesboro Area Transit (SAT) proofs five and six is Statesboro Transportation System (STS).

Councilmember Venus Mack stated she likes the design of proof #2 but likes the logo from proof #3. After some discussion, the consensus was to keep the design of proof #2 and use the logo from proof #3 in that design.

The meeting was adjourned at 4:51 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk