

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, 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

Mayor and Council Work Session

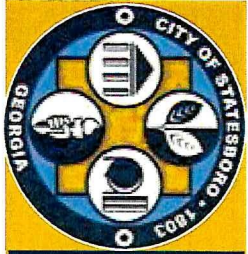
May 18, 2021

3:30 pm

Council Chambers

Meeting Agenda

1. Senior Housing Development Presentation- Bill Gross
2. Banking Services Bid Information- Davenport
3. Housing Study Updates
 - a. Affordable Housing Plan Presentation- Russ Marane, Coastal Regional Commission
4. Proposed Transit System Fares
5. Update on Transit System Graphics
6. Adjourn

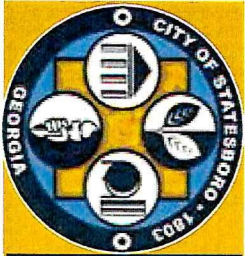


Mayor & City Council Work Session

May 18, 2021

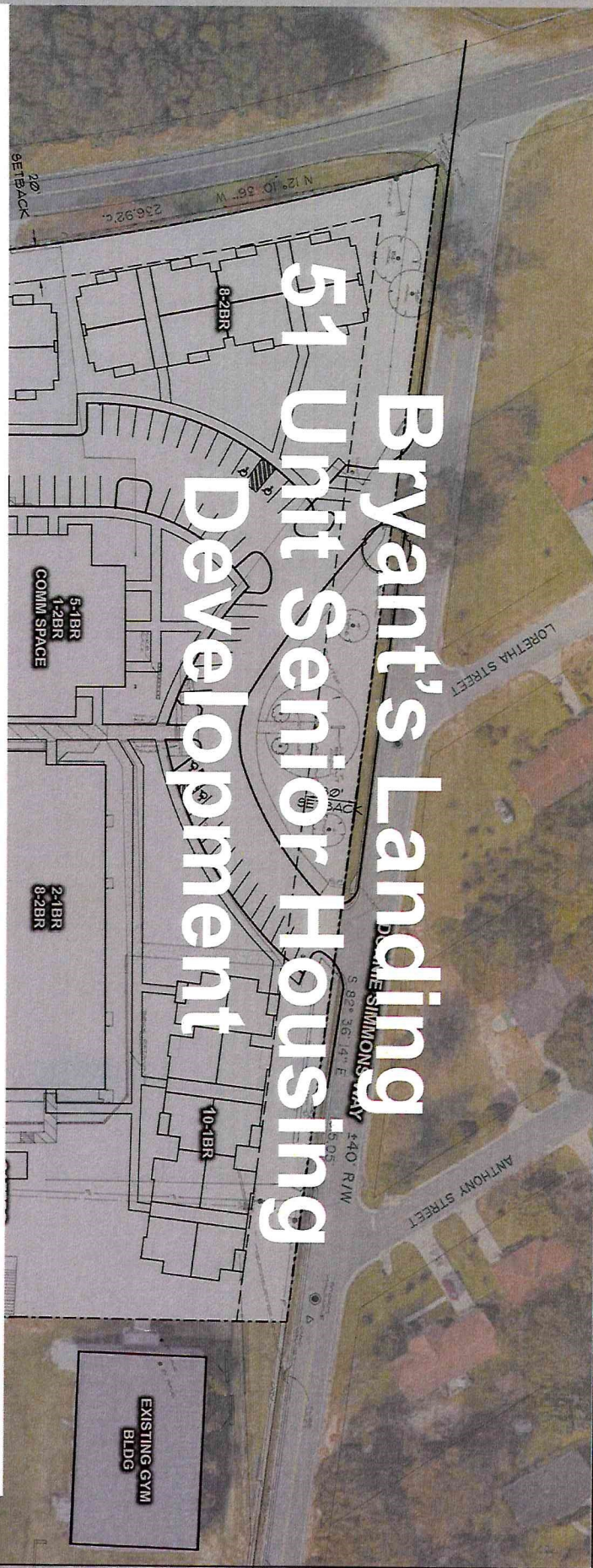
3:30 pm

City Hall Council Chambers



Agenda

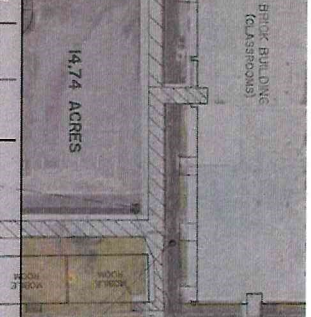
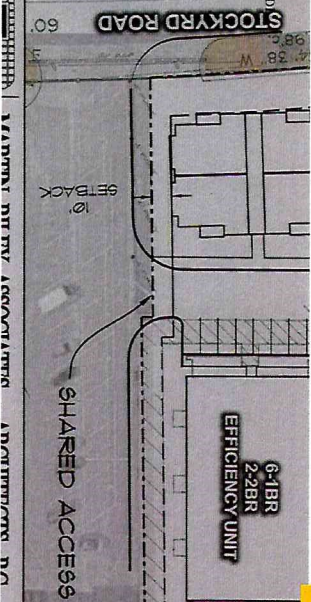
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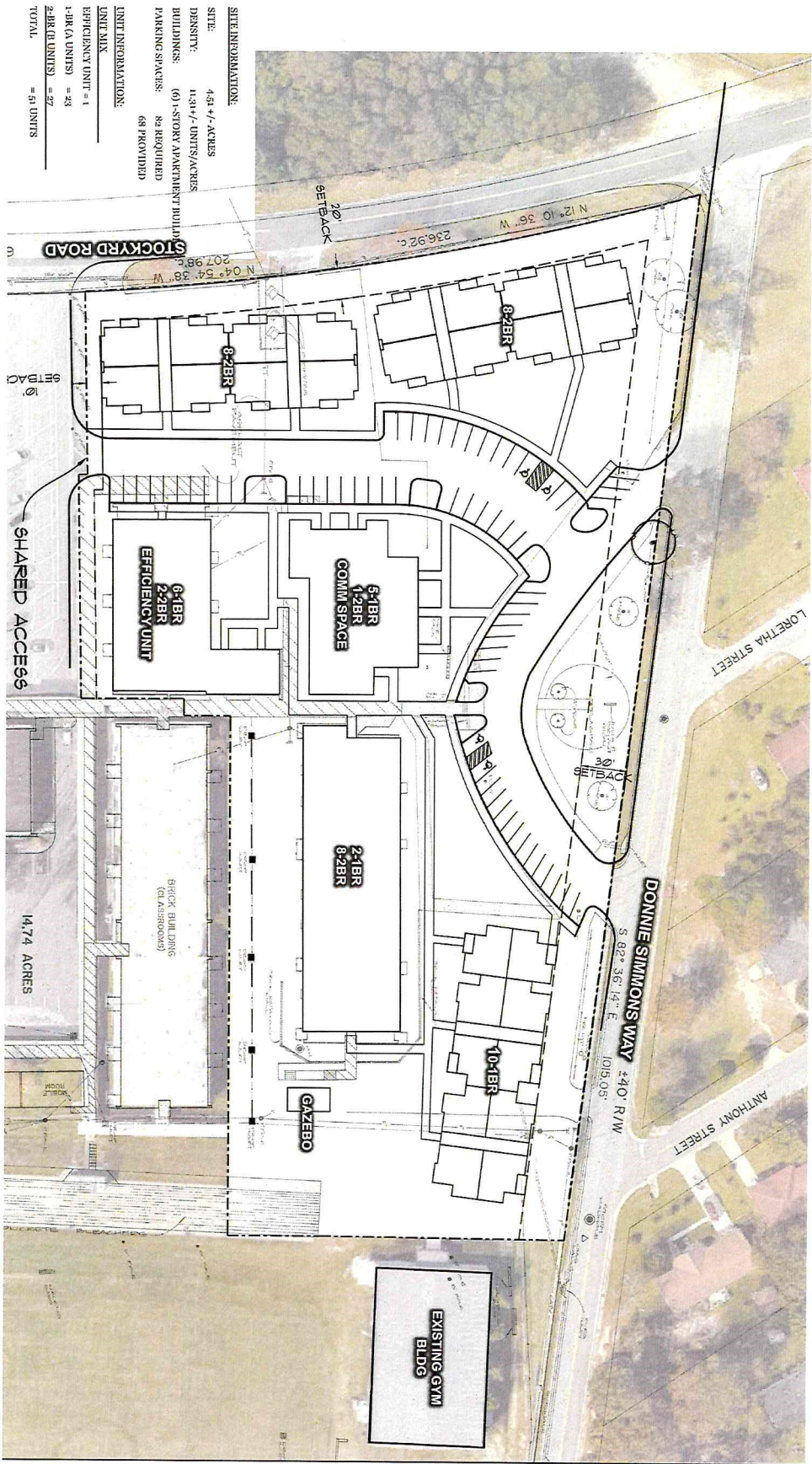


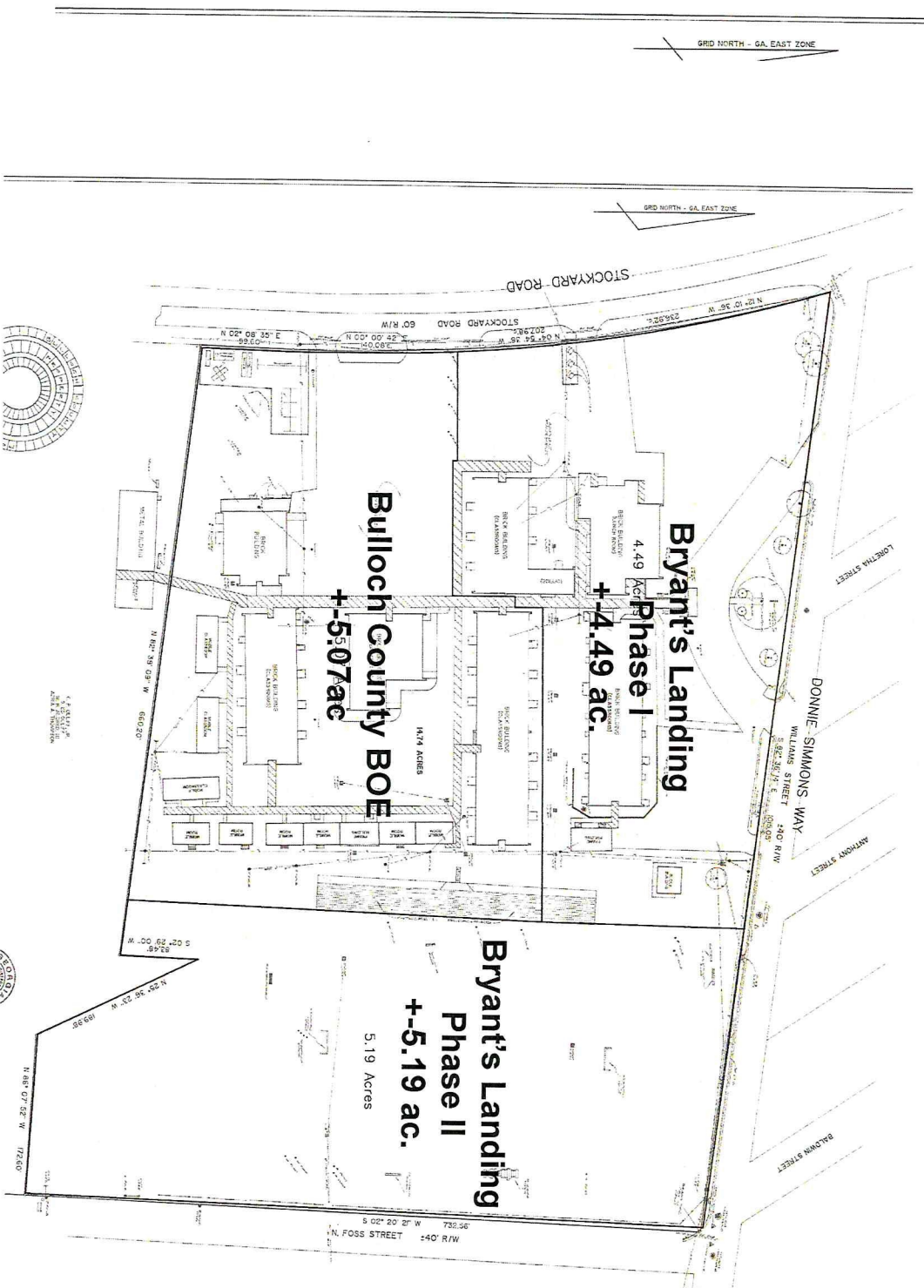
Bryant's Landing 51 Unit Senior Housing Development

Adaptive Reuse of Julia Bryant Elementary – 25 Units and 26 New Construction Units

SITE INFO	
SITE:	
DENSITY:	1131 +/- UNITS/ACRES
BUILDINGS:	(6) 1-STORY APARTMENT BUILD.
PARKING SPACES:	89 REQUIRED 68 PROVIDED
UNIT INFORMATION:	
UNIT MIX:	
EFFICIENCY UNIT = 1	
1-BR (A UNITS) = 43	
2-BR (B UNITS) = 37	
TOTAL:	= 51 UNITS







Bryant's Landing

Site:

BOE agreed to sell
 Approx 9.7 acres
 out of the 14 acre
 Julia Bryant school site
 to W.H. Gross for
 Senior housing.

Development:

Adaptive reuse of the
 3 existing school
 buildings to contain
 25 units and amenities
 in addition to 26 new
 construction units



Bryant's Landing

Project Summary:

Submitting funding application to DCA May 21st.

51 unit – Housing for Older Persons Development

Amenities: Community room, equipped computer center, fitness center, library, on-site management.

Unit Amenities: Range/oven, in-unit washer/dryer, refrigerator, blinds, microwave, dishwasher, garbage disposal, ceiling fans.

Rent Range: \$475-\$685

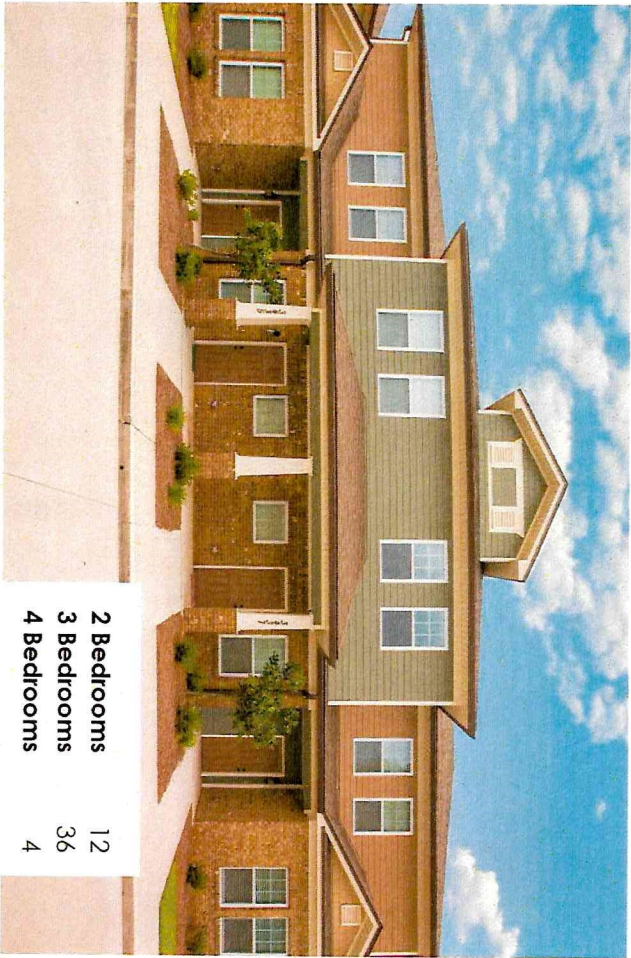
Unit Mix:

- 1 -Studio – 650 sq ft
- 23 - 1 bdrm 1 bath- 750 sq ft. (10 New Construction)
- 27 - 2 bdrm 1 bath – 900 sq ft. (16 new construction)



**EXAMPLES OF PAST ADAPTIVE REUSE PROJECTS COMPLETED
BY W.H. GROSS CONSTRUCTION**

NORWICH COMMONS



2 Bedrooms	12
3 Bedrooms	36
4 Bedrooms	4

52 Units | Family Community
Brunswick, Georgia

Developer W. H. Gross Construction Company
Property Management Fairway Management, Inc.
Construction Company W. H. Gross Construction Company

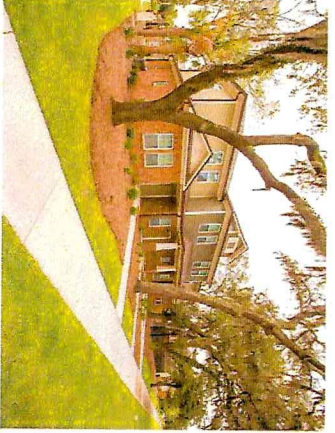


NORWICH COMMONS

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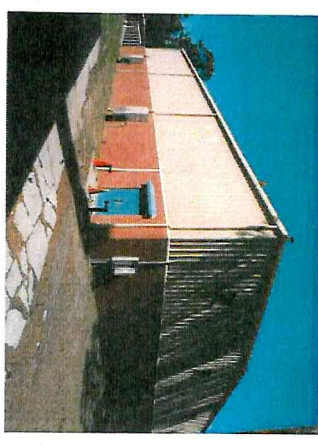


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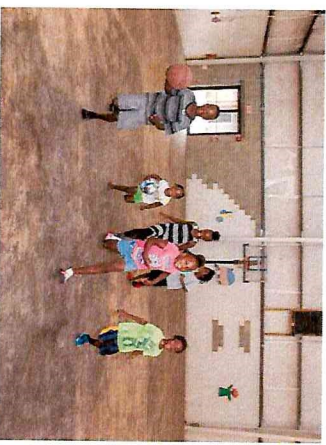
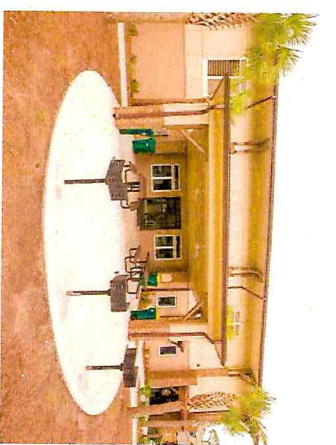


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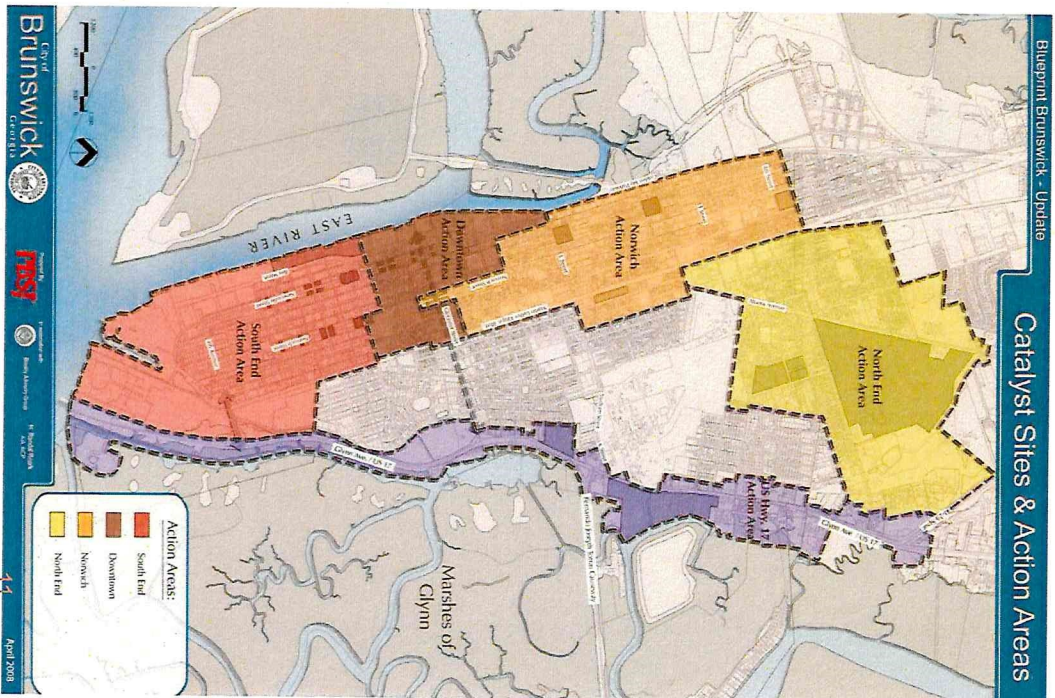
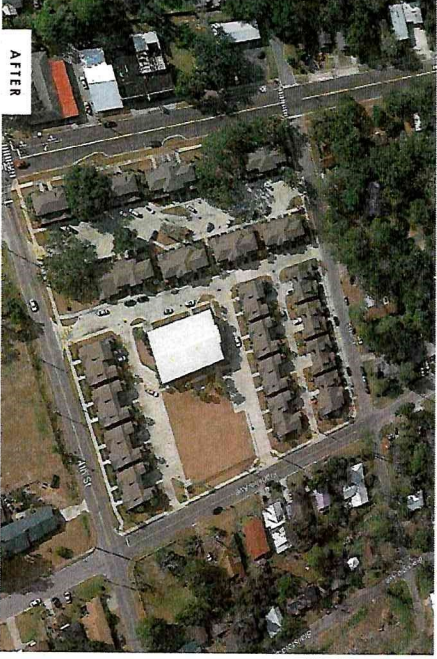
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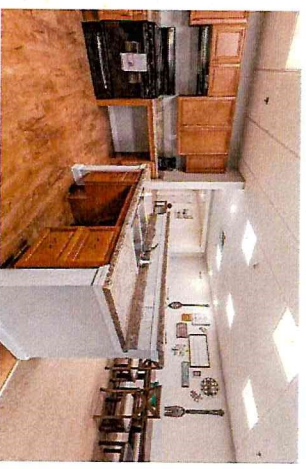
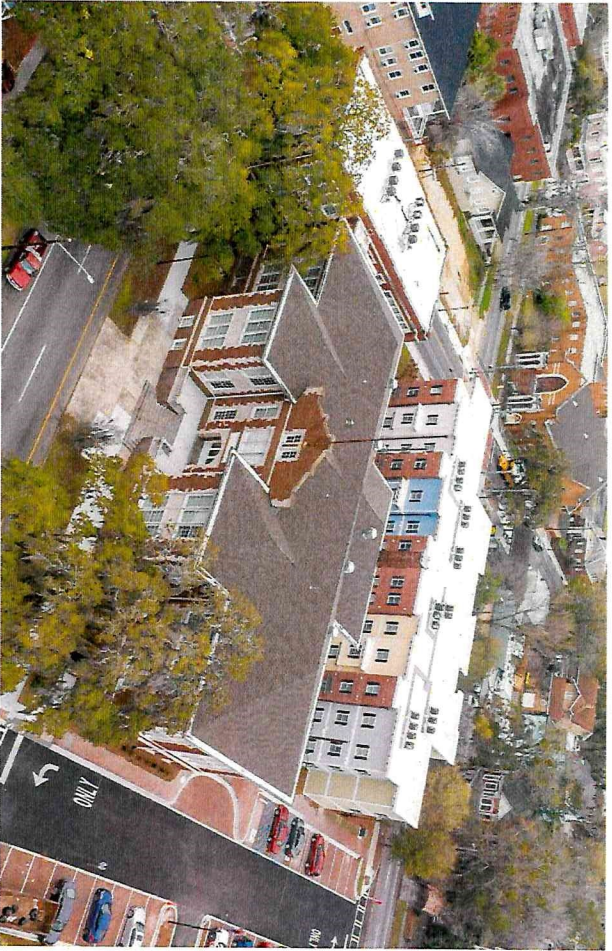
NORWICH COMMONS



ROMANA RILEY LOFTS

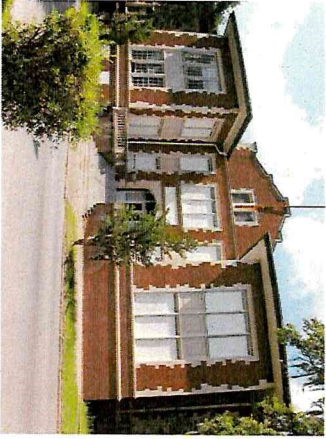
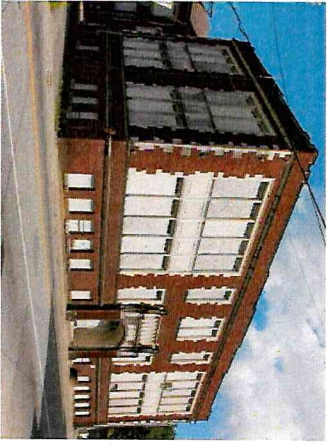
57 Units | Family Community
Savannah, Georgia

Developer W. H. Gross Construction Company
Property Management Fairway Management, Inc.
Construction Company Fairway Construction Co., Inc.

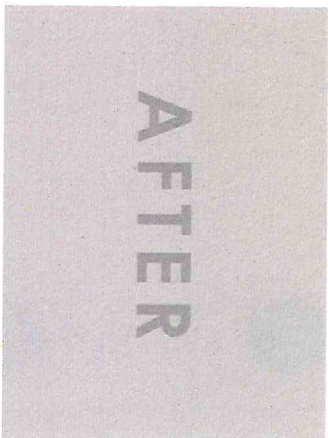


ROMANA RILEY LOFTS

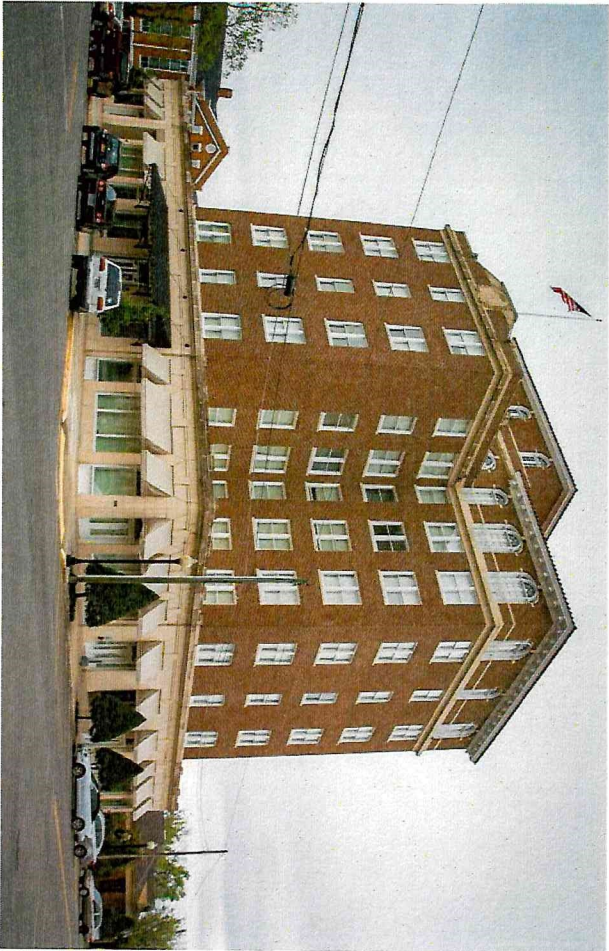
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WARE HOTEL



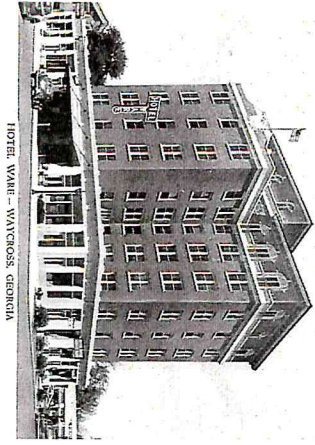
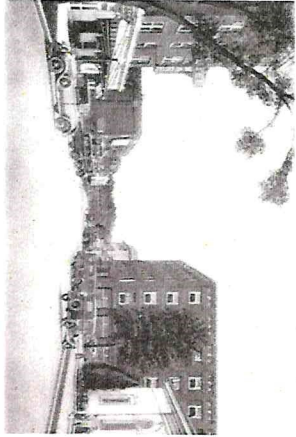
35 Units | Family Community
Waycross, Georgia

Developer W. H. Gross Construction Company
Property Management Fairway Management, Inc.
Construction Company W. H. Gross Construction Company



WARE HOTEL

BEFORE



AFTER



1 9 1 2 B U N N

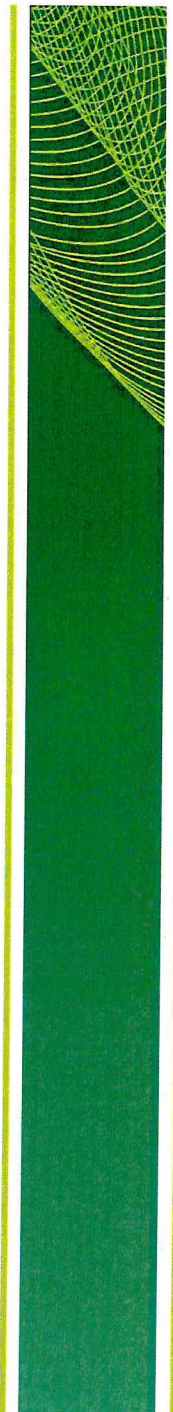


35 Units | Family Community
Waycross, Georgia

Developer W. H. Gross Construction Company
Property Management Fairway Management, Inc.
Construction Company W. H. Gross Construction Company



DAVENPORT & COMPANY



City of Statesboro, Georgia

Banking Services



Member NYSE | FINRA | SIPC

Government Banking Overview



- Government Banking has changed in the last decade because of technology and new regulations. However, what has not changed is a government's need to be good stewards of the funds entrusted to them and provide excellent services to its citizenry. The following services help a government meet these goals.
- Treasury Services:
 - Liquidity Optimization, Collection Management, Fraud Prevention, Information Sharing
- Merchant Services:
 - Account specifically established for business purposes where governments can make and accept payments.
- Online Banking Services:
 - Daily reporting, Wire transfers, payment control, account reconciliation, banking records



City of Statesboro Banking Requirements

■ The following were important requirements for the City of Statesboro as it analyzed its banking service needs in 2021:

- Local Presence
- Collateralization of City Funds
- Dedicated Team
- Cash Management Services
- Government Banking Experience
- Implementation Schedule
- Security Features
- Fees

Technical Banking Services



■ As discussed in the prior slides technology has changed the services a financial institutions can offer a government. The following services comprised several of the financial institutions' Request for Proposal responses:

- ACH Positive Pay
- Reverse Positive Pay
- Payee Positive Pay
- Full Reconciliation
- Imaging
- Electronic Accounts Payable
- Remote Vault Deposit
- Lock Box



Schedule for Selection of Financial Institution

<u>Date</u>	<u>Action</u>
Early March	Davenport & City Staff Discussion on current Banking Services
Mid-March	Began Development and Enhancement of Banking Services RFP
April 7	RFP Distribution to Potential Providers
May 4	RFP Responses Due
May 17	Oral Interviews for selected financial institutions.
May 18	<u>City Council Work Session</u> – Davenport to present Bank Service Process.
Week of May 17	Analysis of Oral Interview information and selection of winning financial institution.
Balance of May	Negotiate contract with selected financial institution.
June 1	<u>City Council Meeting</u> : Recommendation to award Bank Service RFP to selected financial institution.
Balance of June and July	Implementation of Banking Services.



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Version 01/13/2014 CH/DJG/RC/CR

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Affordable Housing Plan

Preliminary Indications

Coastal Regional Commission

May 18, 2021



Basic Data Used for Plan

Population Data Estimates for 2021

- Statesboro City 32,859
- Resident Student Population – Est. 17,859 (18,828)
- **Total Non-Student Population Estimate 15,000**

Growth

- 400 people / year, including students
- 100 new households / year

Demographic Features of the Population

- Median Household Income \$29,203/year
- **Within the Urban Redevelopment Area -\$20,000/year**
- 61% of Households are Cost Burdened with Housing Expense
Exceeding 30% of their Family Income. **50% use more than 35% of their family income for housing.**
- 83% of the City's Workforce Commute into the City (13,528). Most commute from within Bulloch Co. 2nd. Savannah

Existing Housing Profile

- Owner – Occupied 26%
- Rental (includes Student Housing) 74%
- Single Family 5,477 Units
- Multi Family 7,915 Units
 - Traditional Units 1,280
 - Student Units 4,531
 - Subsidized 803
 - Other 1,401

What is Affordable Housing?

- Housing is considered affordable when a family or individual **pays no more than 30% of their earnings** for rent or mortgage payment.

The Demand for Housing vs Supply

- Total estimated annual demand for Statesboro is 645 units – 176 owner / 469 rental. **The Statesboro housing market has supplied only 8% of this total demand over the past year.**
- BUT
- Greatest demand for housing, is from persons with incomes less than \$35K (60%). **The Statesboro housing market has supplied only 2% of this demand over the past 5 years.**

The Need for Affordable Housing

- Current Median Family Household Income in Statesboro is **\$29,000 / year** which can support a monthly mortgage or rent expense of **\$670 per month.**
- The current Median Rent for housing in Statesboro is **\$775**; the Median Mortgage Payment is **\$927 / month.**
- Within the Urban Redevelopment Area (**URA**) the Median Family Household Income is as low as **\$20,000/year** which can support a monthly housing expense of only **\$500/month.**

The Supply of Affordable Housing

- The current supply of new or re-sale affordable housing is very limited (other than student housing).
- New rental units and sales housing (\$250,000) have rents or mortgage payments in excess of \$1100 per month which requires a Family Annual Income of \$45,000 to be considered affordable.
- Only 800 units of subsidized rental housing are available and vacancies are under 5%

The Plan to Meet The Challenge

Here are just a few of the alternatives to consider:

- Bridge the gap between affordability and cost with financial assistance (ie. Section 8 Vouchers to be issued by the Statesboro Housing Authority).
- Immediately initiate a City funded housing rehabilitation program within the (URA) to preserve existing affordable housing. An estimated 480 homes currently require substantial rehabilitation; another 500 – 1,000 modest rehabilitation. **THIS STEP WILL ENHANCE THE CITY'S OPPORTUNITY FOR CDBG AND CHIP GRANTS**

Plan.....continued

- Apply for CDBG grants (up to \$1 Million) in 2022 to provide financial assistance to homeowners for rehabilitation projects and to fund neighborhood revitalization efforts.
- Apply for CHIP HOME grants in 2022 (up to \$600,000) to help fund construction of new affordable housing and rehabilitation activities.

Plan.....continued

- Use the City's Subdivision Incentive Program to facilitate the development of lots and sites for affordable housing.
- Assist non-profit organizations like Habitatat with financial resources to increase their capacity to produce affordable housing.
- Recruit developers to build affordable housing using Federal Housing Tax Credit programs.
- Make surplus public property available for affordable housing.
- Re-establish the Land Bank Authority
- Among many others to be considered.....

We plan to refine our analysis and complete
our recommendations for your review by
August 1.



Statesboro Transit Fare Structure

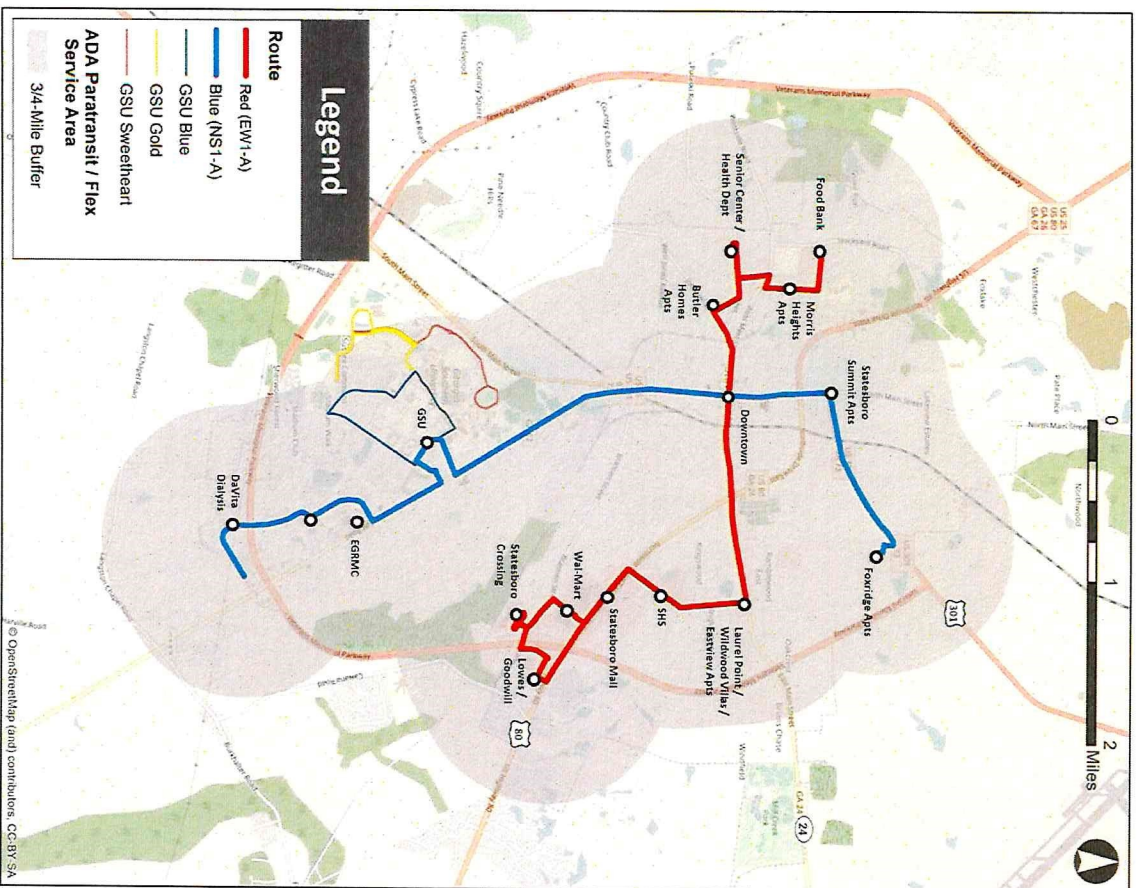
Work Session
5/18/2021



Transit Fare Implementation

Table 3-2: Proposed Fare Structure

Fare Product	Fare Price	Eligibility
Fixed Route		
One-Way Base	\$1.00	Passengers age 18 to 59.
Reduced One-Way	\$0.50	Seniors (age 60+), youth/students (age 6 – 22 with valid student ID), disabled persons. Eligible passengers must present reduced fare card or valid student ID upon boarding.
Children	FREE	Children 5 years of age and under with accompanying adult. (maximum three children per paying adult)
Transfers	FREE	Passenger must request transfer token from driver prior to alighting vehicle at downtown transfer center.
Monthly Pass	\$30.00	Passengers age 18 to 59.
Reduced Monthly Pass	\$15.00	Seniors (age 60+), youth/students (age 6 – 22 with valid student ID), disabled persons.



Fare Options

- Fares collected via driver-controlled fare box located on the transit vehicle - bills & coins only
- Monthly passes will be sold at City Hall in the Customer Service & Utility Billing Department during normal business hours
 - Age 60+/students need valid ID
 - Medicare recipients need valid Medicare Card

Fare – Future Deliberations

- Fare Structure approved by City Council
- Fare Tokens for free route transfer
- Monthly Pass renewal – different pass for each month?
- Establish Fare Policies and Procedures
 1. Enact an ordinance
 2. Establish administrative rules & regulations
 3. Penalties for fare evasion
 4. Monthly Pass Sales and Distribution – CRC currently does not offer passes
 5. Discount Fare Eligibility and Card Distribution
 6. Advertisement/Publication

Transit System Bus Graphics Update



Work Session

May 18, 2021
37

3rd Submittal

Logo Proof #1



DMA
DAVIS MARKETING COMPANY



Logo Proof #2

SAT
STATESBORO
AREA TRANSIT

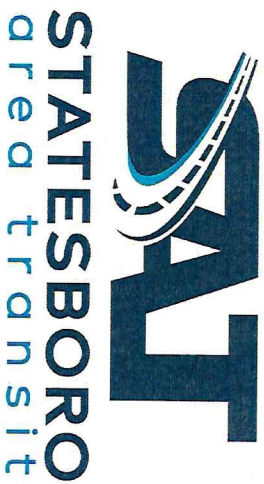
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AREA TRANSIT

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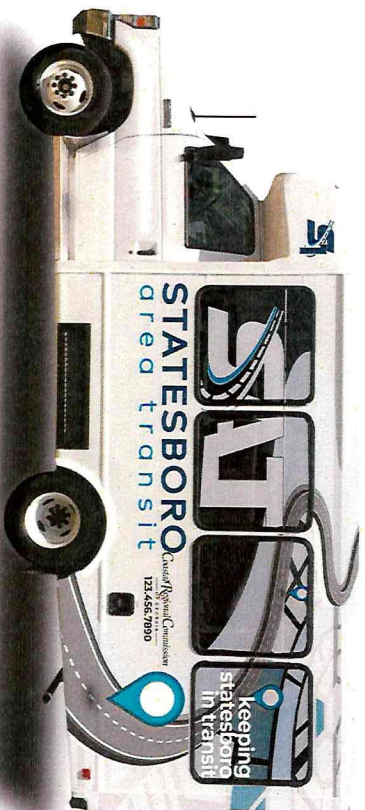
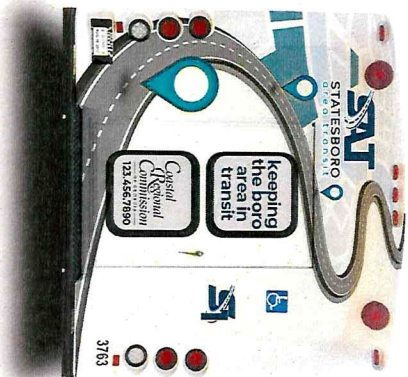
DMC
DAVIS MARKETING COMPANY



Logo Proof #3



DMC
DAVIS MARKETING COMPANY



Logo Proof #4



STATESBORO
AREA TRANSIT



STATESBORO
AREA TRANSIT



STATESBORO
AREA TRANSIT



STATESBORO
AREA TRANSIT

D&C
DAVIS MARKETING COMP



Logo Proof #5



STATESBORO
TRANSPORTATION SYSTEM



STATESBORO
TRANSPORTATION SYSTEM



DMC
DAVIS MARKETING COMPANY

Logo Proof #6



STATESBORO
TRANSPORTATION SYSTEM



STATESBORO
TRANSPORTATION SYSTEM

DMC
DAVIS MARKETING COMPANY



Designs for Transit Systems in Statesboro

