AGENDA
Regular Scheduled Meeting
CITY OF GRIFFIN BOARD OF COMMISSIONERS
November 22, 2022
W. ELMER GEORGE MUNICIPAL HALL
6:00 PM

Present:

Call to order by Mayor Hollberg

Pledge of Allegiance

Invocation

Approval of Agenda

CITIZEN COMMENTS

At this time, the Mayor opens the floor to comments from the audience. Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Commission meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Mayor reserves the right to limit comments to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.

PUBLIC HEARINGS

Public Hearings are conducted to allow public comment on specific advertised issues such as rezoning, ordinances, policy development, operating budgets and other legislative actions to be considered by the City Commission.

1. Receive comments regarding a request to rezone property located at 954 Experiment Street consisting of 0.21+/- acres from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs, will address.*

2. Receive comments regarding adoption of the revised official zoning map for the City of Griffin. *Director of Planning & Development, Chad Jacobs will address.*

3. Receive comments regarding the required public hearing to kick off the City of Griffin 2023-2043 Comprehensive Plan update. *Director of Planning & Development, Chad Jacobs will address.*

4. Receive comments regarding the adoption of the revised City of Griffin Downtown Urban Redevelopment Plan. *Director of Planning & Development, Chad Jacobs will address.*

CONSENT AGENDA

5. Consider the minutes of the City of Griffin Board of Commissioners' Regular Meeting on November 8, 2022.

6. Consider a lease agreement between City of Griffin and Stuart Thompson d/b/a Eggonomics, Inc. for Suites 522 and 523 and 112 square feet of storage space in One Griffin Center in the initial annual rental amount of $6,696.61. *Staff Attorney, Kelsey Carden, will address.*

7. Consider a contract with American Crawlspace Solutions, low bidder, in the amount of $135,550.00 for the encapsulation of the crawlspace at the Griffin Regional Welcome Center. *Public Works Director, Mariza Eller, will address.*

8. Consider the purchase of four Maxam Off Road Tires in the amount of $32,028.00 from Southern Tire Mart, lowest quote, for use on the John Deere 644 Wheel Loader at the Transfer Station . *Solid Waste Director, Todd Ennis, will address.*

9. Consider the purchase of one Toyota Tacoma pickup truck for telecommunications and fiber maintenance in the amount of $30,670.00 from Jim Ellis Toyota of McDonough, lowest quote. *Telecommunications Manager, Chris Sprayberry, will address*.

10. Consider acceptance of the Electric Cities of Georgia (ECG) Year End Settlement and Contract Payment Reimbursement in the amount of $7,862.05 and deposit into the Electric Department's Education, Training and Development fund with ECG. *Electric Director, Jennifer Freeman, will address.*

11. Consider a TOF with Paragon Consulting Group for the 2023 CDBG Rushton Mills Phase II preliminary engineering report in the amount of $8,500.00. *Director of Watershed Management, Brandon Lewis, will address.*

12. Consider a TOF with Paragon Consulting Group for the 2022 CDBG Rushton Mills Phase I engineering services in the amount of $144,510.00. *Director Watershed Management, Brandon Lewis, will address.*

REGULAR AGENDA

The Regular Agenda includes items on which the Commission will individually consider and possibly take action.

13. Consider a Resolution to amend the City of Griffin's Fiscal Year 2021-2022 Operating and Capital Budget in the amount of $19,388,741.19 and also amend the Fiscal Year 2022-2023 Operating and Capital Budget in the amount of $19,631,154.88. *Budget Analyst, Angela Thompson, will address.*

14. Consider a request to rezone property located at 954 Experiment Street consisting of 0.21+/- acres from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

15. Consider adoption of the revised official zoning map for the City of Griffin. *Director of Planning & Development, Chad Jacobs will address.*

16. Consider the adoption of the revised City of Griffin Downtown Urban Redevelopment Plan. *Director of Planning & Development, Chad Jacobs will address.*

17. Consider, on first reading, amending the Code of Ordinances of the City of Griffin, Chapter 22, Buildings and Regulations, Article II, Construction Standards, Division 1, Generally, Section 22-31 (a) and (b), State Minimum Standard Codes. *Director of Planning & Development, Chad Jacobs will address.*

18. Consider a Task Order Form to the Master Services agreement between the City of Griffin and Paragon Consulting Group in the amount of $57,750.00 for contract management, repair plans, construction cost estimate, bid administration and construction observation of the bridge at Poplar Street. *Public Works Director, Mariza Eller, will address.*

19. Consider Assignment Agreement with Heath & Lineback Engineers and BCC Engineering, LLC whereby BCC Engineering d/b/a Heath & Lineback would accept the assignment of all rights, title, interest, and responsibilities of Heath & Lineback under its active contracts and task orders with the City following the acquisition of Heath & Lineback by BCC Engineering. *Director of Public Works, Mariza Eller, will address.*

20. Consider MEAG Power Sale of Excess Reserve Capacity to the City of Covington on behalf of the City of Griffin. *Electric Director, Jennifer Freeman will address.*

21. Consider the following three nominees to fill the 2022 open ECG Board seats, Mr. Derek Hampton, City of Cartersville, Mr. Wayne Jones, City of Griffin, and Mr. Huston Gillis, City of Lawrenceville. *Electric Director, Jennifer Freeman will address.*

22. Consider rescission of the September 13, 2022 approval of the purchase of a 2023 Ford F150XL in the amount

of $33,512.76 from Speedway Ford, consider the purchase of a 2022 Ford F150XL from Southern Ford, most responsive quote, in the amount of $36,840.00, and amend the budget accordingly. *Electric Deputy Director, Jason Crane will address.*

23. Consider a TOF with Hazen and Sawyer for an Emergency Action Plan Tabletop Exercise for Still Branch and Heads Creek reservoirs in an amount not to exceed $29,700.00. *Director of Watershed Management, Brandon Lewis, will address.*

24. Consider a claim for personal injuries on behalf of Fadaycia R. Montgomery, based upon Ante Litem Notice dated November 2, 2022 from Clyde E. Rickard, which alleges she sustained injuries in a motor vehicle collision with a City of Griffin Sanitation vehicle that backed into her vehicle on 9/20/22 on Grandview Drive at the intersection of Placid Road. The claim includes an Offer of Settlement in the amount of $500,000.00. *City Attorney, Drew Whalen will address*.

25. Consider Notice of Cancellation of Contract with Custom Sign Factory for Griffin-Spalding Wayfinding Signage Project and Notice of Cancellation of Tourism Product Development Grant Agreement with the Georgia Department of Economic Development and authorize the City Manager to execute Notices and complete all actions necessary to finalize termination of said Agreements. *Staff Attorney, Kelsey Carden, will address.*

26. Consider a resolution adopting revisions to the main City of Griffin organizational chart. *City Manager, Jessica O'Connor, will address.*

27. Consider executive session pursuant to O.C.G.A. 50-14-2(1) for the purpose of consulting and meeting with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and pursuant to O.C.G.A. Section 50-14-3(b)(2) for the purpose of discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.

CITY MANAGER'S REPORT

The City Manager will update the Commission on pending items, upcoming workshops, meetings, conferences and other pertinent issues.

CITY ATTORNEY COMMENTS

CITY COMMISSIONER COMMENTS

Commissioners will provide updates regarding issues of interest from their respective districts and/or committee reports.

ADJOURN

The City of Griffin is committed to providing equal access to all of its programs, services and activities regardless of race, color, religion, marital status, gender, gender identity, genetic information, sexual orientation, national origin, age, physical or mental disability, past or present membership in the Uniformed Services, applicants to the Uniformed Services, any protected concerted activity or any other legally protected status. Any individual who needs an accommodation because of a disability should contact ***Stephanie Woods at (770) 233-2923 or hr@cityofgriffin.com*** *as far in advance of a meeting as possible.*

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request to rezone property located at 954 Experiment Street consisting of 0.21+/- acres from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Sky Vision, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential (MDR), the property is considered non-conforming. The applicant would like to put a convenience stop at this location. In order to do so, they need to change the zoning from Medium Density Residential (MDR) to Planned Commercial Development (PCD). By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is located at 954 Experiment Street on a 0.21 + acre tract of land, and the rezoning would apply to 0.21 acres.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (22-REZ-05) to rezone 0.21+/- acres tract of land located at 954 Experiment Street from Medium Density Residential to Planned Commercial Development.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 954 Experiment St.pdf
22-REZ-05, 954 Experiment St Staff Report.pdf
Rezoning Ordinance 22-REZ-05, 954 Experiment St - PCD.pdf

8438

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 9-29-2022 Application Number: 22-REZ-05

Applicant: Sky Vision Properties Telephone Number: 770-224-9996

Email Address: Skyvisionproperties@gmail.com

Address: 612 West Solomon St Griffin GA 30223

Project Name/Description: 954 Experiment Convenience Store

Address/Location: 954 Experiment St Griffin GA 30223

Tax Map Griffin-TAD #2 ~~Block~~ Parcel # 062 00001 Lot Number 128/03

Zoning MDR Parcel(s) Size: 0.21 (acres or square feet)

Applicant is: Property Owner_____ Engineer:_____ Architect:_____

Realtor:_____ Other: Sky Vision Properties has property under contract.

Application fee amount: $350.00

Paid by: ✓ Check (check # 6739) _____Cash

_____Cashier's Check _____ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

_____ Date: 10/4/22

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: 9-29-2022 Application Number: 22-REZ-05

Applicant Name: Sky Vision Properties

Address of Property: 954 Experiment St. Griffin GA 30223

Tax Map, Block and Lot Number: 062 06001 , 128/03

Applicable Zoning Ordinance Section: _____

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

954 Experiment St Griffin

A 1- Site plan for this building would be the same. We would not be adding to or taking away from the structure. We would be upgrading the outside parking area and outside building as needed. Just making necessary upgrades to this building to make it a convenience store location.We want to get rezoned for a convenience store with beer and wine sales.

B 1- Existing uses are grandfathered in commercial MDR. It is vacant but it was Harris Rental. It looked to be an appliance rental building. It is an open 2520 sq ft building.

2 - This will be a reasonable economic use and best potential use for this building.

3 - Yes we believe this property is suitable to be rezoned commercially for a convenience store. The city projects this area to become further more commercial use in the years to come. We are asking to change from MDR to the proper zoning to sell beer and wine here as well.

4 - The public gain from this convenience store is the income it will bring into the area.The convenience to the store location is good. The new updated location will bring a new clean look to the building in this area.

5 - This building is in the city. It has city sewer, water and power. We will work during our due diligence of our contract to find out about natural gas or propane.

6 - This company is compatible with the other stores and shops in this area.

7 - None that we are aware of

8 - The business that was here was opened until April 2022 it was closed and put on the market.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that:
Sky Vision Properties
(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

✓ Rezoning	____ Minor Site Plan
____ Special Use Request	____ Preliminary Site Plan
____ Variance Request	____ Final Site Plan/ Subdivision Plat

Applicant: Sky Vision Properties Telephone Number: 770-224-9996
Address: 612 West Solomon St Griffin GA 30223

Signature of Owner Date: 10/4/22

Signature of Representative Date:

Notary Signature and Seal
Commission expiration date: 11/25/2022

MELISHA D TURNER NOTARY PUBLIC PIKE COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 25, 2022

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

_____ Yes ___✓___ No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

_____ Date:_____

Signature of Applicant

_____

Printed Name

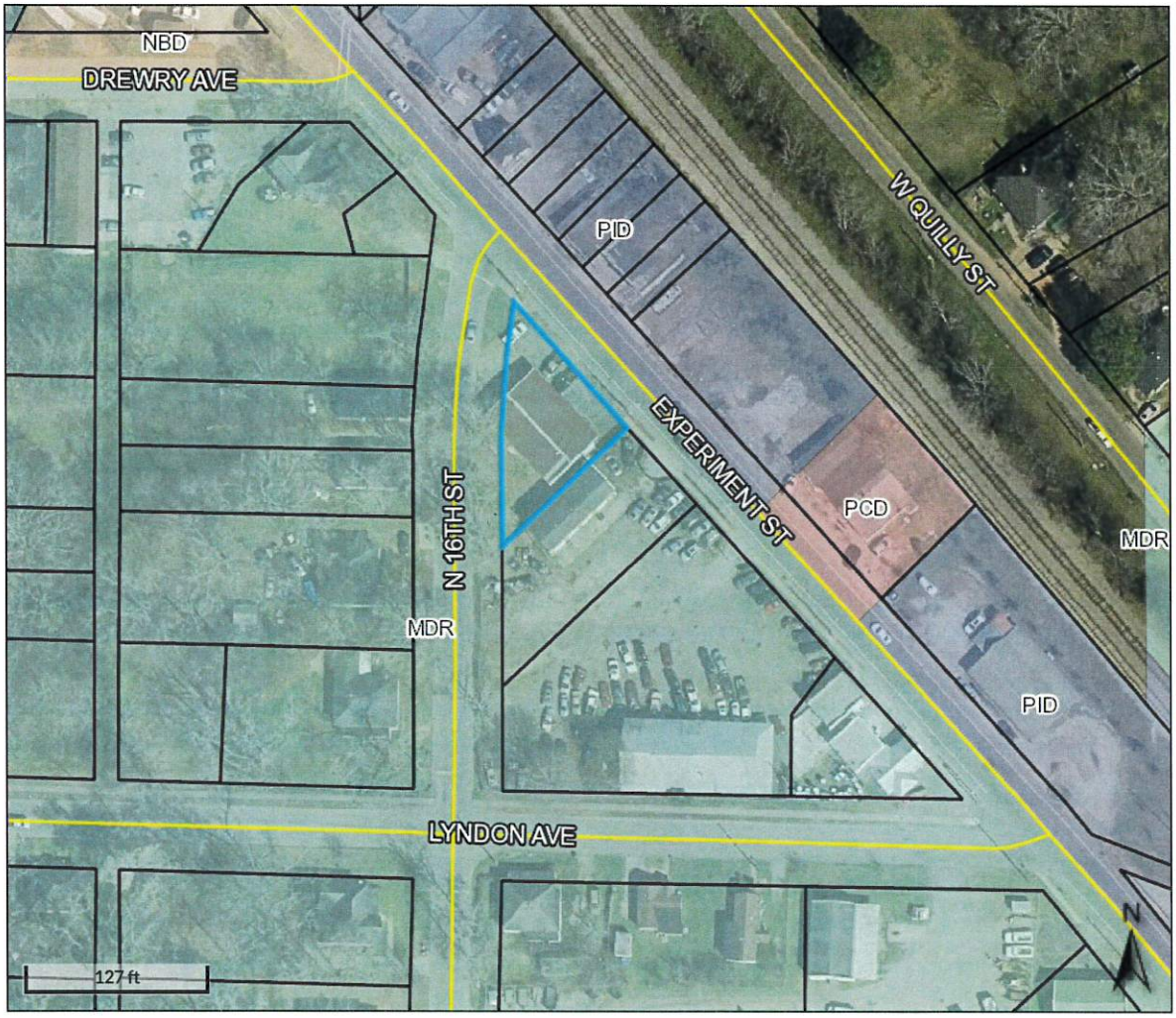
_____ Date:_____

Signature of Applicant's Attorney or Representative

_____

Printed Name

qPublic.net™ Spalding County, GA





Legend

- Parcels
- Roads

Zoning - City

- CBD
- HDR-A
- HDR-B
- INST
- LDR-A
- LDR-B
- MDR
- NBD
- PCD
- PID
- PRD

Parcel ID	062 06001	**Owner**	ROOTS RENTALS LLC	**Last 2 Sales**			
Class Code	Commercial		954 EXPERIMENT ST	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN-TAD#2		GRIFFIN, GA 30223	11/1/2017	0	GF	U
	TAD#2	**Physical Address**	954 EXPERIMENT ST	8/19/2002	$80000	FM	Q
Acres	0.21	**Assessed Value**	Value $88726				
		Land Value	Value $12600				

(Note: Not to be used on legal documents)

Date created: 9/26/2022
Last Data Uploaded: 9/26/2022 6:42:43 AM

Developed by Schneider GEOSPATIAL

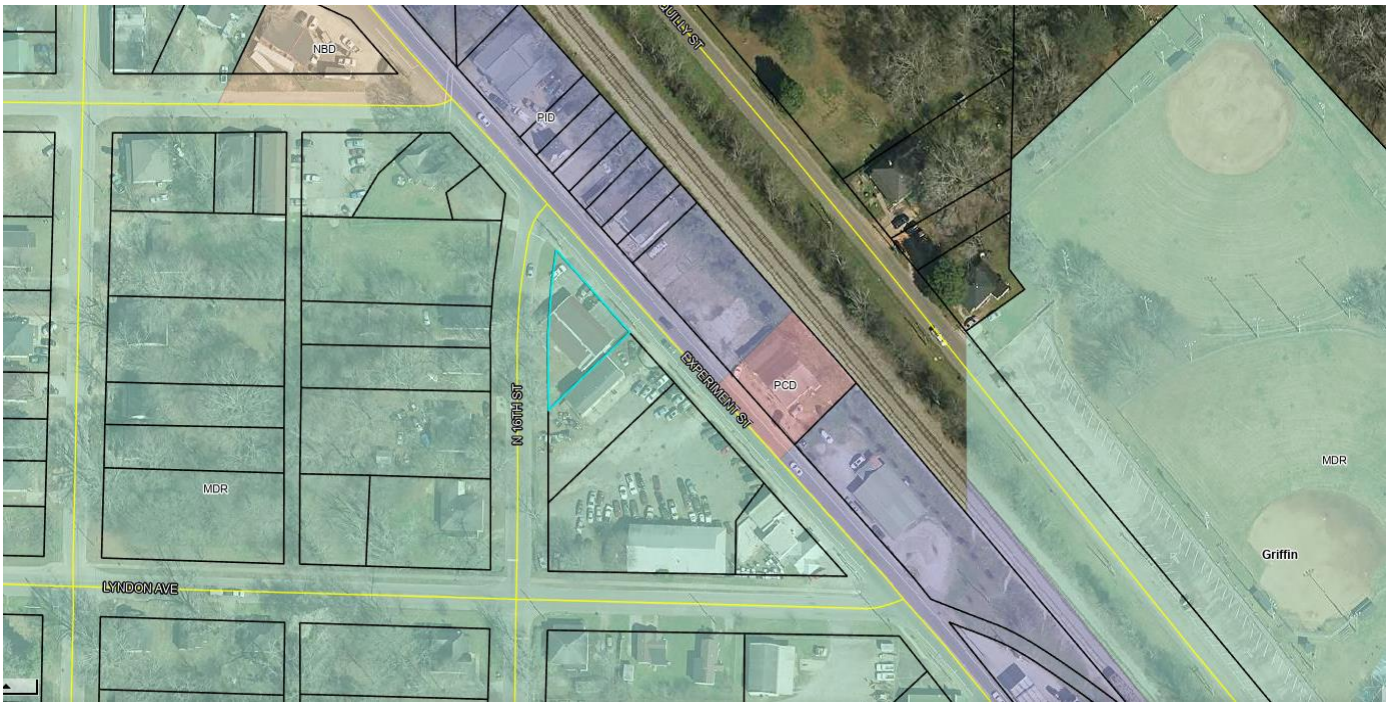
Permit #: 8438
Permit Type:
Address: 954 EXPERIMENT ST
City:
State:
Zip: 30223
Owner: HARRIS RENTALS
Owner Address: 954 EXPERIMENT ST
Owner City: GRIFFIN
Owner State: GA
Owner Zip: 30223
Owner Phone:
Owner Email:
Receipt #: 8768
Date: 10/06/2022
Paid By:
Description:
Payment Type: Check
Payment Type Description: 6739
Accepted By: Tracie Pryor

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Commercial - Rezoning	Zoning - Land Use Permit		0.00	350.00	350.00
				Total:	**$350.00**

954 Experiment Street
REZONING REQUEST
(Project No. 22-REZ-05)

Applicant: Sky Vision Properties
Owner: Sky Vision Properties



Current Land Use Classification	Commercial
Current Zoning	Medium Density Residential
Proposed Zoning	Planned Commercial District
Future Land Use Designation	Commercial
Proposed Use	Commercial
Parcel Size	0.21 +/- acres
Map, Block & Lot Number	Map 062 Block 06 Lot 001
Planning & Zoning Board	November 21, 2022
City Commission	November 22, 2022
City Commission Member	District 1 Cynthia Ward
Planning Board Member	District 1 Pamela Sutton
Citizen Notification	Legal notice was run in the November 4, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on November 4, 2022 as well.

Proposal/Site Location:

The applicant, Sky Vision, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to put a convenience stop at this location. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is currently located at 954 Experiment Street on a 0.21 ± acre tract of land and the rezoning would apply to 0.21 acres.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 708 – Medium Density Residential (MDR)
- Article 7. Section 714 – Planned Commercial Development (PCD)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	No	Future Land Use Map (FLUM) has the subject property planned as Commercial.
Citizen Notification & Participation	Yes	Legal Notice ran in the November 4, 2022 edition of the *Griffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on November 4, 2022.
Economic Development	Yes	Provide commercial services
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and the associated FLUM. FLUM has the subject property planned as Commercial.

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	PID	Industrial
South	MDR	Residential
East	PID	Industrial
West	MDR	Residential

The subject property is currently zoned Medium Density Residential (MDR). The properties immediately surrounding to the south and west are all zoned Medium Density Residential (MDR). The parcels to the north and east are zoned Planned Industrial Development except one parcel which is zoned Planned Commercial Development (PCD).

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal may not have a reasonable economic use as currently zoned. The property is currently zoned Medium Density Residential, but the existing use is commercial. The owner is requesting this parcel to be rezoned to Planned Commercial Development (PCD). For several decades, this property has had a commercial use.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The adjacent properties to the east, are zoned Planned Industrial Development (PID) and properties are currently used as commercial. The parcels to the south are also zoned Medium Density Residential (MDR) but have a legal non-conforming commercial use.

This parcel is located in a Approved State Opportunity Zone. The Experiment Street Corridor inside this Opportunity Zone shows this parcel and the surrounding parcels on both sides of Experiment Street as commercial uses. The proposed zoning of PCD is considered suitable.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the 0.21 acre tract. Rezoning to Planned Commercial Development is compatible with the intent of the Comprehensive Plan which is commercial. The building is a commercial structure and would need to be demolished in order to put a dwelling on this parcel should it stay Residential. The rezoning would allow the commercial use to continue and will remove the legal nonconformity (grandfathering) that has been associated with this property.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Future Land Use Map (FLUM) which identifies this property as commercial. The rezoning is also consistent with the Approved State Opportunity Zone which shows this parcel as commercial. The use of this parcel has been commercial and the City of Griffin supplies the water, sewer, and electric.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses to the north and east. The parcel is adjacent to other properties that are currently zoned Medium Density Residential but have legal non-conforming commercial uses. The Comprehensive Plan and the associated FLUM indicate this parcel as commercial. The rezoning would allow the commercial use to continue and will remove the legal nonconformity (grandfathering) that is associated with this property. Without a successful rezoning, this address will not be viable.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of any historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes of the subject property or others in the vicinity.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property is developed but is currently vacant. The applicant purchased the property last year and has been unable to have a commercial business due to the residential zoning. The commercial business that occupied this parcel before is Harris Rentals. This property has had a legal nonconforming (grandfathered) commercial use for years.

Staff Comments:

The applicant, Sky Vision Properties, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to keep the use commercial for the property. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). Currently, this parcel has a nonconforming use and without a successful rezoning, this address will not be viable. By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is currently located at 954 Experiment Street on a 0.21 $\pm$ acre tract of land and the rezoning would apply to 0.21 acres.

Planning and Development Staff Recommendation(s):

Planning staff recommends APPROVAL of the request (22-REZ-05) to rezone 0.21+/- acres tract of land located at 954 Experiment Street from Medium Density Residential to Planned Commercial Development.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

NO. 22 -

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 062 06001) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Medium Density Residential (MDR) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Sky Vision Properties
Owner: Sky Vision Properties
Properties: Spalding County Tax Parcel 062 06001, (0.21 +/- acres) located at 954 Experiment Street

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, November 22, 2022

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding adoption of the revised official zoning map for the City of Griffin. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The current zoning map was adopted in 2019 and does not reflect recent approved rezonings.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Zoning - Signed.pdf

CITY OF GRIFFIN ZONING

Griffin
Growing, TOGETHER

N
W E
S

Legend

- Central Business District
- High Density Residential A
- High Density Residential B
- Institutional
- Low Density Residential A
- Low Density Residential B
- Medium Density Residential
- Neighborhood Business District
- Planned Commercial District
- Planned Industrial District
- Planned Residential District

This is to certify that this Official Zoning Map supersedes and replaces any other Official Zoning Map adopted prior to date authorized by the Chairman of the Board of Commissioners, as part of the City of Griffin Code of Ordinances and Unified Development Code.

This _____ Day of _____, 2022

Signed: _____ Attest: _____
Douglas S. Hollberg, Mayor Jessica W. O'Connor, Secretary

Griffin GIS Department

1 inch = 1,000 feet

0 1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 Feet

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding the required public hearing to kick off the City of Griffin 2023-2043 Comprehensive Plan update. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The City of Griffin, in coordination with the City's Consultant, GMC, is kicking off the process of updating the City's Comprehensive Plan. The Comprehensive Plan is a planning document which serves to establish the vision and goals for how the City should grow, usually over a twenty-year period. It will provide guidance on future policies, projects, and actions for various aspects of the City, including, but not limited to, land use, economic development, transportation, and housing. The process to develop the Comprehensive Plan will lead to adoption of the plan occurring no later than October 2023. The purpose of this public hearing is to provide an overview on the process that will be used to develop the plan, inform the public about opportunities to participate in the development of the plan, and to obtain input on the proposed planning process. No official action is needed.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding the adoption of the revised City of Griffin Downtown Urban Redevelopment Plan. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The purpose of this Griffin Downtown Urban Redevelopment Plan is to support the City of Griffin and its partners to revitalize the downtown area and stimulate sustainable economic growth. It also serves as an update to the 2008 Urban Redevelopment Plan which was re-adopted in March of 2022. Long-term goals, themes and strategies can be found in this plan.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Downtown Griffin URP Final Draft November 2022 with Appendix (1).pdf
Resolution_to_Adopt_Downtown_Griffin_Urban_Redevelopment_Plan__11-22-22.pdf

Final Draft

CITY OF GRIFFIN DOWNTOWN REDEVELOPMENT PLAN

November 2022



Prepared by Three Rivers Regional Commission

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Acknowledgements

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Process and Stakeholder Engagement

The City of Griffin Downtown Urban Redevelopment Plan process involved engagement with city staff regarding current needs and priorities regarding the future of the downtown core of the city. A kick-off public meeting was held at the Historic City Hall where many stakeholders, residents, property owners, and downtown council staff attended.

The city put together an advisory committee with key downtown constituents to help guide the plan update. The committee met to discuss key aspects of downtown redevelopment topics.

The committee and planning team conducted two "walk-about" events to canvass the downtown area for special needs and observe important redevelopment opportunities.

Advisory Committee
Ross DeBono, Downtown Council and Main Street Board
Todd Gulledge, The Cotton Mill
Jason Chance, Downtown Development Authority
Bruce Ballard, Griffin – Spalding County Schools
Cindy Jones, Chamber of Commerce
Newton Galloway, Galloway & Lyndall LLP
Alison Pollard, Chamber of Commerce
Jude Fils-Aime, Sealth Inc.
Latonia Fils-Aime, Fils-Aime & Associates
Josh Abernathy, City Church and Downtown Council

Section 1- Introduction

Purpose

The purpose of this Griffin Downtown Redevelopment Plan (URP) is to support the City of Griffin and its partners to revitalize the downtown area and stimulate sustainable economic growth. It also serves as an update to the 2008 Urban Redevelopment Plan. Long-term goals, themes and strategies can be found in this plan.



The plan specifically lays out the current conditions showing the need for an urban redevelopment plan, concepts that could be implemented as part of future redevelopment efforts, and an implementation plan that includes tools and action steps.

Implementation of this plan and other redevelopment powers are granted to the City of Griffin through the Georgia Urban Redevelopment Act, O.C.G.A Title 36, Chapter 61 also titled the "Urban Redevelopment Law". Other tools and programs that support redevelopment projects and initiatives are mentioned in Section 3 of the plan.

The Act defines an urban redevelopment area as an area considered a "slum" or blighted area designated as appropriate for urban redevelopment projects. Blighted or "slum" areas contain a substantial number of buildings and structures, both residential or nonresidential which are dilapidated or deteriorated, defective or inadequate street layout, deteriorated sites, faulty lot layout (accessibility, usefulness, unsafe conditions), tax or other assessment delinquency exceeding fair value of the land, other conditions which endanger life or property, or any combination of factors that impairs growth of the municipality, slows the provision of housing accommodations, contributes to economic or social liability, and is a menace to the public health, safety, morals, or welfare by its present condition and use.

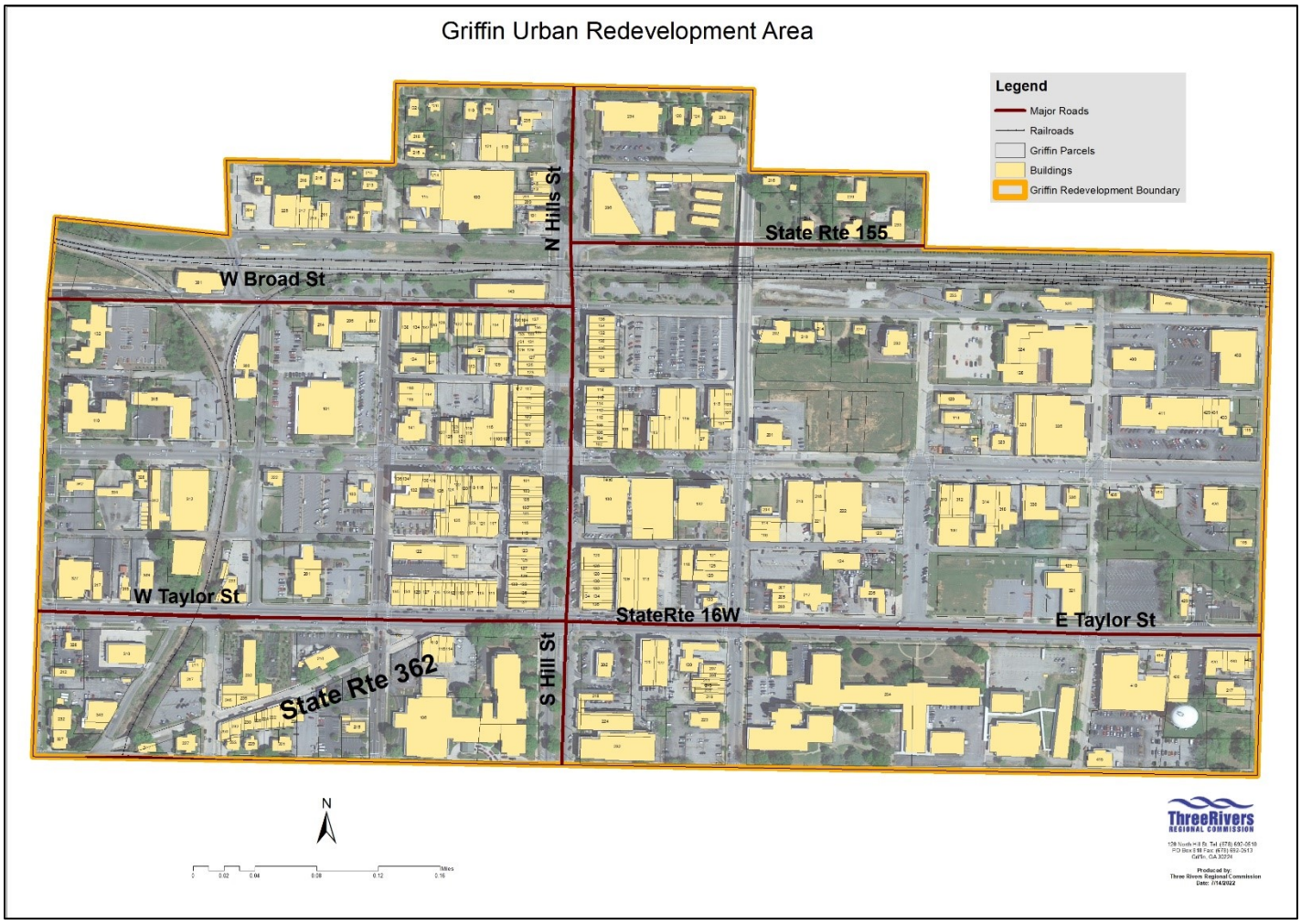
Urban Redevelopment Plan Boundaries and Description

The area is bound by 10th Street to the west, 3rd Street to the east, roughly Chappell Street to the north and Poplar Street to the south. The URP area includes the official central business zoning district plus adjacent blocks containing commercial and residential uses.

Unique in comparison to other southern towns and other towns of similar size in the region, downtown Griffin's streets are laid out in a grid pattern. Taylor and Hill Streets serve as the two main arteries, funneling car traffic through the area. Both Hill and Solomon Streets have recently undergone streetscapes.

The boundary traverses significant physical barriers including Taylor Street and the Norfolk Southern Railroad. Future redevelopment efforts will focus on increased access and connectivity across these perceived and realistic obstacles.

Downtown Griffin URP Area Map



Plan Consistency with the Local Comprehensive Plan

The 2018 Griffin Comprehensive plan specifically mentions the previous downtown redevelopment plan as part of the city's economic development strategy. The plan includes priority goals and policies supporting comprehensive downtown redevelopment and should be considered as part of the implementation of the URP. The following policy statements and implementation strategies are taken directly from the comprehensive plan. Goals and concepts from this urban redevelopment plan will be supported and carried into the next update of the comprehensive plan. That plan is due to be updated in the fall of 2023.



Economic development and redevelopment:

- A comprehensive approach to economic development to create a vibrant community
- Encourage development strategies which promote a live, learn, work, play and retire model for the City
- Establish public-private partnerships with developers that primarily focus on neighborhood revitalization
- Promote downtown revitalization
- Create business improvement districts and community improvement districts
- Embrace local history and the preservation of historic resources and neighborhoods
- Promote adaptive reuse of historic buildings
- Provide infrastructure necessary to promote economic development in a sustainable manner

Housing:

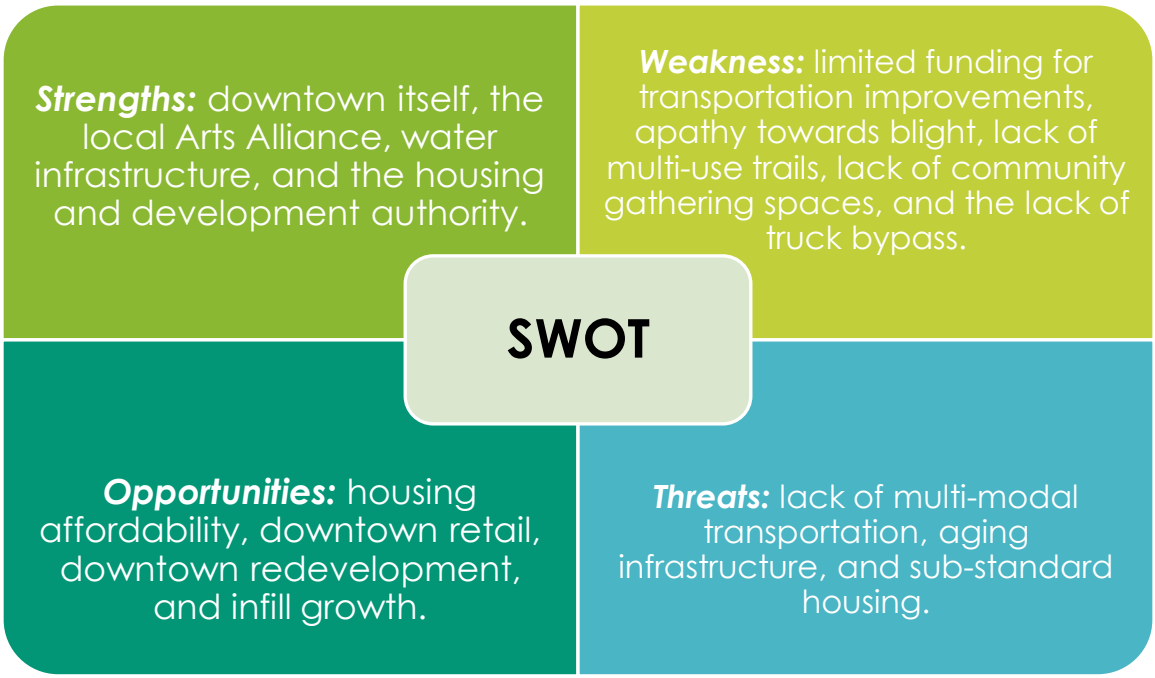
- Promote appropriate infill housing
- Promote mixed use housing development
- Promote housing around existing community facilities and amenities
- Continue evaluation of housing and property maintenance codes

Transportation and public infrastructure:

- Promote multi-modal transportation network including the expansion of sidewalks, greenways trails, and bike lanes
- Establish public-private partnerships for the establishment of public transit options
- Research and seek to adopt a local Complete Streets policy
- Promote the beautification and increased functionality of highway corridors within the city

- Increase infrastructure that supports electric cars and other future transportation needs
- Provide infrastructure and resources to support sustainability and new development
- Neighborhood parks

The comprehensive plan included a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. The SWOT mentioned a number of items that relate to the redevelopment efforts.



The Needs and Opportunities section of the plan listed issues that the City of Griffin should address to advance the future vision. These include:

Needs

- Public buy-in with local city initiatives
- Additional community gathering spaces
- Address high poverty level
- Pursue ways to encourage a live, work, and stay community
- Increase options for entertainment and night life
- Address blight
- Address substandard properties
- Need higher density housing close to amenities
- Increase economic diversity and tax base
- Attract more small businesses

- Promote comprehensive downtown revitalization
- Promote the use of preservation tax incentives for the rehabilitation of historic structures
- Additional downtown events
- Promote Griffin's livability and small town lifestyle
- Increase public transportation options
- Increase bike and pedestrian network and connectivity
- Create multi-modal and alternative transportation options
- Need for truck bypass around downtown
- Increase mixed-use developments
- Reduce vacancy rate of commercial spaces
- Lessen the proliferation of auto-oriented land uses along Taylor and Experiment Streets
- Identify additional historic properties and districts
- Promote local history and cultural sites
- Additional greenspace and parks

Opportunities

- Residential infill opportunities
- Housing rehabilitation programs
- The city land bank to address substandard housing
- Availability and improvements of public infrastructure and utilities
- Feasibility of a truck bypass around downtown
- Increased opportunity for mixed use development
- Promotion of appropriate infill development and ordinance
- Increased intergovernmental collaboration
- Griffin Housing Authority redevelopment efforts
- Local organizations, churches, and citizens
- Neighborhood partnership focused on revitalization
- Increased preservation and re-use of historic buildings
- Assessment and inventory of historic structures
- Preservation of local history through Griffin-Spalding Archives
- New recreational facilities and parks

In the future land use section of the comprehensive plan, downtown Griffin was designated a specific character area. The Department of Community Affairs (DCA) defines a Character Area as a specific area within the community that contains unique or special characteristics to be preserved or enhanced. Downtown Griffin certainly fits this definition and this redevelopment plan is intended to promote the preservation and enhancement of the area. Each character area includes a description of desired development patterns, preferred land uses, and implementation strategies. Those listed in the comprehensive plan support the overall goals and strategies of this urban redevelopment plan.

Development Patterns:

- Promote mixed-use development within the area
- Continue to encourage residential above commercial storefronts
- Promote the adaptive reuse of historic structures
- Enhance connectivity by maintaining sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring residential areas and major destinations
- Encourage shared parking among uses
- Promote the redevelopment and enhancement of alleyways

Primary Land Uses:

- Commercial (retail and office)
- Mixed-use development
- Multi-family residential
- Public/Institutional

Implementation Strategies

- Enforce updated infill ordinance
- Maintain existing sidewalk network to connect downtown with adjacent neighborhoods
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale
- Continue to promote the use of façade grant program
- Incorporate bike lanes and other bike infrastructure such as bike racks for increased accessibility
- Incorporate landscaping of parking lots
- Incorporate quality signs that are scaled and placed appropriately
- Protect tree canopy

Section 2 – Assessment of Need

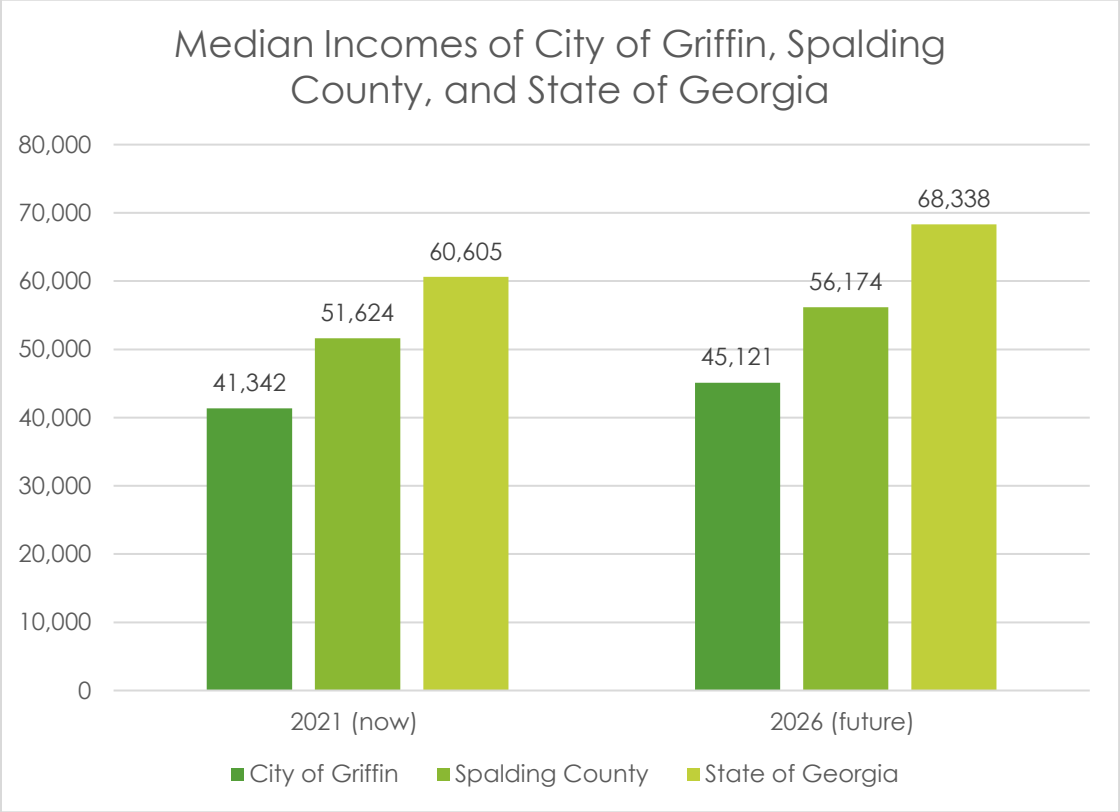
Demographics

This section of the plan discusses various demographics that relate to the redevelopment needs of downtown Griffin.

Historical and Estimated Population Change							
Area	**Year**			**Historic Population Change 2010-2020**		**Estimated Population Change 2020-2026**	
	2010	2020	2026 Estimated	#	%	#	%
City of Griffin	23,656	23,478	25,482	-178	-0.75%	2,004	7.86%
Spalding County	64,073	66,043	72,996	1,970	3.07%	6,953	9.53%
State of Georgia	9,687,653	10,711,908	11,392,648	1,024,255	10.57%	680,740	5.98%
*Source: U.S. Census, *ESRI Forecasts*							

In the last 10 years, the City of Griffin has decreased in population by 0.75% versus the Spalding County growth rate of 3.07% and the state rate of 10.57%. The 2010 and 2020 population counts come directly from official census record and may not reflect local projections. The City of Griffin is estimated to increase in population by 7.86% over the next 5 years, which is higher than the state rate of 5.98% but lower than the county rate of 9.53%. In total, slightly over 2,000 persons are estimated to be added to the City of Griffin population by 2026.

The median income for households in Griffin is $10,282 (20%) less than residents in Spalding County and $19,263 (32%) less than residents in the State of Georgia.



In 2021, Griffin residents make 19.92% less than Spalding residents, and 31.78% less than Georgia residents. In 2026, Griffin residents are estimated to make 19.68% less than Spalding residents, and 33.97% less than Georgia residents. Source U.S. Census and ESRI Forecasts.

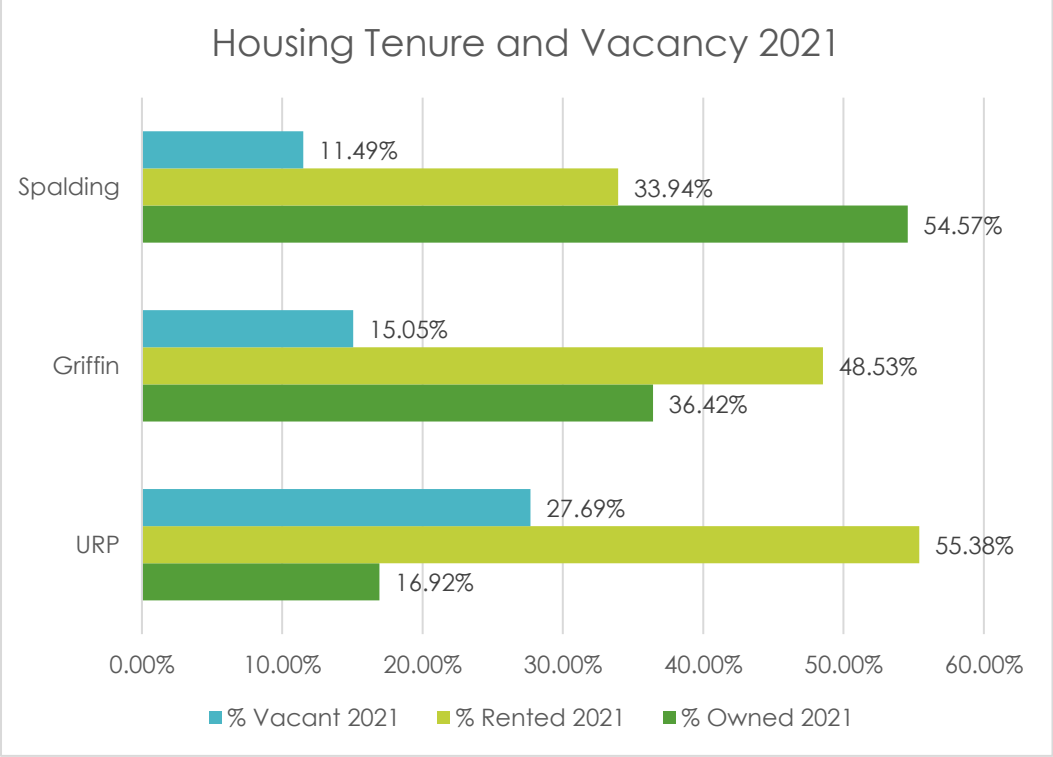
Household Poverty Rate		
Geography	Number	Percentage
URP Area	20	41%
City of Griffin	2,050	22.9%
Spalding County	4,194	17%
Source: US Census, (ACS 2015-2019 estimates)		

An estimated 41% of households in the URP Area lived below the poverty level in 2015-2019 compared to 23% in the City of Griffin and 17% in Spalding County. The percentage of poverty is likely attributed to the minimal number of single-family residential units in the study area which are primarily low income households.

Business and Residential Comparison			
Geography	Total Businesses	Total Employees	Residential Population
URP Area	300	2,471	107
City of Griffin	1,416	14,327	24,650
Source: ESRI, 2021 Data Axle, Inc.			

The residential population is much smaller than the number of employees in the downtown area.

Housing Profile									
	URP Area			City of Griffin			Spalding County		
	2010	2021	2026	2010	2021	2026	2010	2021	2026
Total Housing Units	63	65	67	10,530	11,020	11,552	26,777	28,854	30,961
Occupied	47	47	49	8,945	9,361	9,693	23,565	25,539	27,237
Owner	12	11	12	3,517	4,013	4,254	14,362	15,745	17,359
Rented	35	36	37	5,428	5,348	5,439	9,203	9,794	9,878
Vacant	16	18	18	1,585	1,659	1,859	3,212	3,315	3,724
Source: U.S. Census, 2010 Summary File, ESRI Forecasts									



The housing vacancy rate in the study area is higher than both the city limits of Griffin and Spalding County.

Inventory of Housing Units Over the Last Decade				
Area	# Units 2010	# Units 2021	# Change Units 2010-2021	% Change Units 2010-2021
Plan Area	63	65	2	3.17%
City of Griffin	10,530	11,020	490	4.65%
Spalding County	26,7777	28,854	2,077	7.76%
Source: U.S. Census, Census 2010, ESRI Forecasts				

Over the last decade, the planning area has added housing inventory at a slower rate than the city and county. The county has over double the percent change of housing unit growth than the planning area. Since 2021, there has been an influx of loft residential conversions which is not reflected in the present inventory.

Existing Conditions

Negative Conditions

Despite the great assets that exist in downtown Griffin, many areas need improvement to take downtown to the next level of economic prosperity and revitalization. Opportunity to address critical issues still exists. Retail has increased yet there exist many empty spaces, especially at key intersections where visible blight is most apparent. The greatest needs and issues are outlined below.

Negative conditions in the area:

- Vacant spaces and structures
- Vacant lots and underutilized parcels
- Aging public infrastructure
- Lack of greenspace, parks, and community gathering space
- High volume traffic and connectivity barriers

Vacant spaces and structures. This occurs in existing buildings and in underutilized lots within the URP area. The rate of vacancy may not be alarming but enough is present to where it visually creates a sense of a lack of vitality. This type of blight occurs predominately along the edges and entryways of the downtown area which attributes to a negative first impression to would be patrons, citizens and visitors.



Vacant space on ground level of the old Griffin Hotel



Vacant retail space along Broad Street



Vacant retail space along East Solomon



Two levels of vacant commercial space along 6th Street

Vacant lots and underutilized parcels. These spaces contribute to visual blight and could be put into productive use. These exist as empty lots and as overbuilt parking lots that are never filled to capacity.



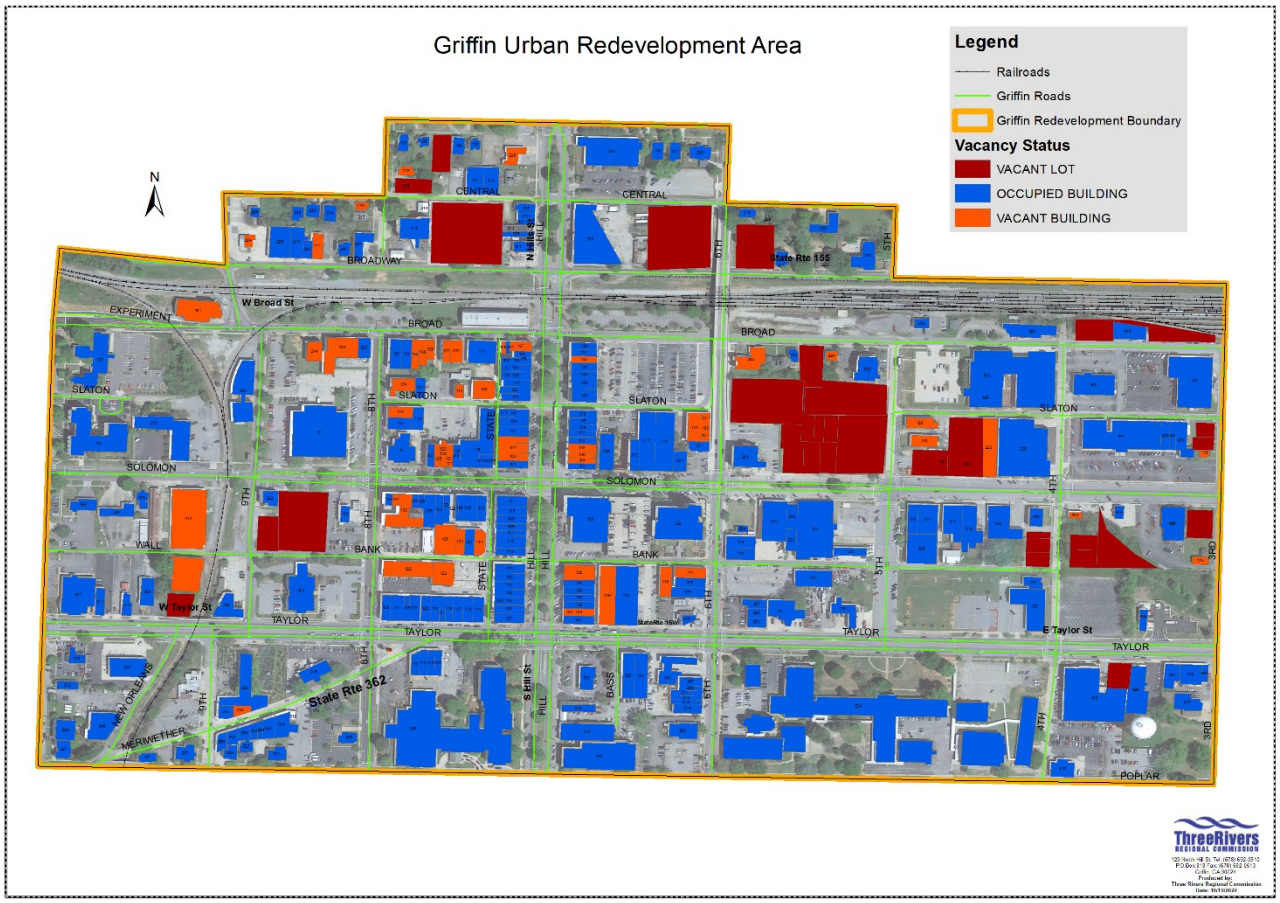
Vacant slab along Norfolk Southern RR and Central Avenue



Vacant lot along Broad Street and 6th Street

The map on the following page shows existing distribution of vacant lots and buildings within the urban redevelopment area.

Downtown Griffin URP Vacancy Map



Aging public infrastructure. Critical downtown public infrastructure in various locations and along highly traveled corridors has deteriorated. Examples include old light poles, hazardous sidewalk conditions, nonexistent sidewalks and utility infrastructure intrusion.



Example of the current condition of sidewalks along the north side of Taylor Street.



Current government parking deck along Solomon Street.

Other public infrastructure needs to address in the redevelopment plan are the public parking facilities. Existing parking lots are underused and in need of beautification. One of the most important public infrastructure projects and a top priority of the city is the replacement of the 1970s government parking deck. The deck requires immediate structural repairs. Other improvements will increase functionality and aesthetics.



Example of the current condition of sidewalks along the north side of Taylor Street.



City and county owned parking lot located east of Hill Street and south of Broadway.

Lack of greenspace, parks, and community gathering space. Downtown Griffin is also deficient of general greenspace and ample tree canopy. Greenspace in downtowns creates a place to cool down, picnic, to gather as a community. The majority of the green "spaces" in the downtown area exists along the boulevards of Hill Street and Solomon Street. These tree lined corridors beautify and soften the hardscape of structures. The City of Griffin has created, in recent years, pocket parks from vacant lots and spaces where a building once stood. While useful, these spaces are not enough to make up for the larger scale greenspace needed within the downtown.



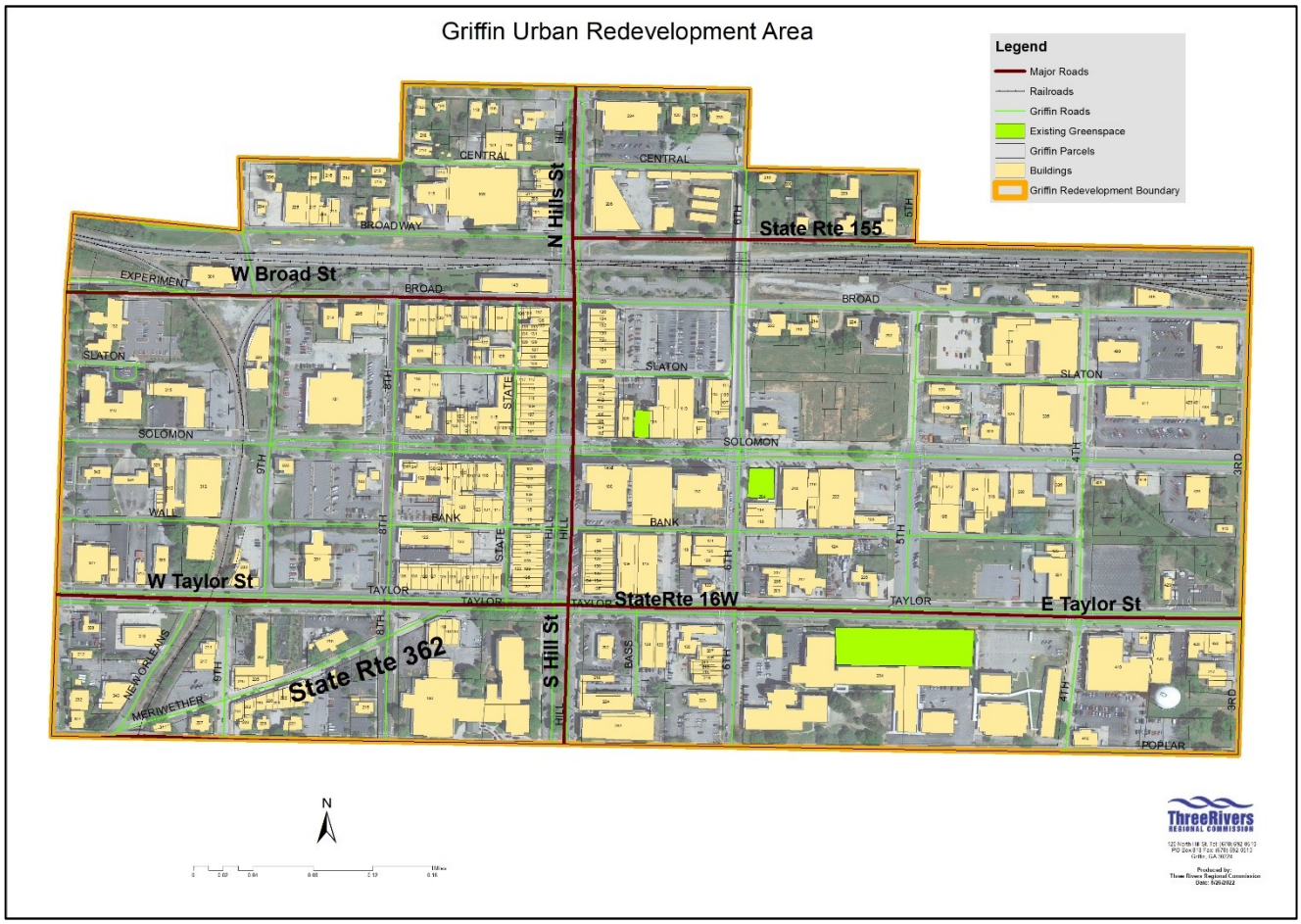
Pocket park created in the former footprint of the Imperial Theatre along Solomon Street

Downtown Pocket Parks:

- Imperial Theatre Park
- J. William Edwards Pavilion

The other substantial greenspace within the area is the lawn in front of the Griffin Auditorium. This space has limited access and utilization. On the eastern edge of the urban redevelopment area is the historic Oak Hill Cemetery. This is a substantial greenspace and passive park setting that, with increased connectivity, could serve the downtown area.

As shown in the map below, the amount of dedicated greenspace, in comparison to the downtown area as a whole, is minimal. The largest existing greenspace is the lawn area at the Griffin Auditorium complex. Though seems extensive on the map and does contribute aesthetically to the area, is nonfunctional. The provision of greenspace and parks within a downtown is an important factor in downtown redevelopment and the overall revitalization of the area.



High volume traffic and connectivity barriers: Another critical need to address in the redevelopment of downtown Griffin are existing traffic hazards and barriers to pedestrian connectivity. The core of downtown is bordered on the north by the Norfolk Southern Railroad yard and south by Georgia State Route 16 (Taylor Street).

Taylor Street is a four lane roadway with median turn lane and a major freight corridor with high traffic volume. This creates a physical and perceptual barrier to this part of the

downtown area, especially for pedestrians. Although there are existing crosswalks, the volume of traffic and distance one has to traverse, remains an issue.



GA State Rroute 16 (Taylor Street) near the intersection of 5th Street

A second State Route, GA 155, traverses downtown bringing additional truck traffic. A goal that has been a priority for the City of Griffin for many years is the relocation of State Route 155 away from the downtown area and to a roadway east of the area. State Route 155 enters the city from the south, along Hill Street, through downtown where it turns right and uses Broadway Street. Moving State Route 155 from Hill Street and Broadway Street would help reduce the volume of through traffic, especially trucks, and increase safety in the heart of downtown.



GA State Route 155 (Broadway Street) entering downtown from the east

Positive Conditions

The redevelopment need of downtown Griffin is apparent in a number of areas as previously described. Alongside those remaining areas in need of improvement, there have been a number of positive projects to have taken place since the previous urban redevelopment plan was completed. It is worth mentioning these accomplishments to give leverage to future initiatives and redevelopment efforts. These catalytic projects show the potential for the future growth and development of downtown Griffin.

Noteworthy Completed Projects:

- Streetscapes
- Restoration of Historic city hall
- Reconstruction of 6th Street bridge

Streetscapes: Streets within downtown Griffin have undergone beautification efforts and transportation improvements and streetscapes have been one of the main areas of improvement since the previous redevelopment plan. Hill Street, along with 5th Street and Solomon have all undergone a combination of road diet, beautification, and enhancements of parking and pedestrian facilities.



Hill Street and Solomon Street intersection



Mid-street crossing along Solomon Street

These improvements created safer and more pedestrian friendly environments along the established corridors of Hill Street and Solomon Street. On the east side of downtown the Solomon Street streetscape and 5th Street streetscape create enhanced access for existing businesses and the foundation for future redevelopment efforts.



5th Street before and after streetscape project

Restoration of Historic city hall: A major success story for downtown Griffin is the restoration and re-use of the Historic city hall. The structure sat empty for many years, unused and a blight on the eastern side of downtown. Historic City Hall is a contributing property to the National Register listed Griffin Commercial District. The city undertook a meticulous restoration of the beaux arts building and created office and community meeting space. The project received an award for excellence in rehabilitation by the Georgia Trust for Historic Preservation.



The project not only included the structure itself but also involved the purchase of adjacent parcels for a future catalytic project. As previously mentioned, the area would be well suited for a greenspace or other outdoor community venue.



Historic City Hall after restoration

Reconstruction of 6th Street Bridge: The replacement and reconstruction of the historic 6th Street bridge was a major undertaking in downtown Griffin. To many, the loss of the historic iron truss bridge was a loss of a major historic landmark. But, with its replacement came increased safety and pedestrian access all while replicating the historic feel of the former structure. The Sixth Street bridge offers a vital railroad crossing, as the at grade crossing along Hill Street is often blocked by local trains. This bridge also offers an additional connection to adjacent neighborhoods and the portion of downtown north of the railroad.



The new 6th Street bridge from Broad Street

Section 3 - Redevelopment Concepts

The following broad concepts are intended to guide future redevelopment projects, help address the needs in the previous section and assist the city and its development partners to envision what existing spaces, sites and structures, within the urban redevelopment area could become. Ideas and concepts were derived from the "Walk-About" events, surveys, and committee discussions that included projects already conceived from prior proposals. These concepts also take into account the specific redevelopment needs presented in the previous section of the plan.

Residential and Mixed Use Infill

Downtown Griffin contains much opportunity for residential and mixed-use infill. Increasing the number of downtown residents would be a significant positive. Vacant lots, underutilized parking lots, and lots with non-historic, non-functional structures are ideal for conversion into residential use.



Infill opportunity along 3rd Street



Infill opportunity along Broad Street



Infill opportunity along Solomon Street



Infill opportunity along 4th Street

Below are examples of types of infill development that could be replicated in the downtown Griffin area.



Example: Mixed use rendering from the City of Warren, Michigan



Example: Mixed use infill example from Woodstock, Ga



Example: Mixed use infill example from Woodstock, Ga



Example: Residential infill adjacent to mixed use example from Woodstock, Ga



Example: Residential infill example from Woodstock, Ga

Adaptive Reuse of Structures

Downtown Griffin's built environment includes a many unique historic structures that offer opportunities for adaptive reuse and redevelopment. The Hill Street corridor, with its historic commercial storefronts, has the highest concentration of structures. Many of these continue to see new businesses locate on the bottom floors while loft conversions continue on the upper floors.



Vintage photo of former Griffin Hotel at the intersection of Solomon Street and 8th Street

Types of Historic Structures:

- ✓ Old hotels
- ✓ Industrial
- ✓ Commercial structures
- ✓ Old gas/service stations
- ✓ Old abandoned churches

<u>Old Hotels</u>

Two former hotel structures are located in downtown Griffin. The Hotel Spalding and Griffin Hotel. The latter contains current retail on the ground floor while the Hotel Spalding remains vacant.

Both structures' upper floors offer space for a boutique hotel, office space, or condominiums.



Current photo of former Hotel Spalding at the intersection of Taylor Street and Hill Street



Example: Hawthorne Suites in Rome, GA



Exmaple: The Fitzpatrick Hotel in Washington, GA

Industrial and Commercial Buildings

Structures previously serving, and some still, industrial uses hold the potential for a variety of re-use activities. Successful projects in other communities include loft residential conversions, various retail, event space, and breweries/distilleries.



Current commercial structure along State Alley



Current commercial structure along Bank Street

Other industrial sites within Downtown Griffin, such as the mill below, offer opportunity for redevelopment and adaptive reuse.



Current industrial structure along Broadway and Norfolk Southern Railroad



Example: Gooderham Distillery District in Toronto, Canada.



Example: Oconee Brewing in Greensboro, GA

Old Gas Stations

Downtown Griffin contains a number of small-scale gas/service stations which offer opportunity for re-use as café, coffee shop, informational center, or a bar. There are at least four existing stations in the downtown area with potential for an adaptive re-use project. All but one are located on an entry roadway.



Abandoned service station at the intersection North Hill Street and Broadway



Example: Converted service station in Asheville, NC



Current service station at the intersection of Taylor Street and 5th Street



Example: Brake Pad restaurant in College Park, GA

Historic Abandoned Churches

Two historic African-American churches are located within downtown Griffin. Both are in state of disrepair and are no longer used. Their location makes them a blight on the landscape but also speak to their potential for re-use. Abandoned churches could be adapted for other uses including an event space, office, bar, museum, residence, and a music venue. Any of these options would be viable in downtown Griffin.



Historic 8th Street Church on the west side of downtown



Historic Heck Chapel Church adjacent to the 6th Street Bridge and Historic city hall property



Example: Former church now a café in Eskdale, Victoria, Australia



Example: Former church now event center in Cincinatti, Ohio

Public Infrastructure

Streetscapes and Connectivity

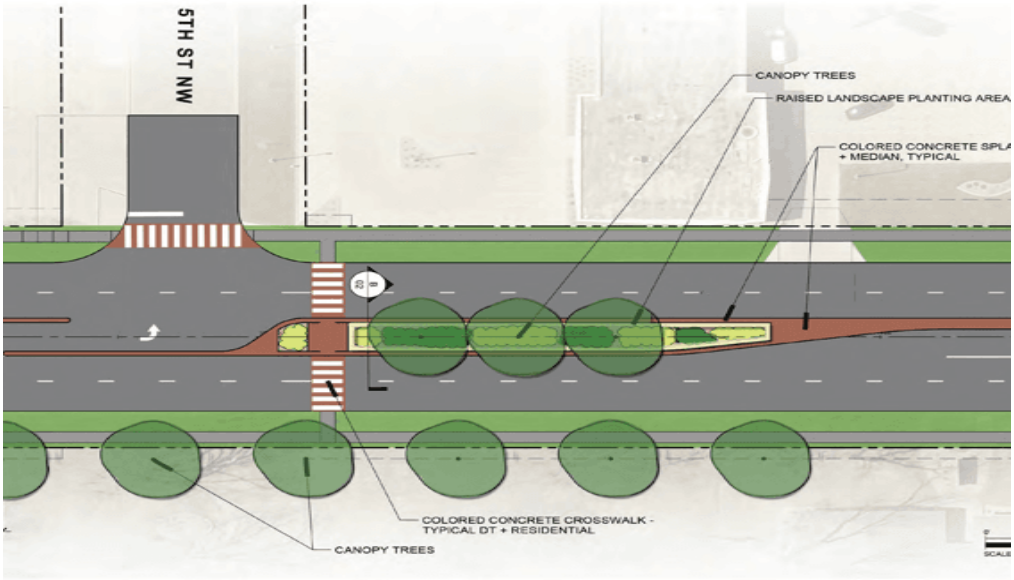
As discussed in the previous section of the plan, the continued streetscapes along other streets is needed. The streetscape concepts completed along the core streets of Hill and Solomon should continue along other connecting streets, where feasible.

This includes possible future bike lanes, sidewalk extensions and improvements, and parking enhancements.

Notably, a first effort towards this is the planned streetscape along Taylor Street. While not in the current scope of work, mid-road landscaped medians, such as those added to 5th Street, would go a long way to improving both safety and aesthetics of the entry corridor.



Photo of Taylor Street from property of First Baptist Church



Example: Rendering of landscape median with turn lanes from Sioux City, IA

Multi-Use Trails: Beyond streetscapes and sidewalks, downtown Griffin has other opportunities for increased connectivity. Trail studies have been conducted and could be implemented in conjunction with this plan.

An existing asset that may work in the city's favor in this regard are the railroad corridors that traverse the downtown area. These rail corridors connect to surrounding neighborhoods, mill redevelopment villages, and other activity centers such as the University of Georgia Griffin Campus.



Historic photo of FDR stopping at Griffin

Two active routes run through the downtown and serve local and regional freight needs. One of these railroads was formerly known as the Georgia Midland and Gulf Railroad and later owned by Southern Railway. This became known recently as the Roosevelt Railroad as it was the route taken by President Franklin Roosevelt to Warm Springs.



Example: Rail-with-trail in Idaho.

The best option will likely be a rails-with-trails type of multi-use path project.

The rails-to-trails and rails-with-trails combined with other route options will serve to increase connectivity to surrounding residential areas to downtown and provide a much needed city-wide recreational amenity.

Railroad viewing platform: Another railroad related asset in downtown Griffin that could be used to promote downtown is the platform on the Griffin Regional Welcome Center. The platform, which is located on the railroad side of the center, makes an ideal train watching venue. A number of communities take advantage of train enthusiasts also known as "railfans" and construct train viewing platforms. The welcome center could also serve as a future multi-use trailhead. The grassy area next to the center could also become a small park space in partnership with the railroad.



Recent photo of platform at the Griffin Regional Welcome Center



Recent photo of the park-like area next to the welcome Center with the potential for a trailhead park



Example: Railfans using a viewing platform in Rochelle, Illinois

Activation of Alley Ways

The facades of structures along Hill Street have seen improvements over the years. But, the rear of the buildings contain a conglomeration of utilities, trash containers, and other aspects that make them unsightly and uninviting. Behind the western block of buildings is a named roadway, State Alley. State Alley along with its adjoining courtyards, could be activated into usable space while enhancing the aesthetics, safety, and overall functionality.



Recent photo of State Alley looking south towards Soloman Street



Example: Before and after of alley activated in Seattle, WA

Greenspace and Parks

As described in previous sections, the lack of dedicated greenspace and parks within downtown Griffin is a need that should be addressed as part of future redevelopment efforts. Even if large tracts are not available for greenspace, collectively small pocket parks, and shared spaces can create park-like outdoor settings.



Example: Alley activated in Camden, SC



Recent photo of an semi-improved space formerly occupied by a structure along Broad Street



Example: Shared space in an alley in the City of Brevard, NC

These small pocket parks or "parklets" can be ideal when there is limited public sidewalk widths and space is limited. Alleys, parking spaces, and empty areas where buildings once stood, all make ideal locations for "parklets."



Photo of potential "parklet" spaces along Broad Street in Griffin





Example: "Parklets" in Dallas (left) and in San Francisco (right)

Signage and Wayfinding

Defining the downtown area and increasing wayfinding to businesses and points of interest will contribute to the overall economic vitality and increase accessibility. Two key opportunities for signage are at the entry points into downtown and directional signage for the pedestrian within the downtown area. There are also existing billboards downtown that could be used to help define the identity and improve the aesthetics of the area.



Recent photo of downtown sign used for advertising



Example: Rendering of downtown sign used as welcome signage



Recent photo of downtown Griffin mural/sign to access parking



Example: Wayfinding and directional sign on Adamson Square in downtown Carrollton, GA.

Section 4 – Implementation Plan

Redevelopment Strategies

List of Goals and Strategies

The City of Griffin will implement this redevelopment plan by promoting the goals set forth, encouraging the implementation of the concepts presented, and utilizing the redevelopment tools most appropriate to achieve future projects and desired outcomes.

2022 Griffin Redevelopment Plan Strategies	
Infill Development	
Goal: Maximize land use potential, increase residential and mixed-use development by promoting infill in vacant and underutilized land within downtown Griffin.	
Strategy	**Partners**
Encourage residential development on vacant lots	City of Griffin, Downtown Development Authority
Encourage mixed use development on vacant lots	City of Griffin, Downtown Development Authority
Inventory and map underused and vacant lots for residential development opportunities	City of Griffin, GIS Department
Adopt and update design standards appropriate for developments	City of Griffin, Planning and Zoning, Historic Preservation Commission
Encourage pedestrian oriented design and parking in rear of site	City of Griffin, Planning and Zoning, Downtown Board
Collaborate with Norfolk Southern to implement a quiet zone through downtown and the adjacent DDA area to enhance future residential and community gathering opportunity	City of Griffin, Planning and Zoning, Downtown Board
Partner with service stations/garages to relocate to a more suitable location and enhance gateways into downtown and promote redevelopment	City of Griffin, Planning and Zoning, Downtown Development Authority

Public Space and Parks

Goal: Increase the amount of public space, greenspace and parks within in the downtown area for passive and active community gathering

Strategy	Partners
Inventory and survey what parcels and spaces could be utilized as greenspace, parks, and public use	City of Griffin, Downtown Development Authority, Public Works, Land Bank Authority
Partner with landowners to use spaces for common use	
Create shared spaces and pocket parks passive use and active use such as outdoor dining	City of Griffin, Downtown Development Authority, Public Works
Use public art to enhance areas that need added interest	Griffin Arts Alliance, Griffin-Spalding Schools, Griffin Economic Development and Main Street
Consider designating unofficial greenspaces as public parks	City of Griffin, Public Works
Increase lighting in key areas	City of Griffin, Downtown Development Authority, Main Street
Increase parking and park-like setting with the use of permeable pavers	City of Griffin, Downtown Development Authority, Public Works
Decrease the number of garbage cans and encourage consolidation of solid waste removal	City of Griffin, Downtown Development Authority, Public Works

Connectivity and Access

Goal: Increase connectivity and accessibility for all users by expanding and enhancing transportation and community facilities

Strategy	Partners
Expand streetscapes beyond Hill Street and Solomon Street	City of Griffin, Downtown Development Authority, Georgia Department of Transportation (GDOT)
Conduct streetscape on Taylor Street	
Consider a new crossing at Taylor Street and 5th Street	

Consider landscaped medians along Taylor where middle turn lanes are not needed (8th to 9th and 3rd to 6th)	
Implement multi-use trail and rail trail plans to connect downtown to surrounding neighborhoods, activity centers, and adjacent mill redevelopment	City of Griffin, Spalding County, Griffin-Spalding Transportation Committee
Consider re-opening the 4th Street tunnel for greater access to downtown from the northern residential neighborhoods	City of Griffin, Public Works, Norfolk Southern Railway
Expand sidewalk network along streets that do not have facilities	City of Griffin, Public Works
Increase bike infrastructure such as sharrows, bike lanes, bike racks (6th street example)	City of Griffin, Spalding County, Griffin-Spalding Transportation Committee
Conduct a feasibility study for the relocation of the historic 6th street bridge as a downtown landmark and additional connectivity	City of Griffin, Public Works, Downtown Development Authority, GDOT
Consider the installation of crossing beacons at non-signalized intersections and mid street crossings	

Preservation and Design

Goal: Maintain and enhance the historic identity and sense of place of downtown Griffin by promoting historic preservation, adaptive re-use and quality design standards

Strategy	Partners
Increase education of the Griffin Historic Preservation Commission and its role in design review and other preservation initiatives	City of Griffin, Historic Preservation Commission, DCA HPD
Increase public education on the role and strategies of the Griffin Downtown Development Authority	Downtown Development Authority
Promote the use of the façade grant program	Economic Development and Main Street
Promote the adaptive re-use of historic structures	City of Griffin, Historic Preservation Commission

Promote the history and importance of the Griffin Commercial Historic District	City of Griffin, Historic Preservation Commission, Historical Society
Consider the expansion of the local historic preservation commission district into additional areas within the downtown redevelopment area	City of Griffin, Historic Preservation Commission
Promote the use of state and federal tax incentives for the rehabilitation of structures	City of Griffin, Historic Preservation Commission, Downtown Development Authority
Consider an update of the historic resource survey	City of Griffin, Historic Preservation Commission
Activate alleyways and corridors increased use and safety	City of Griffin, Georgia Power, Griffin Information Technology
Promote the removal and disuse of chain-link fencing`	City of Griffin, Historic Preservation Commission, Downtown Development Authority
Update and enhance design standards such as ordinances and design guidelines	City of Griffin, Planning and Zoning, Historic Preservation Commission

Business Development

Goal: Support the expansion, growth, and exposure of new and existing businesses within the downtown area

Strategy	Partners
Create an 18-hour downtown with expanded and flexible business hours	City of Griffin, Economic Development
Conduct market analysis to determine gaps and needs for increased business	
Continue special events and promotional activities to increase business exposure	City of Griffin, Economic Development, Main Street
Expand and promote the downtown entertainment district	

Wayfinding and Signage

Goal: Utilize quality signage to increase ease of access to businesses and points of interest, wayfinding, and create a defined downtown area.

Strategy	Partners
Install appropriate welcome signage at key locations	City of Griffin, Public Works, Main Street
Update sign ordinance to enhance appropriate signage for downtown	City of Griffin, Planning and Zoning
Install informational and directional kiosks	City of Griffin, Economic Development, Main Street
Use signage and other landmarks to define the edges of the downtown area	
Install appropriate murals for directional and welcome signage	

Future Land Use and Zoning Strategy

Downtown is the historic commercial center of Griffin. Commercial and mixed uses are the predominant land uses in the area and include a number of institutional uses, such as city and county government, the U.S. Post Office, and churches. Land use in downtown Griffin will retain this ratio until redevelopment and infill development, as discussed in Section 3 of the plan, increase additional mixed-use and residential uses. Desired future land use objectives are supported by the current Central Business District (CBD) zoning designation.

Exceptions to Development Regulations

None

Description of Land Parcels to Be Acquired

The City of Griffin in recent years purchased the parcels immediately adjacent to the Historic City Hall building as part of a future project for the space. The City currently does not anticipate the acquisition of any additional parcels within the downtown area as part of any redevelopment projects at this time.

Structures to Be Demolished or Rehabilitated

Rehabilitation projects have been proposed by property owners. Future projects will likely occur as private investment projects and part of overall this redevelopment plan's overall strategy. No full-scale demolition by the city currently planned at this time.

Strategy for Relocating any Displaced Residents

None anticipated. Downtown Griffin contains very view residents especially single family.

Any Covenants / Restrictions to Be Placed on Properties

None

Public Infrastructure To Be Provided

The downtown Griffin redevelopment area is currently served by adequate, yet aging public infrastructure. Transportation infrastructure projects to enhance safety and accessibility such as streetscapes, street maintenance, and the extension of sidewalks remain priorities in downtown. Implementation of future multi-use trail and rail trails remain a viable opportunity to connect downtown to adjacent areas. Future relocation planning of State Route 155 are ongoing in partnership with the Georgia Department of Transportation. Water and sewer service meet current demand but will likely need continued upgrades and repairs. Other public infrastructure projects such as beautification, way-finding signage, lighting, and increased park space will also play a part in supporting future redevelopment in downtown Griffin.

Strategy for Leveraging Private Resources

The City of Griffin will utilize all the resources at its disposal for the implementation of redevelopment projects while maximizing local assets and to leverage private resources. A toolbox of resources and programs are listed below.

Local Redevelopment Powers

The completion of this urban redevelopment plan allows the City of Griffin to pursue enhanced code enforcement, policing, and property acquisition for projects. Refer to the Georgia Redevelopment Act for full authority given to municipalities.

Community Development Block Grant Program (CDBG)

The Georgia Department of Community Affairs administers the federally funded (Housing and Urban Development) progam that is focused on benefiting low-to moderate-income people by providing resources for livable neighborhoods. Funds can be used for purposes such as supplementing financing for development projects, expanding economic opportunities, and improving public facilities.

Specific program areas include:

- ✓ Annual Competition
- ✓ Employment Incentive Program Set Aside
- ✓ Immediate Threat and Danger Set-Aside
- ✓ Innovative Grant Program

- ✓ Redevelopment Fund
- ✓ Revitalization Area Strategies
- ✓ Revolving Loan Fund

Downtown Development Revolving Loan Fund (DDRLF)

The Georgia Department of Community Affairs administers the Downtown Development Revolving Loan Fund (DDRLF). The funds are used to assist cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below market rate "gap" financing to fund capital projects in the core historic downtown area and the adjacent historic neighborhoods where the funds will spur commercial redevelopment.

Georgia Environmental Finance Authority (GEFA)

GEFA offers loan financing to local governments for water, wastewater, and solid waste infrastructure.

Federal Opportunity Zones

The Griffin Urban Redevelopment Plan area is located within a Federal Opportunity Zone. The U.S. Department of the Treasury and the Internal Revenue Service (IRS) designate and administer Opportunity Zones along census tract boundaries. These zones are used to spur economic investment in distressed communities with preferential tax treatment for qualified projects. Census Tracts designated as Federal Opportunity Zones in Griffin are 1608 and 1609.

State Opportunity Zones

Through the designation of a "State Opportunity Zone" the Georgia Department of Community Affairs offers tax credit incentives to new or existing businesses that create two or more jobs as part of redevelopment and revitalization efforts

State Enterprise Zones

The Georgia Department of Community Affairs administers the Enterprise Zone program. The redevelopment tool is meant to improve areas within cities and counties that are suffering from disinvestment, underdevelopment and overall economic decline and to promote private investment and business.

Land Bank

The City of Griffin and Spalding County operate a land bank authority whose purpose is to return substandard, blighted, underutilized, nonrevenue generating, or non-tax producing properties back into use. The land bank has minimal impact in the downtown area due to few housing units.

Tax Allocation Districts (TAD)

According to the Georgia Department of Community Affairs, under Georgia Statute, Tax Allocation Districts can be created by legislation and approved by local voters to promote development activities such as renovate, construct, preserve, restore expand or demolish buildings for business, commercial, industrial, government, education, public or private housing, social activity, governmental services, historic properties, green spaces, mass transit and pedestrian facilities, telecommunications infrastructure, water and sewer lines, streets, sidewalks, parking facilities, public parks, building construction and rehabilitation, housing, and land assembly.

Community Improvement Districts (CID)

Similar to TADs, Community Improvement Districts are created by act of the Georgia General Assembly. It also requires the passing of a local resolution and approval or consent of property owners within the district that represent 75% of the value of real property. The special taxing district is used to help pay for needed infrastructure improvements including street and road construction or maintenance, parks and recreation facilities, stormwater and sewer systems.

Transportation Alternatives (TA)

The Georgia Department of Transportation (GDOT) administers the Transportation Alternatives (TA) program in partnership with the Federal Highway Administration to support pedestrian and bicycle facilities, including multi-use trails, and streetscape improvements.

Rails to Trails Conservancy

To implement a rails to trails or a rails with trails project, it is most advisable to partner with an organization that specializes in such an undertaking. The mission of the Rails-to-Trails Conservancy says, "At Rails-to-Trails Conservancy, we are building a nation connected by trails. We reimagine public spaces to create safe ways for everyone to walk, bike and be active outdoors." Resources for trail building include: a trail-building toolbox, webinars, railbanking, and grants.

Certified Local Government (CLG)

Local governments that have achieved CLG status have made historic preservation within their communities a priority. Two of the most important actions include the adoption of a local historic preservation ordinance and the establishment of a historic preservation commission. The City of Griffin is one of approximately 100 other CLG local governments in Georgia. One of the benefits of being a CLG is the eligibility for Historic Preservation Fund Grants. These small grants are appropriated annually through the National Park Service and administered by the Georgia Department of Community Affairs Historic Preservation Division. These grants can be used for historic resource or archaeological surveys, National Register nominations, planning projects, information and education projects and "brick and mortar" rehabilitation projects.

Historic Preservation Tax Incentives

State Incentives

The Georgia Department of Revenue makes available, every year, two tax incentive options for the owners of historic property who conduct substantial rehabilitation to historic properties. Work must be completed and certified according to the Secretary of the Interior's Standards.

- State Preferential Property Tax Assessment for Rehabilitated Historic Property
- State Income Tax Credit for Rehabilitated Historic Property

Federal Incentives

The federal tax incentives are available for owners of income producing property who carry out substantial rehabilitation.

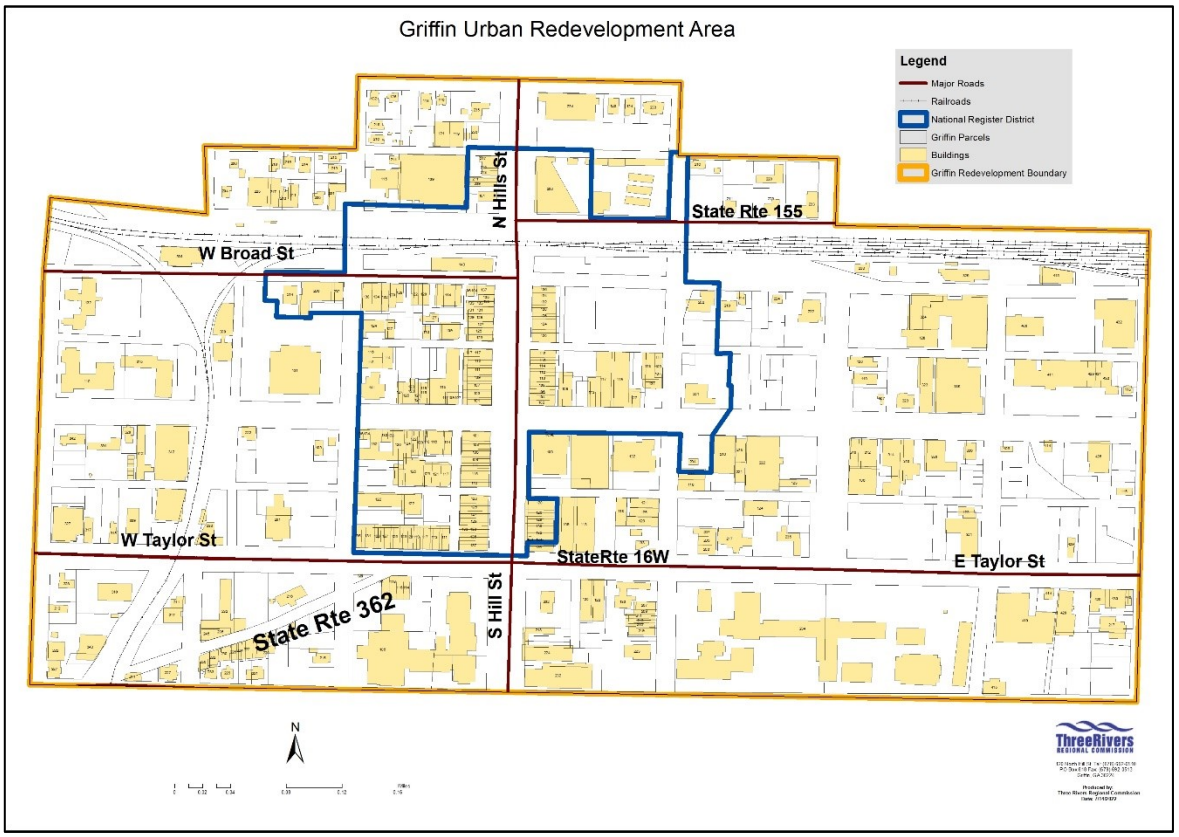
- Federal Rehabilitation Investment Tax Credit
- Charitable Contribution Deduction

Properties using either state or federal historic preservation tax incentives must be listed on the National Register of Historic Places, a contributing property to a National Register district, or eligible for listing. Located within the urban redevelopment area is the National Register listed Griffin Commercial Historic District.

The National Register district is roughly centered on Hill Street and Solomon Street. It includes most of the historic commercial storefront buildings along Hill Street, other structures such as various warehouse structures, historic African American churches, and the 1910 post office.

The Griffin Commercial District is outlined in blue within the urban redevelopment plan area in the map found on the next page.

Downtown Griffin URP Map with National Register District Boundary



AARP Livable Communities

The American Association of Retired Persons (AARP) Livable Communities program supports towns, cities, and rural areas in efforts to create safe, walkable streets, age-friendly housing, and transportation options with the goal to provide opportunities for residents for all ages. The program includes resources, publications, and other guides to assist local communities in successful projects and best practices. Topics include, "The Parks and Public Spaces Collection," "Creating Places That Pop," and "The Livability Economy."

Additionally, the AARP Livable Communities program provides funding for small scale projects through the AARP Community Challenge grant. Eligible projects include the improvement of public spaces, housing, transportation, diversity, equity, and civic engagement.

Strong Towns

Strong Towns is a 501(c)(3) nonprofit media advocacy organization whose mission is to replace America's post-war suburban pattern of development with those that are more sustainable and financially strong. Through media, education, and other resources, Strong Towns strives to cities to become safe, livable, and inviting. Specific

topics include complete streets, alternatives to traditional zoning, community engagement, and community blight.

Other Guides

The City of Roswell, Georgia, "East-West Alley Master Plan"

City of Tucker, Georgia, "Downtown Tucker Grid Plan LCI"

City of Birmingham, Alabama, "Shared Space Design Guide"

City of Chicago, Illinois, "Green Alley Handbook"

Redevelopment Action Plan

2008 Redevelopment Plan Project Status Report

The following list of projects comes from the 2008 Downtown Urban Redevelopment Plan. Some specific projects are still viable and part of the vision for downtown and are carried into the new action plan. Others may remain but only conceptually and part of the broader narrative of the plan.

2008 Griffin Redevelopment Plan Detailed Project List Status Report			
Description	**Improvement Type**	**Current Status**	**Action**
Historic City Hall Site			
Townhomes	Proposed	Site priorities and scope changed. Structure was restored for downtown development offices and event space	Removed
Multi-Family	Rehab/ Proposed		
Commercial	Rehab		
One Griffin Center			
Institutional	Existing	Structure rehabilitated for city hall uses	Removed
Parking Deck	Existing	Rehab planned and possible future reconstruction	Moved to new URP
Renaissance Griffin			
Mixed-Use (comm/res)	Rehab	Rehabilitation of some structures has taken place	Moved to new URP
Commercial/Retail	Rehab		
Commercial/Retail	Existing		
Griffin Hotel			
Commercial/Retail	Existing		Moved to new URP
Griffin Conference Center			
Commercial	Rehab	Structure rehabbed	Removed
Multi-Family	Proposed	Not complete	Removed

Norman Buggy Co			
Multi-Family	Proposed	Not complete	Moved to new URP
Mixed-Use (comm/res)	Rehab	Partially rehabbed.	Moved to new URP
Griffin Green			
Mixed-Use (retail/res)	Proposed	Not feasible for current location. City focused community greenspace moved to east side of downtown at Historic city hall.	Removed
Parking Deck	Proposed		Moved to new URP
Plaza with amphitheater, fountains	Open Space	See above	
Commuter Rail Parking			
Parking Deck	Proposed	Longer term if even possible. Dependent on GDOT future plans. City plans to improve parking lot	Moved to new URP
Retail	Proposed		
Griffin Cultural Center			
Institutional	Rehab/Proposed	Partially occupied. Many buildings make up the site.	Moved to new URP
New landscape design and improvements to enhance cultural facilities	Open Space	Prominent greenspace in front of property with most structures utilized for civic use	Moved to new URP
Hotel Spalding			
Commercial/Retail	Existing	Some work complete	Moved to new URP
Akins Feed & Seed			
Townhomes	Proposed	Scope change and remains used as movie studio and storage	Removed
Mixed-Use (Retail/Res)	Rehab	Not complete. See above	

Griffin Medical College			
Townhomes	Proposed	Remain a multi-family apartment building	
Multi-Family	Rehab		
HFM Plant			
Commercial/Retail	Rehab	Minimally used	Carry forward Conceptually?
Sock Shoppe			
Multi-Family	Proposed	Still occupied by current business with no future plans to vacate	Carry forward Conceptually?
Grocery Warehouse Block			
Mixed-Use (Commercial/Res	Rehab	Currently underused	Moved to new URP
Parking Deck	Proposed	Depending on future of site	
Grant's Sheet Metal			
Townhomes	Proposed	Currently used for retail	Moved to new URP
Single Family	Proposed		
Commercial/Retail	Rehab		
5th Street Mall			
Linear park with pedestrian trail, connected to relocated pedestrian truss bridge over railroad	Open Space	Streetscape complete with enhanced sidewalks, landscaped medians and parking	Long term
6th Street Bridge			
New GDOT project	Transportation	Complete	Removed
5th Street Bridge Relocation			
Historic truss as pedestrian overpass	Transportation	Bridge is currently stored and relocation change of scope for future use	Moved to new URP
Railroad Corridor Improvements (9th to 5th)			

Parking facilities, streetscaping, branding	Streetscape	The City enhanced these areas with added parking	Moved to new URP
Hill Street Improvements (Broadway to Poplar)			
Road diet with sidewalk widening	Streetscape, Transportation	Complete	
Solomon Street Improvements (9th to 4th)			
New / improved median, sidewalks	Streetscape	Complete	
Taylor Street Improvements (10th to 3rd)			
Road diet and streetscape	Streetscape, Transportation	Not feasible. Road diet eliminated. Streetscape improvements only	Moved to new URP
Slaton / Wall Streetscapes			
Themed pedestrian improvements	Streetscape	Not complete	Moved to new URP
9th Street Improvements (Poplar to Broadway)			
Upgraded street, new streetscape	Streetscape	Not a feasible or a priority. Alternative roadways to be studied	Removed
Central Ave Streetscape			
Themed pedestrian improvements	Streetscape, Transportation	Not complete. Scope depends on future land use	Removed
Mill Multiuse Trail			
New greenway trail	Streetscape, Transportation	Not complete. Part of longer term trail planning and implementation of current plans	Moved to new URP

2022 Redevelopment Plan Project List

Below is a list of action items and projects carried over from the previous plan along with new projects identified from the urban redevelopment plan update.

Draft 2022 Griffin Redevelopment Plan Detailed Project List			
Description	**Improvement Type**	**Status**	**Timeframe**
Historic City Hall			
Mixed-Use or Greenspace	Mixed-Use, Redevelopment, Beautification	Planning	Short term
Griffin City Hall Tower			
Parking Deck	Transportation	Rehab planned and possible future reconstruction	Long term
Griffin Hotel			
Commercial/Retail	Adaptive Reuse	Conceptual	Short term
Hotel Spalding			
Commercial/Retail	Adaptive Reuse	Some work complete	Short term
Old 6th Street Bridge Relocation			
Historic truss as pedestrian overpass	Transportation	Bridge is currently stored and relocation change of scope for future use. Possible future 5th Street crossing across Taylor Street.	Long term
Railroad Corridor Improvements (9th to 5th)			
Landscaping and beautification	Streetscape	The City enhanced these areas with added parking	Short term
Multi-Use Trail	Transportation and Recreation	Conceptual	Long term
Taylor Street Improvements (10th to 3rd)			
Sidewalk improvements	Streetscape, Transportation	Planning and Engineering	Short term

Landscaping along the street	Streetscape, Transportation	Planning and Engineering	Short term
Taylor Street Improvements (8th to 9th and 3rd to 6th)			
Landscaped medians	Streetscape, Transportation	Conceptual	Long term
Mid-Street Crossings	Streetscape, Transportation	Conceptual	Long term
Slaton / Wall Streetscapes			
Pedestrian improvements	Streetscape	Conceptual	Long term
Mill Multiuse Trails			
Segments connecting to downtown	Transportation and Recreation	Conceptual. Refer to Archway and TSW Plans	Long term
Rail to Trails links to downtown	Transportation and Recreation	Conceptual. Refer to Archway and TSW Plans	Long term
State Alley			
Beautification	Streetscape	Conceptual	Short term
Utility infrastructure consolidation	Infrastructure	Planning	Short term
Parking	Transportation	Planning	Short term
City/County Parking Lot			
Parking lot beatification	Infrastructure, Beautification	Planning, ECG Plans	Short term

Appendix

Community Outreach

- Kick-Off Meeting Flyer
- Kick-Off Meeting Summary
- Kick-Off Meeting Sign-In Sheet
- Community Survey Flyer
- Community Survey Results - Summary

Advisory Committee

- Committee Agendas and Sign-In Sheets

Enlarged Maps

DOWNTOWN Griffin

KICK OFF MEETING

DOWNTOWN REDEVELOPMENT PLAN

NOVEMBER 16TH @ 6P.M.
HISTORIC CITY HALL
201 E SOLOMON STREET

WE NEED YOUR INPUT





Meeting Notes
City of Griffin
Downtown Urban Redevelopment Plan – Kick Off Meeting
November 16, 2021

Attendance Overview

- 50 people in attendance
- Lead by City of Griffin and facilitated by TRRC
- Attendees included Griffin Mayor, Downtown Development Authority, Griffin Downtown Council, Griffin & Spalding Chamber of Commerce/Griffin Daily News, downtown business owners, downtown residents, TRRC Board, UGA Griffin, local nonprofits

Discussion: What people like about downtown Griffin

- Walkability
- Living downtown
- Restaurants
- Events
- Unique, old buildings have character
- Has a hometown, small-town, family feel but with sense of city
    - Many folks mentioned raising kids there
- Nightlife
- Something for all ages to do, people want to spend time here
- Developing a feeling of pride:
    - People are proud of the economic resurgence
    - Griffin restoring/earning a reputation to be proud of
    - Residents enjoy showing family/friends what Griffin has to offer
    - Continues to have feeling of great potential
- Courthouse helps guarantee people will be here during the day
- High quality of life for residents in terms of services being provided
- Generally feels safe
- Music through downtown
- Enthusiastic business owners, residents, and downtown stakeholders that have brought about change, kept downtown from dying
- Collaboration of stakeholders to promote downtown (e.g. tourism association)

Discussion: What people want changed in downtown Griffin

- Reduce homelessness
    - Can get in the way of people wanting to invest downtown
- Litter out of alleys and streets
    - Maybe need more trashcans
- Space behind old city hall should be developed
- Would be good to see Solomon Street Park improved
- Keep trucks out of downtown
- Clean up parking lots
    - Often look dirty, have trash, cigarettes, no landscaping, not used
- More diversity of restaurants
    - Can’t get Jamaican or Indian unless with food trucks (another issue)

- More diversity of businesses
    - Lots of antique stores and restaurants, need to target other types
- Increase feeling of security
    - Homeless people may become agitated/aggressive
    - View obstructions endanger pedestrians crossing street
    - Students don't feel safe waiting for buses or on sidewalks to get picked up after dance class
    - Lighting in alleys, including down 6th St past tracks and welcome center
- More housing
    - Possibly for seniors
- Grocery store to walk to
- More outdoor dining
- Target or Publix nearby
- Trolley
- Find way to include all businesses in downtown outreach/events
    - Some businesses didn't get any trick-or-treaters
- Keep expanding improvements; Taylor Street "needs a facelift"
- Some store fronts still rough looking
    - Stores along Route 16 rough looking
- Entryways into City of Griffin not very welcoming or encourage turning into downtown
    - Sun City residents could be good customer base
- Multimodal options – being able to use bikes or scooters to get around
- Parking
    - Downtown parking deck underused
    - Business owners, residents and city/county employees using parking spots that are in front of businesses
        - Some business owners have leased spots that they can't use
    - Perhaps it's not a parking problem, but a walkability problem
    - Create directional signs, well-located and welcoming parking lots and desirable destinations that make people want to park and walk a few blocks
    - Guide people to overflow parking
- Too many buildings still vacant
- Embrace new ideas, reduce obstacles to people chasing their dreams and trying to make money
- A spirit of support and celebrating what has been achieved without feelings of envy or ego getting in the way of other improvements
- Golf carts could be a "hidden gem"
- Make sure businesses have all the tools they need to thrive
- Ensure stakeholders stay involved through entire process of creating and implementing this plan
    - Challenge of people dropping out of process due to apathy, can result in plan that doesn't represent full community's goals and needs
- Support food trucks
- Extend redevelopment initiatives past plan's current boundaries to include other places that give the city character, including Experiment, the old mills, and the old Dundee strip center before they're lost opportunities
- Prevent investors from buying derelict buildings and letting them sit

DOWNTOWN Griffin

City of Griffin
Downtown Urban Redevelopment Plan | Kick Off Meeting
November 16, 2021

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
Paul Jarrell	Three Rivers Regional Comm	PJarrell@threeriversrcda.com	770-254-4506
Chez Bowen	Top it Off Funnel Cake	Topitoffun@yahoo.com	678-644-6408
Shanté Hyde	Top it off, Funnel Cake	shante95smello@gmail	678-644-6408
Mark Weaver	Kiwanis, Three Rivers EMA, Spalding Co.	Hoddi@comcast.net	404-993-9266
Avery Bray	UGA Griffin	ATBray@uga.edu	678-603-8867
John Rainwater	United Bank	jrainwater@unitedbank.NET	770-412-4926
Morgan Meeks	Tipsy Daisy	THETIPSYDAISY1@gmail.com	850-867-6123
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JASON CHANCE	PDA	JCHANCE@GMAIL.COM	
Crystal Holbert	GDN	cholbert@griffindailynews.com	
Karen Bennett	COG	kbennett@cityofgriffin.com	678-588-1213
Roni McGee	Green Diamond	Roni.McGee@yahoo.com	678-544-3598
Vienna McGee	Green Diamond		
Alex O'Brien		Alexmob936@Gmail.com	7) 468 9871
Holly Murray	COG	hmurray@cityofgriffin.com	678/588-6751

DOWNTOWN Griffin

City of Griffin
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NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
DARRELL/PAUL KITCHEN	HOME OWNER	dkitch1955@gmail.com	678-898-3553
Doug Nollberg	Griffin Mayor	griffmayor@aol.com	770-468-3264
Josh Abernathy	DTC / CITY CHURCH	josh@citychurchgriffin.org	(770)946-3180
Ross & Donna DeBono	Homeowner	rossdebono@yahoo	404-953-2706
Angie Hall	Homeowner	angie_kenny1@bellsouth.net	678-588-2627
Amanda Thomas	Rue Collina	mandy.thomas@gmail.com	478-396-7428
Reginald Watts	Kizzy's Kakes	Kizzywattskmw@aol.com	404-770-3952
ankur Patel	Kennys BBQ ARRG	ankur.bug@gmail.com	770-633-7630
Beth Davidson	homeowner, Poly Glot labs Eyesore Inc	beth@eyesore.inc.com	678.476.2650
Heer Sheth	DTC / ICM	insatymarket@gmail	(4)642025
Alexis Burnett	Kennys BBQ ARRG		
Drew Payne		drewpayne.jr@gmail.com	404 747-3866
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DOWNTOWN Griffin

DOWNTOWN REDEVELOPMENT PLAN

Please complete this survey and share your thoughts on the future of downtown Griffin.

https://arcg.is/1i9rPD

We need your vision!







Griffin Downtown Urban Redevelopment Plan Update

Describe downtown Griffin using only one word.



Word	Count
Potential	14
quaint	9
Growing	9
Historic	7
Nice	5
Home	5
Evolving	5
Cute	5
Boring	5
Small	4

Congested	4
Pretty	3
Improving	3
Friendly	3
developing	3
Charming	3
lacking	3
vibrant	2
Unique	2
Rundown	2
Nostalgic	2
Inviting	2
Interesting	2
Hometown	2
Historical	2
Fun	2
dirty	2
Cluttered	2
Beautiful	2
Whimsical	1
Welcoming	1
Vintage	1
Updating	1

Upcoming	1
Unsafe	1
Unexpected	1
Underadvertised	1
Typical	1
Transitioning	1
Transitional	1
Traffic	1
Tight	1
Terrible	1
Tacky	1
Struggling	1
Sleepy	1
Simple	1
Sad	1
Revived	1
Restaurants	1
Renewal	1
Rejuvenated	1
Redneck	1
Quant	1
Promising	1
Progressive	1

Progressing	1
Photographic	1
Outdated	1
Old-school	1
culturally	1
bias	1
Neglected	1
Mess	1
Liberal	1
Inveterate	1
Improved	1
History	1
Hip	1
making	1
comeback	1
years	1
past	1
Great	1
GettingBetter	1
Flourishing	1
Family	1
Exciting	1
Emerging	1

Dowtown	1
Disjointed	1
Discombobulated/Disjointed	1
Dilapidated	1
Dated	1
Cozy	1
Congestion	1
Condensed	1
Comfortable	1
Cluster	1
CHANGING!	1
Changing	1
Busy	1
Bustling	1
Awkward	1
Average	1
Antiquated	1
Annoying	1

Answered: 195 Skipped: 14

What do you like most about downtown Griffin?



Response	Count
Restaurants	10
Food	4
Walkability	2
The restaurants	2
The food	2
Shops	2
Local restaurants	2
History	2
We have a rich Fine Arts Community. Three of the oldest businesses that have survived the longest d owntown are Main Street Players, Griffin Ballet theatre/Studio D, and Rick Blackshear. There is not m uch support form the city with these entities.	1
Walking to different stores	1
Walking distance, diversity, 2nd Sat events.	1
Walking distance	1
walkable shops	1

Walkable	1
Walkability, restaurants, friendliness, accessibility	1
Walkability, minimal chain stores	1
Walkability, large sidewalks, tree lighting	1
Walk abillity to dinner and entertainment.	1
Variety of stores/ restaurants in walking distance to	1
Variety of small businesses and Second Saturday events	1
Variety of shoppes	1
Variety	1
Unfortunately I do not see any.	1
Turkey Ruben at Corner cafe	1
Tipsy Daisy and Bank Street Cafe	1
Tipsy daisy	1
The welcoming people	1
The weekend events that everyone can get involved in	1
The weekend activities. Like the concerts in the square.	1
The variety of stores and restaurants	1
The summer concert series	1
The shops and cool buildings	1
The return of "life" downtown.	1
The restaurants and shops. We need to continue to bring in, and keep, interesting and diverse shops.	1
The restaurant variety	1
The potential! It’s there and I see it!! Some stores with revitalized storefronts-there are diamonds in th e rough.	1

the old buildings	1
The new, but old, appeal	1
The new speakers paying music	1
The new restaurants and shops that have been added in addition to the greenery/flowers/landscaping.	1
The murals !	1
The mixture of nice retail shops and quality restaurants.	1
The little shops	1
The lights	1
The history, atmosphere, and the food	1
The history of the buildings	1
The history of Griffin	1
The historical character and restaurants. We LOVE that the City of Griffin wants to revitalize the down town area.	1
The historic store front charm	1
The high number of interesting locally-owned small businesses	1
The great restaurants	1
The friendly people	1
The few restaurants are the only reason I go downtown. I like how everything is in walking distance. Parking is usually not an issue.	1
The downtown area has so much potential to be great. The historical look and feel of the area should and could bring small successful businesses to the area.	1
The closeness of all the different businesses, you can just park and walk to everything.	1
The businesses and restaurants that we are slowly getting.	1
The ability to walk to restaurants, stores, and other amenities.	1

The ability to walk from business to business without having to get back into your car.	1
That you can walk to most shops	1
That it is coming back to life and that it is home.	1
Stores and activities	1
Some of the people	1
Some decent eateries	1
Small Town, good food	1
Small town feel	1
Small town	1
Small start up businesses	1
Small shops and a few restaurants	1
Small shops	1
Small local restaurants and stores.	1
Small businesses	1
Sidewalks and lights are nice	1
showcases history ; variety of businesses; community feel	1
shops, restaurants, art projects	1
Shops & historical factors.	1
Shopping and food	1
Shopping and dining	1
Seen the movies on the sidewalkwalk that was made in Griffin	1
Seeing the people shopping and dining and the music	1
Rustic Lantern Co	1

restaurants; music playing in streetlamp speakers	1
restaurants, walking path	1
Restaurants, historic feel, safety	1
Restaurants, Bars, Second Saturday, and Activities	1
Restaurants that are in walking distance to office locations.	1
Restaurants and walkability	1
Restaurants and bars, the outdoor music	1
Restaurants all within my walking distance - Music on Hill Street - beautiful flowers - gorgeous decorations at Christmas-	1
Restaurants / Amenities	1
Restaurant	1
Reminds me of home	1
Quiet, refurbished, traffic signals coordinated, Mainstreet Players, some good restaurants.	1
Pretty good food choices.	1
Pedestrian friendly streetscapes, particularly on Hill St.; thriving businesses welcoming a diverse set of people (including variety in age, race, and gender identity - this is a good thing)	1
Parking is relatively easy, the restaurants are good	1
Parking	1
Opera house	1
Old Time Shops	1
Nothing hing	1
Nothing as of now	1
Nothing	1
Not much. I never go there even though I'm less than a mile away. I do like the antiques shops on rare occasion.	1

Non chain restaurants and shops	1
Nice looking and different stores and restaurants.	1
New businesses, restaurants, events	1
New businesses	1
Music playing, opera house, restaurants, the life and vibe	1
Movie in the park, 2nd Saturday's, clean streets	1
Most of the businesses that are there, even if I don't visit particular ones much. I'm happy the space is filled and busy.	1
More shops	1
Milltowne and Safehouse, Jan's Thrift shop	1
Main Street Players	1
Love Rustic Lantern and Cotton Mill type shops	1
Local restaurants with great dining; brick pavers, planters, tree lined streets, historic buildings, cleanliness	1
Local restaurants and small businesses and shops	1
Local eateries	1
Local business and community interaction	1
Local business	1
Local (not chain!) restaurants and stores. I love our downtown gallery.	1
Layout	1
Just my opinion and there was not another place to put this information but the businesses in the Coke building should be included in the Downtown things. They are left out of the Christmas tree decorating and other events.	1
It's compact.	1
It's clean and maintained well. I like the restaurants and shops.	1

It's a pretty area	1
Its a nice area. So much character and history!	1
It’s home	1
It’s charming! I love the new changes. There are some good restaurants, too.	1
It’s become so quaint in the past few years! I love the antique stores and home stores. I also LOVE th at parking is free!	1
I love the walkability of downtown. There are great restaurants, nice quaint shops, good places to go f or food, live music and beverage.	1
I love the diversity and the energy of Downtown Griffin	1
I love the beautiful buildings and all the small shops ! I love supporting small businesses whenever po ssible and downtown has so many exciting new stores !!	1
I love that there is a consolidated downtown area. You could park in one spot and potentially walk to e verything else. A decent variety of businesses. I can tell the city is really trying to improve itself.	1
I feel like they are trying to bring in growth	1
I like seeing in revival of downtown. Fond memories of walking downtown in/out of businesses to sho p.	1
How it's historical looking, and beautiful! Love the blooming trees and flowers.	1
Hometown feeling	1
Hometown businesses	1
Home town feeling of small community	1
Historical buildings	1
Historic Charm	1
Great potential in downtown for business	1
Great eating places and shops	1
good local restaurants - live music	1

Good food	1
Good dining and shopping	1
GA AXE	1
Friendly community	1
Feels safe and walkable. Parking is close (not a paid parking garage ordeal) to stores/restaurants. Good restaurant variety.	1
Eventful	1
Emerging restaurants and activities foster an atmosphere that people desire. Family owned small businesses and eateries are great. Golf carts can come into town but only from the courthouse side that doesn't cross over Hill.	1
Eating atmosphere	1
Easy to get around	1
Downtown seems to be the only part of Griffin that is trying to change/grow. I love that home decor/boutique shops have opened like RLCO, Hollowood Home, and the Cotton Mill. These businesses have brought class, trend, and set the vibe.	1
Downtown Griffin is experience a resurgence of dinning, entertainment and loft style living.	1
Down town dinning/entertainment options	1
Diverse stores	1
Dinning with local bands playing	1
Dining and entertainment.	1
Dining and entertainment	1
Daytime restaurants and shops	1
Cute shops, locally owned	1
CORNER CAFE	1
Clean and laid back	1

Choices for dining and shopping.	1
character, traditional architectural style	1
Being able to walk to different stores and restaurants	1
Beer and music	1
Bars	1
Bar hopping	1
Antiques	1
Antique stores	1
Activities, places to eat and shop all centrally located.	1
Able to walk to several different things	1
Able to walk different places without traveling too far	1
A small hometown.	1
A few decent restaurant choices. Clean and bright at night. 2nd Saturdays.	1
2nd Saturday festivities, friendly for young adults to older adults	1
-	1

Answered: 196 Skipped: 13

What do you dislike most about downtown Griffin?


parking
traffic
Homeless
buildings
people
businesses
shops
lack
Downtown
restaurants
Griffin
businesses.
areas
stores
dining
smoking
parking.
crime
find
empty
vacant
potential
limited
abandoned
Difficult
Homelessness
entertainment
shopping
Don't
Close
friendly
street
feel
Congestion
focus
downtown.
outdated
buildings.
Margaritas.
Clean
Work
crime.
food
area
make
walking
shop
restaurants.
infrastructure
beggars/vagrants/emotionally
panhandling
overpriced
linger
arts
deck
aren't
individuals
(restaurants/fun)
Vacancy
spaces.
upscale
Amount
change
evenings
(but
out.
tacky
safety
alleys.
activities
ideal
trash
antique
business
spot
bad
streets
lots
time
45
failing
Heath.
woody
trucks
entertainment.
reroute
not.
good
attractions
put
alleys
ax
store
foot
building.
I've
existing
golf
additional
lane
eyesore
shabby
couid
front
sore
issues
rid
Truck
Hill
junk.
hate
traffic.
Va
housing
things
ppl
problem.
building
places
etc.
it.
small
studio
amazing
outdoor
key
items
sort
off!
Hard
beggars/vagrants/emotionally
bring
state
great
Friday
highway
embarrassing.
fine
takeing
Do.
throwing
easily
half
spread
track
walk.
spots.
wait
solution
(something
difficult.
utilization
undeveloped
laid
pick
disturbed
revitalization
eye
signs
dance
meal
ugly
nice)
flow.
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pride
cell
storefronts
outside.
step
theater
options
unappealing
types
poor
planters
run
night
I'm
open
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&
family
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population
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up!
town
eat
variety
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Amount
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Homelessness
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revitalization
eye
signs
dance

Trying to find parking	1
Trying to find a close parking spot to pick up a to go meal	1
truck traffic, homelessness, undeveloped buildings	1
Truck Traffic	1
Trash problem, beggars/vagrants/emotionally disturbed individuals, old and failing infrastructure	1
Traffic. Parking. Dance studio takeing parking spots.	1
Traffic, traffic crime, panhandling, crime.	1
Traffic, parking	1
Traffic couid have a better flow.	1
traffic and limited outdoor dining	1
Too many vacant buildings and too many shabby shops	1
Too many similar businesses and not enough open for night activities	1
Too many antique shops	1
Theres definitely a need to find something for the homeless people to do rather than linger around bu sinesses. Some sort of housing solution for them would be amazing	1
There is not much family friendly things going on	1
There are too many vacant or available spaces.	1
The way its laid out. Too spread out & you can't easily park and walk. Dangerous.	1
The very small assortment of shops that aren’t a restaurant, or overpriced boutique with poor quality c lothing.	1
The vacant building/Heath Building	1
The ugly parking deck next to the courthouse.	1
the trash	1
The train track	1

The traffic the new one lane caused	1
The traffic flow.Love seeing people downtown, but stopped traffic is a problem. When I find a parking spot at my favorite spot, it is difficult to get out. Hate to see these issues keep people from downtown. Reroute some traffic?	1
The traffic downtown is sometimes an issue. Last week, my family went to 3 sit-down restaurants on a Friday night and there was a 45 min wait at all 3. We need more dining options if there is that kind of d emand. Signage and homeless population	1
The traffic congestion and railroad	1
The traffic	1
The slanted parking	1
The parking is sometimes difficult	1
The parking in the area	1
The parking and vehicles everywhere. It needs to be closed off to traffic with more seating areas outsi de. I’m thinking like Boulder Colorado. Extremely pedestrian friendly. Griffin is not.	1
The parking amd traffic	1
The panhandlers	1
The one eye sore is the club: Smoking Margaritas. It's a eye sore and disgusting. Not a good busines s in the downtown.	1
The new planters	1
The new curves they put up they're too wide ugly you can't see around them	1
The new curbing is to far out into the street.	1
The lack of development.	1
The homeless problem.	1
The homeless population. More golf cart accessibility. I believe that aspect of our town is growing. Mo re paths into downtown, etc.	1
the homeless people on every corner	1

The homeless gives Griffin a poverty look that is devastating to it's potential. Dark alleys are unappealing and not safe. Parking is difficult.	1
The highway traffic. Hard to do much when a state highway goes through the middle.	1
The half closed stores that make it feel sketchy	1
The brick planters, lack of parking, crime	1
The amount of traffic coming through it.	1
The abandoned/for rent buildings that still have items in the windows. They truly bring the look and class of Griffin down so much.	1
The abandoned buildings and traffic.	1
The abandoned buildings and buildings that are owned but not used. It’s very depressing.	1
That homeless ppl sit outside of the restaurants. Trash on the streets and sidewalks.	1
Some of the parking, the traffic is not great, some of the storefronts are an eyesore.	1
So many businesses close early and does not promote dining and shopping because nothing is open in evenings other than eateries. Would love to come on weekends and Friday nights to just peruse around shops similar to other downtowns I’ve visited.	1
Smoking Margaritas	1
Safety	1
Run down buildings and alleyways need updating.	1
Rules for building owners when creating storefronts. Relocate homeless shelter. The potential is there and it can be done. Loft apartments, lease individual stores, etc in old Crouch’s building. A “dry bar” would be amazing.	1
Restaurants that were geared to "Date Night" dining.	1
Remove massive concrete planters on corners ; more community events, festivals- bring back beer fest!	1
Random shops like hair salons, cell phones, etc. I think it should focus on just shopping (antiques, clothing, hobby stores), dining (no more bars), and entertainment.	1
people making uturns	1

parking; homeless people having no where to go but benches and wandering throughout downtown	1
Parking. More places to visit with variety.	1
Parking, traffic at noon	1
Parking, not any kid friendly entertainment	1
Parking, a brewery	1
PARKING PARKING PARKING	1
Parking options	1
Parking layout and use of alleys. Lights and greenspace in alleys would improve foot traffic for existing and potential businesses.	1
parking issues	1
Parking is horrible.	1
Parking is difficult	1
Parking and traffic	1
Parking and the traffic	1
Parking and the new narrow lanes	1
Parking and roads	1
Parking & safety	1
operate in silos	1
Nothing-- there's plenty of parking but the parking garage should be available to everyone.	1
Nothing	1
Not enough resturants and traffic	1
Not enough restaurants or places to sit outside. No family friendly areas with food.	1
Not enough places that dont involve alcohol, tattoos, smoking etc and the traffic since they messed up the streets	1

Not enough parking!!!! Not enough versatility in the types of businesses that are available.	1
not enough parking	1
Not enough fine dining nor art	1
Not enough family friendly businesses	1
Not enough dining, shops, and entertainment	1
Not enough businesses to help it thrive	1
Not a lot of things to do	1
Not a lot of live music for everyone	1
None that I can think of!	1
No shopping	1
No parking, the surrounding area is unsafe and unattractive so it makes the extra parking lots a place I don’t feel safe to park.	1
No activitys	1
Needs additional parking	1
Need regulations for store fronts and business signage. Some small businesses look very unappealing and gives a run-down, unkept, and crime ridden image of downtown. Other businesses take pride in their exterior and make downtown inviting.	1
Need more things to do besides shop and eat	1
Need more activities downtown	1
Need greenery space.	1
Multiple types of business	1
Most of it is empty. Could have so much potential	1
More store front revitalization	1
More places to eat. A true gastropub (Tipsy Daisy is a step in the right direction.) find a tenant for The Towers. That’s the biggest potential we have downtown.	1

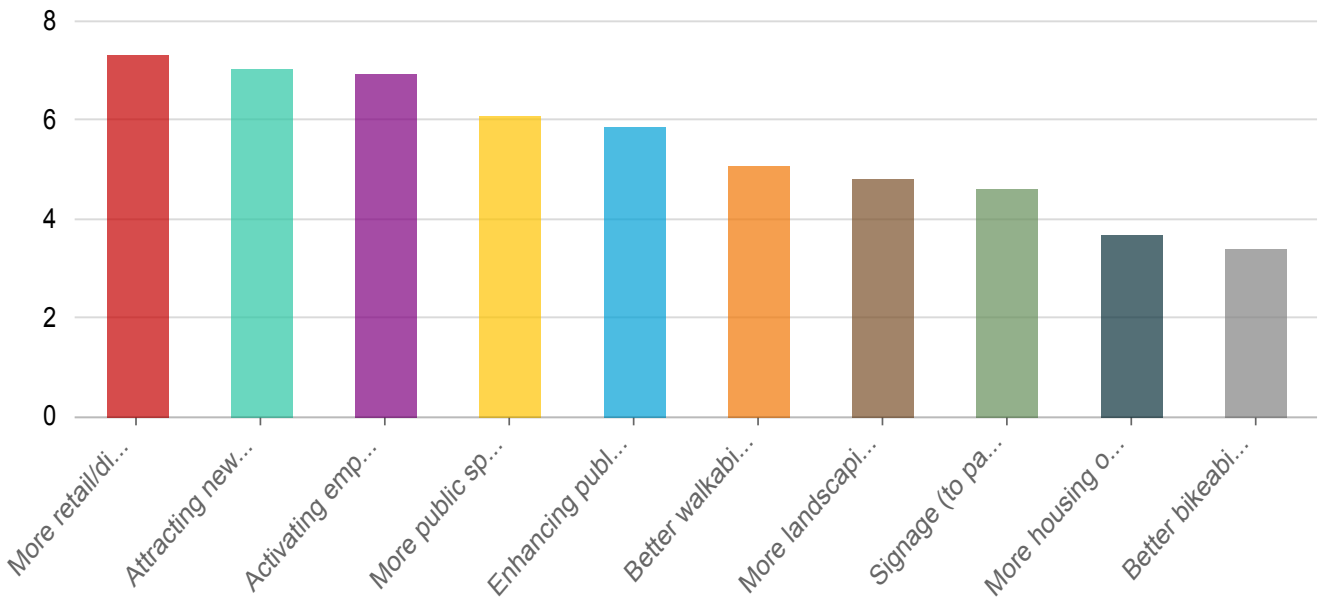
More entertainment. Better shopping. Night life.	1
More attractions	1
More access for those with walking issues/disabilities. Parking is slim in front of stores and city lots make walking more difficult.	1
Many of the buildings need revitalization and a facelift. Parking, traffic, and the speed in which cars go through the area are a problem. Homelessness and the safety of myself and my family are a concern because of that.	1
Limited recreational options	1
limited night life atmosphere	1
Less through traffic and easier parking (and/or a shuttle from parking).	1
less closed up shops (eyesore). a specialty restaurant (seafood/steak), Movie theater (in the old hotel?)	1
Lack of trendy restaurants/stores	1
Lack of places to eat	1
Lack of parking and frustrating to navigate	1
Lack of arts (music, poetry, dance, etc.) entertainment	1
Just want more of it	1
It’s not more diverse	1
It could use a variety of sustainable businesses. While the variety is good, stores like skate shops, cell phone repair, and vape shops seems to frequently go in and out of business and leave high rates of vacancies.	1
In general Griffin gets a bad rap for crime. I’d like to change peoples thoughts on that because I feel as though it’s a deterrent	1
I’m some areas, I don’t feel safe walking around by myself.	1
I wish that existing businesses were given incentives to stay like new businesses. Some new ones don’t last and the ones that have remained should get some sort of incentive to stay. Broader advertisement would help make it a destination.	1

I hate parallel parking! Target ladies with disposable income - clean cozy restaurants, gift shops, antique stores, bakery shops, hop on trolley, murals on side walls, storefront flowers in urns or hanging baskets	1
Homelessness! There seems to be a lot of “strange” businesses. There needs to be more uniformity as far as updating goes.	1
Homeless population, trashcans overflowing, allow different food trucks, artist, etc on 2nd Sat,	1
Homeless people walking around and the crime. Too many fast food restaurants and not enough fresh food options. There needs to be more entertainment/ positive opportunities for teens/kids.	1
Homeless people in the alleyways. The trash in alley is horrible!	1
Homeless People	1
Homeless and limited handicap parking	1
Homeless	1
Hill Street traffic pattern	1
Hill street traffic needs to be addressed.	1
Heavy traffic in Hill Street	1
Hard to find parking. Not much to do other than dinner	1
GUNSHOTS	1
Get rid of flower planters that keep gettin knocked down - rid Solomon Street of people that hang out on street and beg for money	1
Focus on the median areas and overall aesthetic appeal. So many other smaller downtown city areas look so much better. Downtown Griffin could be among the prettiest with the proper focus, oversight and upkeep.	1
Every building filled with shopping or restaurants. No empty building and too many businesses that are not an overall draw for economic impact like attorneys etc.	1
entertainment and park space	1
Empty/vacant spots	1
Empty space/underutilized spaces	1

Empty buildings that could be housing, shops, etc.	1
empty buildings remain, historically a lack of local pride (but that seems to be improving)	1
DT does not work together with businesses. Locals need to be able to put up signs & market. Griffin g ovt does all it can to run off food trucks which are what brings people to areas they might not normally visit.	1
Doing something to all the the ran down buildings, more to Do. Fix aside walks	1
Difficulty in finding parking !	1
Difficult to find parking.	1
Congestion. Work with state to move hwy. 155 away from downtown.	1
Congestion, need to reroute traffic especially commercial vehicles. The rail line crossing also is not id eal leading to additional congestion and at times the complete stoppage of traffic flow downtown.	1
Congestion and parking	1
Close to the hood	1
Clear parking locations.	1
Clean up! Don’t be scared to do the right thing, but must have a happy medium and not to run busines ses off. Don’t spend so much time to approve items with city attorney. Maybe it’s time for a change	1
boring stores ie antiques and furnishings	1
Blighted houses needing remodeling	1
Better shopping.	1
Amount of shops/restaurants open on weekend evenings, lack of activities (see Senoia as a great exa mple)	1
All the traffic	1
All the Anitiques. Also how dingy it looks.	1
A theater in the old Woolworth building.	1

Answered: 197 Skipped: 12

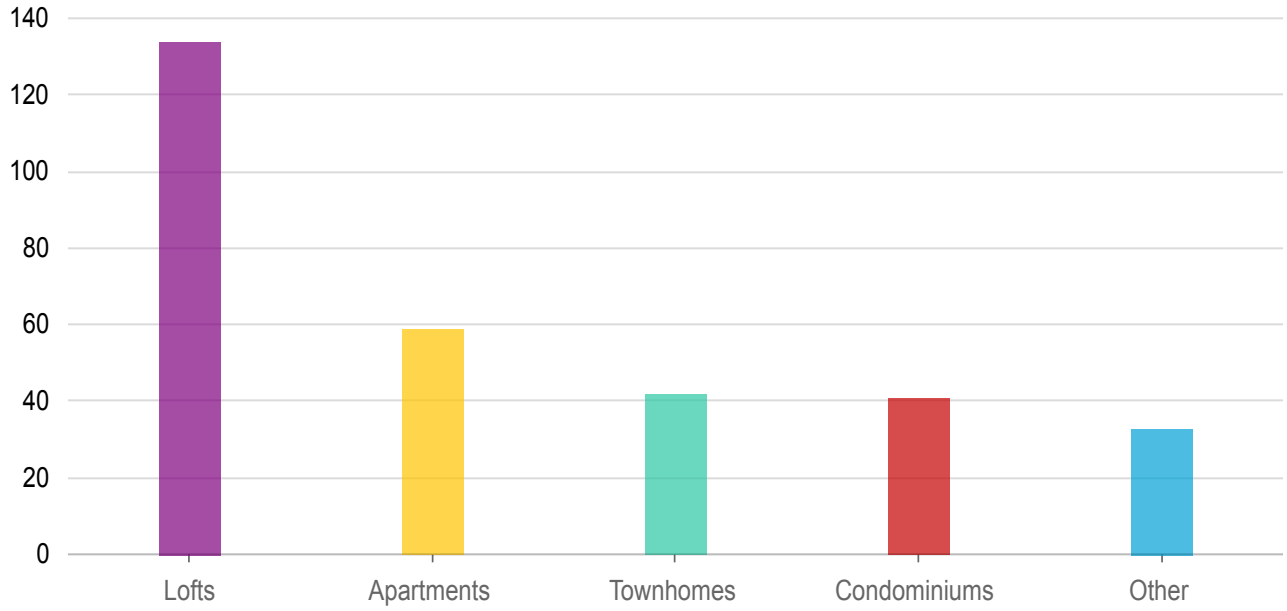
When focusing on downtown revitalization, what is most important to you?…



Rank	Answers	1	2	3	4	5		Average score
1	More retail/dining	25.37% 52	17.56% 36	12.2% 25	13.66% 28	9.27% 19	4.39% 9	7.34	8.29% 17
2	Attracting new businesses	13.17% 27	21.95% 45	17.07% 35	12.2% 25	10.73% 22	8.7	7.06	
3	Activating empty/vacant spaces	21.46% 44	16.1% 33	14.63% 30	10.73% 22	8.29% 17	7.32% 15	6.96	6.34% 13
4	More public spaces/parks	11.71% 24	6.83% 14	13.66% 28	11.71% 24	15.61% 32	13.1	6.10	
5	Enhancing public safety	14.63% 30	7.32% 15	9.27% 19	9.76% 20	13.17% 27	11.22% 23	5.88	10.73% 22
6	Better walkability (sidewalks)	2.93% 6	6.83% 14	9.27% 19	13.17% 27	11.71% 24	13.6	5.10	

Answered: 205 Skipped: 4

What types of residential does downtown Griffin need?



Answers	Count	Percentage
Lofts	134	64.11%
Apartments	59	28.23%
Townhomes	42	20.1%
Condominiums	41	19.62%
Other	33	15.79%

Answered: 195 Skipped: 14

Are there elements of other thriving downtowns that you visit that Griffin should…



Response	Count
Senoia	6
No	4
Yes	2
More restaurants	2
Macon	2
Forsyth	2
Yes. LaGrange. Downtown theater, brewery, and amphitheater that brings in actual events/concerts/	1
Yes, I love Senoia and McDonough	1
Yes! Food trucks would be great.	1
Walkability away from Traffic, Better Parking areas	1
Upscale dining options, escape room, park/play area, dessert bar	1
Updating the structures, example Senoia	1
time-consuming shops and activities. Enough with the restaurants. There needs to be things to do if you're going to be there when you're hungry. Yarn shops w/ lessons, Indy bookstores w/ used & new books & places to sit, specialty, cool variety	1

Thrift/vintage clothing	1
Thomasville, Macon	1
Things that don’t revolve around alcohol	1
There is no center, no connectivity. The layout does not encourage community.	1
The local breweries and nightlife of downtown Macon.	1
The lights at Hill and Solomon and Hill and Broad and possibly Solomon and 6th should be all stops t o allow for safer crossing for pedestrians. Basically all traffic lights are red to allow for pedestrians to c ross in either direction.	1
The environment	1
Street Vending	1
Stop trying to replicate others bring the life of Griffin	1
St Augustine, Savannah	1
Splash pad, kids indoor playground	1
Something for everyone: mornings are for the kids and families. Things for the youth to do. A nightlife that is safe.	1
Signage is an issue downtown. It’s nice when the signs hang out over the sidewalks so when riding by you can see them.	1
Shuttle service	1
Shops and restaurants open till 9 pm during weekend. More art programs.	1
Sense of safety	1
Senoia. Forsyth.	1
Senoia, Halcyon (Forsyth county), Forsyth (City), Savannah, Greenville (South Carolina)	1
Senoia, GA; Asheville, NC; Chattanooga, TN	1
Senoia has great outside dining	1
Senoia and Zebulon (sense of comfort and safety)	1

Senoia and Zebulon	1
Senoia and Newnan	1
Senoia / Dahlonega	1
Senioa	1
Savannah, Ga	1
Rooftops, breweries, great restaurants	1
Rooftop bars/restaurants, breweries. A really nice park would be a nice addition as well	1
Rooftop attractions, breweries, outdoor dining	1
Revitalize our empty buildings	1
Restaurants open on Sunday	1
Restaurants	1
Reading garden, book store	1
quality of renovation; quality of type of business	1
Public transportation	1
Public green spaces and greater/safer walkability. Public art. Creative lighting of alleyways.	1
Plenty of parking	1
Peachtree city, newnan	1
Peachtree City and Newnan	1
Parking	1
Painted, attractive, repaired store fronts. Not opposed to planters, but our design is not working. Plants are not attractive & I would be fearful of sitting on the benches near planters- public safety here.	1
Oxford, Mississippi Senoia, Georgia. Madison, Georgia	1
Outdoor seating/dining/patios	1

Outdoor seating and possible rooftop seating (depending on the building and due to size of business) This would allow more business and less traffic blocking sidewalks.	1
Outdoor eating locations (McDonough, clear tents)	1
Outdoor dining	1
Original and different places for dining, coffee, desserts	1
Opelika, AL	1
Not really I like that ours is different	1
No, it's really good downtown	1
No, I think less housing/residential is better	1
No we don't want to be like anyone else-. Bring back our history and make it family friendly	1
Nightlife other than just bars. Somewhere to shoot pool with live music or karaoke, somewhere to just hangout.	1
NIGHT LIFE.	1
Night life,resturants,entertainment	1
Night life	1
Newnan, Senoia, Rosemary Beach/Seaside (FL), Canton, Roswell, The Town of Trilith in Fayetteville (Pinewood Studios)	1
Newnan, Jackson, Fayetteville, PTC, Macon have bigger art communities and offer opportunities for mobile food and businesses to come to public events. Griffin has not been welcoming bc of fear of co mpetition to businesses.	1
Newnan, GA has a lot of outdoor markets and festivals	1
Newnan, and Macon has some nice elements.	1
Neighborhood lot McDonough and book store	1
More weekend events for young adults. Nightlife activity. Outdoor live music. More activities	1
More shops and easier parking	1

More shops , clothes store, maybe a workout place all within walking distance	1
More restaurant choices	1
more relevant small businesses. how many antiques does one community need?	1
More public art , sculptures, murals	1
More outdoor festivals	1
More outdoor dining spaces	1
More out door actives.	1
More live music	1
More family friendly dining options….less focus on alcohol/bars	1
More family friendly areas with food and alcohol, dog park, brewery, nicer restaurant, wine bar	1
more diverse shopping and dining options	1
More dining and shops open on Sundays, since that is a day people have off to go out. A farmer's ma rket every weekend would be a huge hit!	1
More dining and shopable stores	1
More decorations, more community events	1
More community wide activity; more resources for the homeless or people in need	1
More community festivals and events	1
More activities to participate. Festivals & events that are more than just a couple of vendors & lacklust er entertainment. If griffin could replicate McDonough or Covington, we would be heading in the right direction.	1
McDonough. Without the traffic and parking	1
McDonough- the square, new businesses, homeownership	1
McDonough Ga , Newnan Ga	1

McDonough and Senoia should be our blueprint. Griffin’s downtown is larger than both, but they are close to 0% vacancy with high quality dining, drinking, and shopping options. We need a pull. Capitalize on Sun City residents.	1
McDonough and Newnan	1
McDonough	1
Madison, GA	1
Madison or millidgeville	1
Look at Senioa; Peachtree City Night Market	1
Locust grove	1
Laurel MS, Macon well lit outdoor dining and bars	1
LaGrange; Decatur; Greenville, SC; Columbus; Woodstock	1
Kids Activities/Spaces	1
Keep it a small home town feel, with show casing our history	1
I like how Atlanta has scooters you can rent, not sure Griffin is big enough for that tho	1
I like dining outdoors, music, art think of downtown Decatur	1
I feel like a lot of towns downtown area have a fountain! I think a fountain would be absolutely beautiful somewhere downtown that people can enjoy !	1
I don't know if other towns have it or not but there are not any men's clothing stores, or any shoe stores. All the boutiques that sell clothes are pretty much alike in my opinion.	1
I believe the golf cart “taxis” weren’t advertised enough. Nashville has those and it works great. We need more than one and specific routes and times.	1
Holiday activities	1
Griffin just needs to make all the vacant spaces look better and improve the safety factor by getting those vacant spaces fixed up and filled with viable businesses.	1
Greenville SC; Gatlinburg; St. Augustine, Savannah, Nashville	1
General curb appeal improvement to draw more interest for business.	1

Fun places for teens	1
Flashing street signs for pedestrians to walk	1
Flashing lights for pedestrian crossing	1
First responder prescience. Police on bikes	1
Family friendly, lively	1
Events	1
Entertainment family	1
Entertainment businesses	1
Enhanced landscaping, accent lighting	1
Energy healing center, esoteric shops, an Ethan Allen needed, more fine dining, 1 Grain n Berries, Bo bba teas, more healthy smoothies	1
Downtown Athens is a city I enjoy visiting it has an old feel but yet it has the foot traffic at night that is awesome. The side walks have inset lighting and all businesses are well lighted.	1
Dahlonega, GA	1
Covington	1
Cool and diverse eating establishments, shops other than antique stores. Better traffic flow.	1
Continue to add great restaurants and shops	1
Completion of the Amphitheater	1
cleanliness; ambient mood; lighting (lighting is inconsistent)	1
Cleanliness and dining options similar to Senoia	1
Check out Perry, GA; safe, thriving, diverse, beautiful downtown	1
Businesses are open on the weekends and with extended evening hours for shopping. I work until 5:0 0 and mos	1
Brewery and higher end entertainment venues	1
bistro lighting alleys; bulb lights on the top borders of all downtown buildings	1

Bank St, Slices , Broad St Mill	1
Atlanta Ponce City Market, Savannah downtown	1
Art	1
An amphitheater, more shopping, more dining options.	1
Amphitheatre and good lighting on secondary streets	1
Again,downtown Boulder	1
A monorail like Seattle that gives a tour of down town	1
a mixed indoor/outdoor (patio-type) dining experience. Better walkability utilizing alleyways (alley clea nliness and safety)	1
A local bookstore! Less through traffic, especially truck traffic. Maybe a shuttle service on some days (especially Saturday).	1
A city center that everything grows around would be nice.	1
A book store/more restaurants /neighborhood lot area	1
better events downtown	1
	1

Answered: 162 Skipped: 47

Is there place in downtown Griffin that you envision becoming something more?



Response	Count
No	2
N/a	2
Yes.. the Westside of downtown	1
Yes. One Hill is such an eyesore and has so much potential.	1
Yes. A business that all ages could enjoy. How do I find investors and make a business plan to do this ?	1
Yes, the residential area	1
Would love the see the bank turned into lofts and whatever is on the corner finished into mixed use lif ers and dinning. Starbucks would be amazing	1
Would love an area with outside seating and activities. Like a bar or brewery. One a nice day there is nowhere to go for a meal or drink beside La Parilla for outside seating.	1
would like more picnic type areas where people can eat outside	1
WHATEVER LOOKS GHETTO	1
We need a real wine place. The sip and shop is hardly ever open and tipsy daisy is more like a nightcl ub bar than a wine location.	1
Vacant space behind Historic city all. Park and amphitheater.	1

Vacant lot beside city hall. Doc Holidays, old gas stations into eating places, not junk yards	1
Vacant lot at 5th and Solomon	1
Vacant buildings in general it would be a dream to have as many various businesses as possible	1
Use the old mill buildings	1
Turn the old mill into a large inclusive senior living village	1
There are several places like this I see. Would especially love to see something like community garde n project in one of the vacant lots.	1
The vacant buildings	1
The upstairs from Corner Cafe, and the building beside it.	1
The strip by A's Candles	1
The stretch from the old courthouse down Solomon St could connect the antique shops to downtown. Build that area up. Extend downtown.	1
The spot beside Corner Cafe with the weird statues, also the spot across from FBC that has the weird signs	1
The space in between Slices and Happy Days	1
The second story places should convert to apartments	1
The place on the corner of hill street and Taylor	1
The old hotel; I think on Taylor St. Movie theater.	1
The old hotel to be restored and used as a hotel.	1
The old hotel on the corner needs to be cleaned up along with the vacant store down from Corner Caf e. The items in the window are not appealing at all. A n enclosed playground in the vacant lot behind t he old city hall would be a lovely addition.	1
The old hotel has potential, a kid friendly play place/park that is safe, golf cart friendly travel, vacant b uildings for trendy/fun restaurants	1
The old hotel building that has been used for nothing but weird displays in a decade. Eye sore that co uld be so much more.	1

The old bike building	1
The large corner building on hill and Taylor that is across from smoking margaritas	1
The large building on the corner across from the church	1
The huge vacant building on the corner of downtown! Would love to see restaurants, club-like atmospheres at night. Mini golf on the roof	1
the huge empty lot on e solomon could be cute housing	1
The hotel should be restored to annabellum style.	1
The historic hotel front by Taylor St. Would like to at least tour it or see inside	1
The heath tower	1
The Heath Building could be such a cool boutique hotel with restaurants/lounge/bar.	1
The empty school? on Hill Street, it's brick and by the blue supermarket	1
The empty lot by the Historic City Hall	1
The empty buildings are awesome locations but they are so run down and old: no one can afford to do anything with them.	1
The east side	1
The corner of Hill and Taylor, opposite of “Smokin Margaritas” (which is not an amazing eyesight for passer through’s as the neon stickers on windows paints a picture). The current plan of a hotel/5 star restaurant should most likely change.	1
The corner building of hill st and Taylor	1
The corner anchors on Taylor and hill need to be amazing. Not empty and smoking margaritas. Not enticing.	1
The city park would be awesome for a putt putt course again/ more stuff to do with kid/basket ball courts	1
The City building/ old bank should be replaced with a huge secured multi level parking deck	1
The buildings across from welcome center & open spaces between them would be great outdoor eating or street market area if attractive. Or music culture venue. Garden area. So close to Welcome center but not very welcoming!	1

The building beside corner cafe and the hotel across from FBC	1
The building at the corner of hill and Taylor seems like it could be amazing for lofts	1
The brick building on the corner would be a great hotel. a regular hotel NOT a luxury one	1
The big corner building that is empty. Nice apartments would be nice but there’s no parking.	1
The area by the Welcome Center	1
The area behind the old fire station bay (where they hold the Farmer's Market) and that area in front of the old courthouse.	1
The American deli spot could be a higher quality dining option- Or food market type area	1
The 200 block of E Solomon St. where the old city offices were once it has been talked about, to have an amphitheater in this spot would attract more out of towners.	1
That theater building on the corner of Taylor and Hill should be something! Also, this isn’t downtown, but there’s a huge vacant warehouse with a water tower near the railroad close to downtown that could be the next Krog Street or Ponce City Market.	1
That giant corner building across from church needs to be condos	1
Taylor Street beautification, as a main artery into the downtown area.	1
Taylor & Hill empty building should really be something usable. It’s emptiness is an eyesore.	1
Tall building corner of Hill & Solomon	1
Take place where youth can enjoy themselves and not being Danger	1
Sorry wouldn’t know. Just moved here from Miami	1
Some of the vacant buildings going towards North Hill Street using the building for a restaurant and nice bar upstairs and downstairs.	1
Some of the back alleys could be great spaces for restaurants, bars, etc.	1
Solomon Park, Alleyways	1
Solomon Park and the old GDN site	1
Solomon Field should be an amphitheater	1

So many store fronts have shops that stay for a few months & then vacate. We need sustainable businesses in any of the store fronts along the downtown strip.	1
Several delpidated buildings could become parking	1
Run down warehouses turning into parks/dog park	1
Roof top bar/restaurant	1
Revitalize the alleys, Bank and State to attract business	1
renovation of Plott Hide building, Griffin Hotel	1
Put something in all vacant stores	1
Possibly incorporating apartments I to the footprint on both East Taylor coming into town and West Taylor leaving downtown	1
Parking Deck, The alleys behind the businesses	1
Park next to Historic City Hall becoming better concert venue	1
One hill and Taylor - make it a multi level family fun center with bouncy, laser tag, game rooms, preschool kid area, movie theater with dinner on the bottom- have party rooms- do an outdoor garden bar area on top...	1
old Ellis Cycle shop, vacant lot behind Historic City Hall	1
Old Crouch’s building. Could be dining, shops, lofts	1
Old crouch’s building	1
Old City Hall Lot	1
NewTown Macon	1
Need Marta buses for people in griffin	1
Move food market from the Kiwanis fairgrounds to lot right side of Historic City Hall. It has parking space for vendors to drive up easily with produce & space for shoppers. Permanent spaces for vendors/ power, water.This could have a lot of uses.	1
Most of Taylor St. family dollar shopping center is an eye sore. It’s embarrassing to bring family and friends to town	1

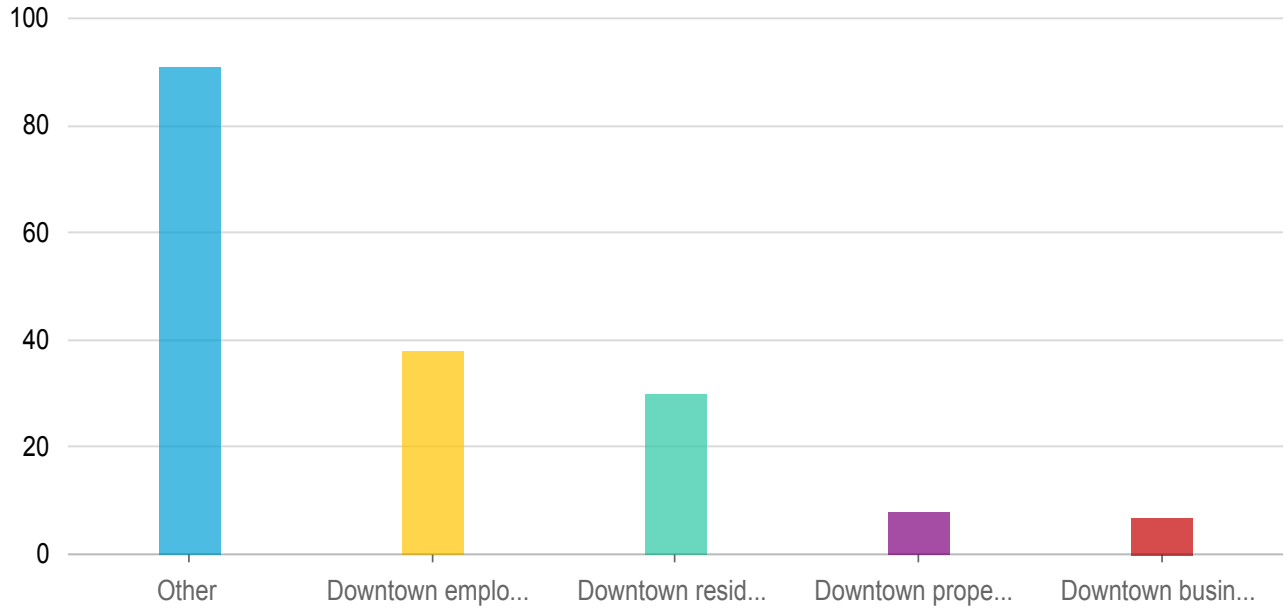
More unique/boutique restaurants (breakfast, brunch, nice steakhouse, nice Thai place)! A good spa would be amazing! A makeup/beauty store would be great.	1
More spaces to just come and sit and relax and enjoy the area that is independent of the outdoor dini ng spaces.	1
More shopping nails, workout place, healthy eating	1
More outdoor environments to enjoy the elements	1
More holiday decor.	1
More actual homeowners and less section 8 housing.	1
Maybe where Angelo's was. Put a bar with live bands like in Nashville.	1
Lot behind/beside public defenders office.	1
Locust grove	1
Large buildings that are mostly vacant and could be perfect for mixed use utilization.	1
Just spruce it up.	1
It is not downtown, but the old Renaissance Assisted living facility is sitting empty and useless. It woul d be a great place for homeless to get on their feet in someway, or a place for young adults to live alo ng with elderly to help them out.	1
Indoor playground. Bounce house, obstacle course, etc	1
If there 'we' no obstacles... The area between Veterans bldg. & old City Hall/Fire Dept. bldg.	1
I would love to see an upgrade to the apartments downtown.	1
I would love to have a Atlanta Beltline or Newna LINC A pedestrian/biking multiuse path around the cit y would be awesome	1
I would like to see the proposed amphitheater to be built to be another venue for our various arts orga nizations (Griffin Ballet, Main Street, Camelot, Griffin Choral Arts).	1
I envision the buildings on the side facing the rail-road tracks becoming the front of buildings and mor e aesthetic looking with outdoor tables and awnings instead of garage doors. I see small playgrounds in the pockets of green spaces.	1
I don’t know.	1

Honestly I think griffin should incorporate a club like crazy bull some how. That would be awesome	1
Heath Towers building, Old Feed and Seed building on N. Hill Street, Vacant lots beside Historic City Hall	1
Heath Towers - loft apartments and upscale dining downstairs with a quaint coffee/tea morning busine ss.	1
Heath building	1
Heath	1
Healthy lunch (sandwich soups) that is open on weekends. Coworking space. Nicer dinner options	1
Have live music more often outside!	1
Gigi's Gelato	1
field beside HCH	1
Family friendly	1
Crouch’s building	1
Corner of Taylor and Main St.	1
Corner of Taylor and 6th st	1
Corner of hill and Taylor. Change the laws and let that building have a Steakhouse that serves brews. It 2022 geez	1
Building on corner of hill and Taylor, location next to studio d	1
Building an actual place to house the Farmers Market with stalls like Senioa showing we are serious a bout pop up businesses coming in to sell wares.	1
Block across from The post office and Welcome Centwr	1
area beside old city hall	1
Area at W Bank St and State Alley; W Slaton Ave (just parking, maybe some greenery added; Area b eside Historic City Hall	1
Any of the old dilapidated buildings could look better.	1

Any of the empty buildings	1
Any of the beautiful, brick mill buildings into multiuse options. The surrounding neighborhoods would be an issue.	1
Amphitheatre space finished. Warehouse along railroad (old hide company) condos. Dovedown area with restaurants and stores (that is not used by church). Large brick building at base of 6th St. bridge remodel into apartments.	1
Amphitheatre and park at Solomon and 5th	1
Alleyways need to become safe places…maybe sitting areas, outdoor dining options, kid play areas while parents rest etc…	1
Alleys	1
All the empty spaces of fly by night, less desirable businesses to be eliminated	1
All rundown places need to be fixed up. Building owners should be held accountable for the appearance and upkeep of their store fronts.	1
A mecca for foodies and unique shopping locations that aren't priced above the middle class ability to buy	1
The Towers could house a gastropub or restaurant on the ground floor and additional 4 floors into 2-4 apartments per floor.	1
	1

Answered: 140 Skipped: 69

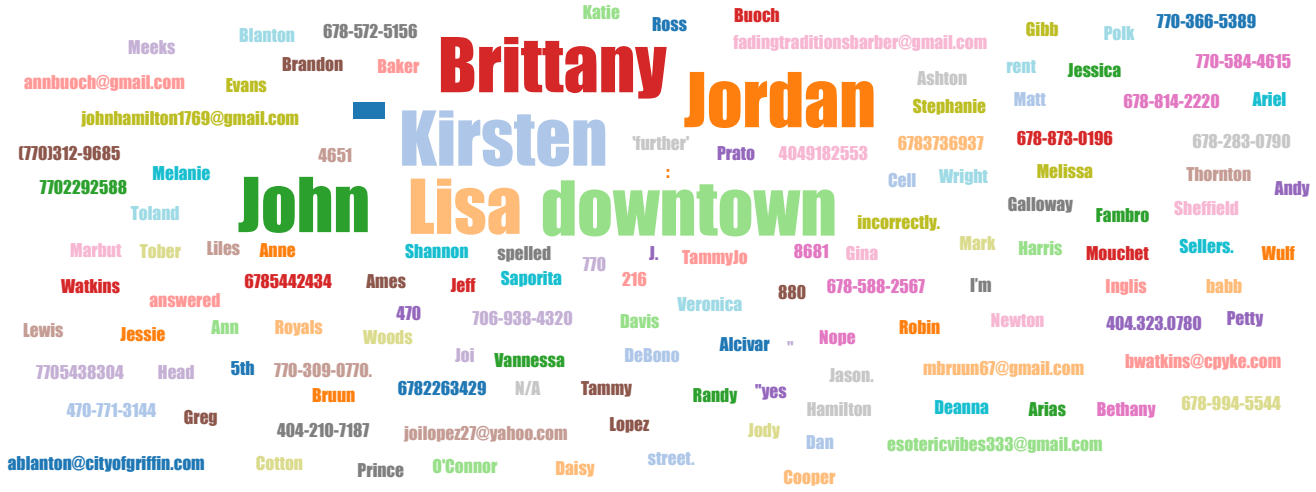
Do you fall into one or more of the follow categories?



Answers	Count	Percentage
Other	91	43.54%
Downtown employee	38	18.18%
Downtown resident	30	14.35%
Downtown property owner	8	3.83%
Downtown business owner	7	3.35%

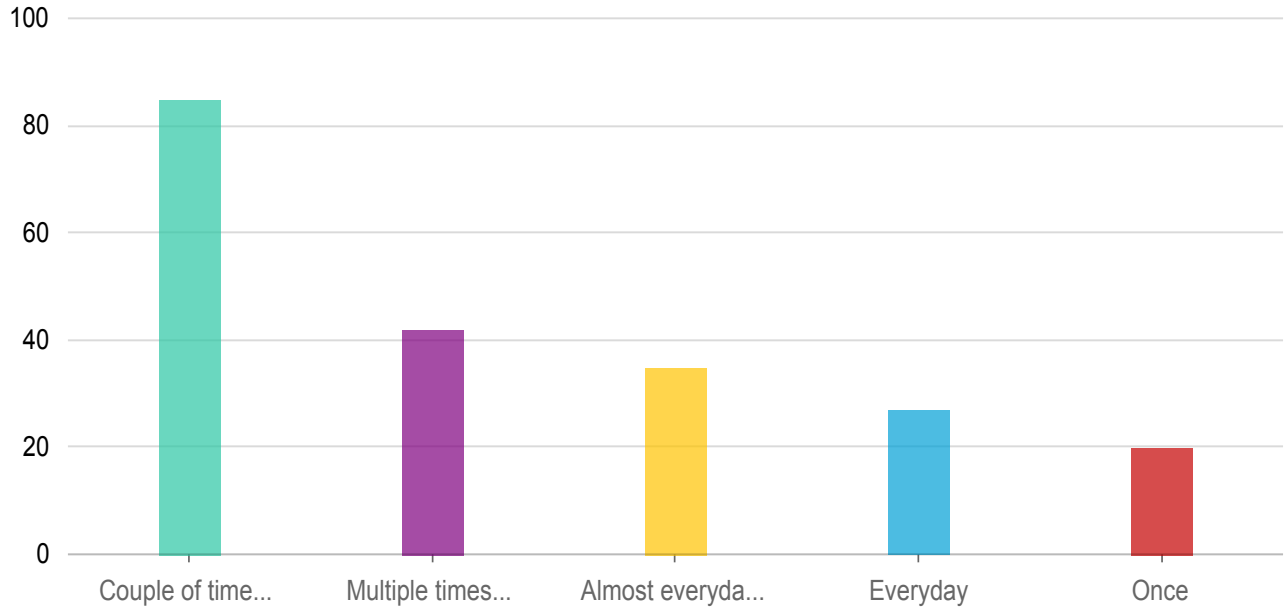
Answered: 166 Skipped: 43

If you answered "yes" to previous question, would you consider leaving your name an…



Answered: 56 Skipped: 153

In the last 6 months, how often have you visited downtown Griffin?



Answers	Count	Percentage
Couple of times a week	85	40.67%
Multiple times a week	42	20.1%
Almost everyday	35	16.75%

Everyday	27	12.92%
Once	20	9.57%

Answered: 205 Skipped: 4

What are possible ways the city can address homelessness?



Response	Count
Shelters	3
Unsure	2
Shelter	2
No idea	2
Homeless shelter	2
Zero tolerance. Panhandling should not be tolerated at all, it deters shoppers, interrupts the paths or routes a shopper would take from one retailer to the next to avoid the encounter.	1
Work/Spalding Collaborative's efforts to address homelessness/ poverty: Attend SC's meetings. Turn empty space into emergency housing- place for a shower/toilet. It will need manager/ a passion to improve our town & people's lives. Transportation.	1

work with non-profits to provide shelters and programs to help re-integrate people into society	1
Work with nonprofits in the community to discuss resources in conjunction with law enforcement to we igh what can be done legally and in the best interest of those who are homeless	1
We need more subsidized housing on the north side of town.	1
Warming Centers, Community Gardens	1
Use empty buildings for shelter purposes or make more room available in current shelter for homeless	1
Turning larger vacant buildings into homeless shelters?	1
Turn vacant buildings into homes for them	1
Turn one of the old buildings into a shelter. Write it off on taxes	1
Tiny Homes or efficiencies	1
Tiny home villages	1
They will continue to do what you allow. So many homeless people have chosen to be homeless but it doesn’t mean they can just sleep on the sidewalks or beg outside of businesses. If the COG continue s to allow this behavior it will get worse.	1
The city is doing a great job with the homelessness, currently	1
The city can only do so much. They have to want to be helped. Can’t force it as long as they are civil t hey are welcome as far as I’m concerned. But always offer the help.	1
That is a tough one. It is getting very bad though. I understand we take in drug addicts from all over th e state for rehab and then they walk away. Maybe give them transportation back to where they came f rom.	1
That I don’t know	1
Take the abandon houses and building renovate them they can also be used for transitional housing	1
Take a vacant lot that the city has torn down old homes and build some tiny homes.	1
support shelter developments in appropriate locations w/church, NGO	1
Support a non-profit organization who can provide for homeless persons rehabilitation, medical care, and relocation.	1

State/federal funded grants for homes or type of housing	1
Ship them to California	1
Shelters.	1
Shelters made available outside of downtown; loitering ordinances and enforcement; public spaces ou tside of downtown away from retail/dining/businesses.	1
Shelter, local barber can give haircuts at a fixed price so homeless can look and feel good about them selves, rehab program that can help the homeless find housing and or job postings	1
Shelter / educate the public	1
See above answer, don't know how it could work.	1
Security Guard or Traffic Patrol Guard	1
Safe shelters, advancement opportunities (education, housing, job), “tiny” house concept, substance use resources	1
Relocation and help - whether it be finding a shelter until they get on their feet. Providing educational classes to help them with finding a job. Help with healthcare and basic needs.	1
Relocate/close the impact ministry. They brought them to our town.	1
Relocate them. More police monitoring	1
Relocate services that bring them here.	1
Relocate people	1
Referral to shelter if we have one / creation of a shelter if not	1
Put them to work!!!!!	1
providing shelters/transition programs.	1
Providing more for the homeless outside the heart of town	1
Provide them with housing jobs for a limited time, rehab	1
provide shelters	1
Provide SAFE housing that's affordable	1

Provide a homeless shelter	1
Provide a "hand up" not a "hand out." Give them employment or direct them to a shelter.	1
Programs to help the homeless, Facilities available with resources	1
Prepare a building that’s run by community	1
Partnership with non-profit programs for treatment/relocation	1
Partner with Rescue Missions	1
Partner with non-profits & others who can address specific needs of homeless; survey other cities to see how they address homelessness	1
Partner with area churches/community leaders (those with funds), to create a community wide plan. Relocate the downtown shelter immediately. There are those that own locations within proximity that could give buildings for shelters and use.	1
Outreach programs	1
Open the homeless shelter 24 hrs-. Give them a place to hang there and go instead of having to move-. Build up the 13th st with resources and a few more housing - reach out more to the community for their help -maybe have an advocate like impact	1
Open more shelters and extend more help	1
Open more churches	1
Open a larger homeless center and allot a set amount of tax funded money to provide a safe place for the homeless community to go.	1
Open a homeless shelter and if they are loitering, they are taken there.	1
Offer opportunities for able body homeless the opportunity of employment by helping keep the streets clean. Enable them to better themselves. Some may be on the streets due to mental health issues. We need to get them to facities where help is	1
Offer jobs	1
not sure we can. this is a national issue but i dont think certain clinics around here help	1
Not allow them to sleep or commune in local areas downtown	1

moving the homeless ministries out of the downtown core, but do it in a way that still serves that population	1
Move them outside of the downtown area	1
Move them out of the city or regulate their rehabilitation that would benefit the city and them	1
Move the shelter away from the business district and provide a ride via GPD to that shelter.	1
Move the impact church out further from down town	1
Move Rock Springs outreach on Solomon away from downtown. Foot patrol from sunrise to 10 pm.	1
Move Impact out down town	1
Move homeless services outside the immediate downtown district and continue to encourage more businesses that can offer employment	1
Move facilities out of the middle of downtown city limits. This is a hard issue to address.	1
More volunteer opportunities for the community to come together and help	1
More shelters not in town	1
More shelters and 24 hour services	1
More shelter options	1
MORE POLICE	1
More housing and support for the homeless outside of the downtown area. The help needs to be available, but not take place in the same spot you are trying to change.	1
More affordable housing that is decent and clean and well managed. Foster opportunities for the homeless to have more self worth that promotes a desire to get out of their current circumstances.	1
Money depositors (like for parking) that are for collecting coins/cash that is then utilized by the city to aid in homeless/pan handlers. Athens has done this and the panhandling has decreased. Panhandling is horrible in Griffin.	1
Missions, education, training, assistance, transition programs	1
Mental health and addiction services	1
Mcdonough	1

Maybe give homeless the chance to help renovate some unused spaces downtown for use as affordable living space or in exchange for room and board.	1
Make sure proper leadership is in place, possibly providing place of residence/shelter away from downtown.	1
Look at root cause (mental health) and make a plan from there	1
Laws to prevent/feter.. Options for them to improve their situation.	1
Law Enforcement. Homeless Facilities outside of the City	1
Keep them out of here. Makes people not want to come walk around because they have to deal with them begging or hollering .	1
Keep them off of the streets. Provide incentives, programs to help them re-engage.	1
Keep homeless people out of the downtown areas, some harass you as you go inside places, makes me not want to go anymoee	1
Keep alleyways lit and nicer	1
Increased police monitoring, removal of businesses that attract homeless individuals to downtown	1
In Washington DC some homeless people sell maps to commuters and tourists for $1.	1
Improve the shelter, or add more	1
Impact ministry needs to be moved from the downtown area. Needs to be outside of city limits	1
I wish i had an answer to this	1
I think the people that are homeless, enjoy it. I don’t know how the city could make them not want to be homeless their are too many options that the city already gives	1
I honestly don't know	1
Housing vouchers that incentivize property owners to rent to them	1
Holding events where funds go to the population in need	1
Have more daytime activities/spaces for them to gather/ be active/ access different services based on needs, rather than lingering around high customer-traffic areas	1
Have a shelter with actual beds, showers, clothes, meals only allowed for the homeless	1

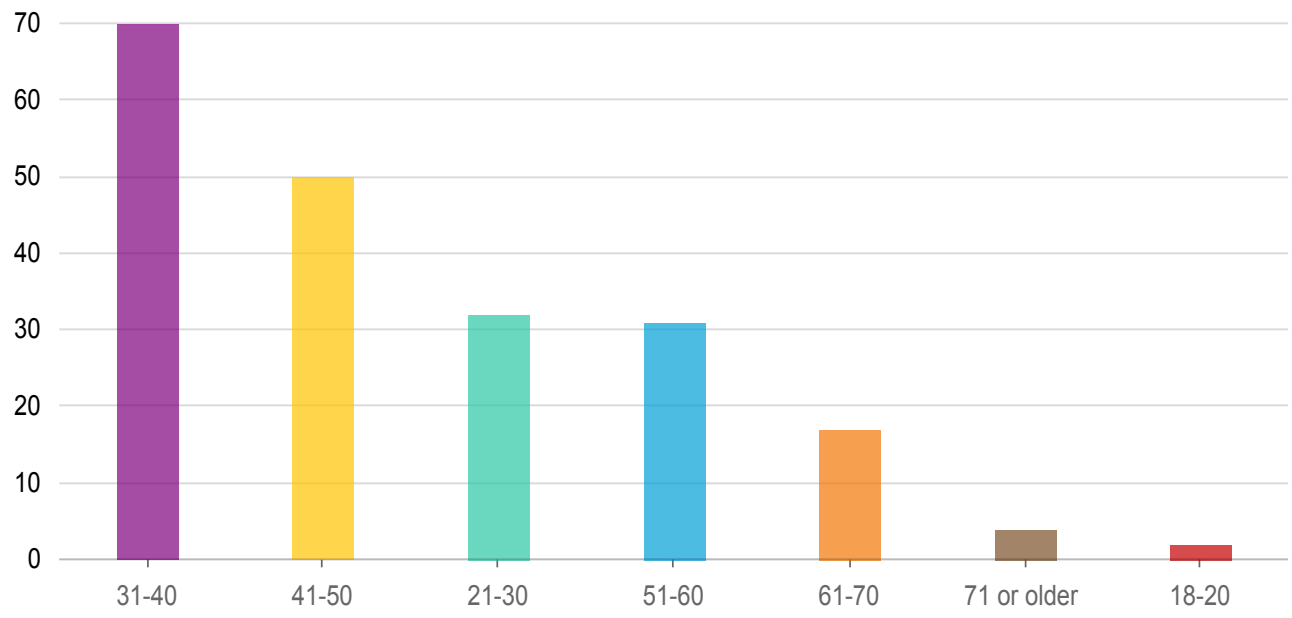
Have a shelter on the outskirts away from downtown	1
Have a shelter nearby help them get work	1
Have a homeless shelter	1
Give them clean up jobs.	1
give them a place to live. An apartment/sober living	1
Git them help finding a job.	1
Getting them involved with the beautification process and the upkeep of Griffin. Giving them a purpose and job.	1
get the homeless in touch with organizations that can help get them off the street	1
Get rid of the drug rehabs. Crack down on drugs and crime	1
Foot patrol at night to cut down on homelessness related crimes. Anything that could possibly provide shelter and a legitimate place to be other than the streets and alleys.	1
First, send mentally ill/drug abusers into respective programs. Then, for others, a rehab program that trains them on independent citizenship. What if a portion of old TSMS was converted into this? Housing/shelter/life skills then they graduate?	1
Find an alternative location for Impact Ministries as well as explore mental health options with McIntosh Trail to remedy people from outside of the city/county being "dropped off " here with no place to go after short term treatment.	1
Feed and have a homeless shelter	1
Establishing a place / shelter where they go that is NOT in Downtown	1
Establish shelters or other facilities for these.	1
Enforce current codes and deepen relationship with current non-profits established to meet the needs of the poor and or homeless	1
Encourage and help Impact Ministries move to the edge of town.	1
employment / purpose / hope	1
Educate the community; reach out for support from businesses & community organizations	1

create shelter areas in designated places	1
Create jobs. The federal government has to stop giving away money and incentivizing people to sit at home and do nothing.	1
Create job opportunities/programs for people to help themselves	1
Convert bigger, empty building like the old hospital etc. To shelters	1
Churches getting involved, tent cities	1
Check Macon! They opened an old hotel next to (or developed) a median park type/outdoor shaded si tting .	1
By possibly adding a shelter or something similar	1
By helping them , one at a time	1
By addressing mental health… More services from the community service boards	1
Build homeless shelter	1
Build a shelter	1
Build a homeless shelter, they work downtown to stay there.	1
build a clean and quality shelter that's in a good location, provide opportunities for rehabilitation, provi de education on jobs and make resources available at the shelter	1
Better resources, shelter and programs to get people working	1
Better homeless shelters	1
Arrest them or pass a law for pandering.	1
Allow for viable homeless shelter. Not downtown though. Perhaps going east of downtown	1
Again we have plenty of vacant buildings that could be developed into homeless shelters/multi lurpos e centers	1
Affordable housing options	1
Affordable houses not appartment	1
Address mental health	1

Activation of under utilized spaces and vacant structures. Better lighting. Better accountability of organizations located downtown that specialize in charitable functions. More policing.	1
A shelter located away from the Main Street areas.	1
Create jobs that will pay in housing someone	1

Answered: 154 Skipped: 55

How old are you?



Answers	Count	Percentage
31-40	70	33.49%
41-50	50	23.92%
21-30	32	15.31%
51-60	31	14.83%
61-70	17	8.13%
71 or older	4	1.91%
18-20	2	0.96%

Answered: 206 Skipped: 3

DOWNTOWN REDEVELOPMENT PLAN

Advisory Committee Meeting #1

January 31, 2022
Old City Hall

AGENDA

1. Welcome and Introductions
2. Purpose and Elements of the URP Update
3. Discuss Goals, Priorities, and Outcomes
4. Discuss Highlights from Kick-Off Event
5. Review Survey Questions
6. Future Meetings/schedule
7. Adjourn

DOWNTOWN Griffin

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #1
January 31, 2022.

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
Ross DeBord	DTL & MAINSTREET ADV.	rossdebord@yahoo	404-953-2706
Todd Gulledge	THE COTTON MILL	tgulledge68@gmail.com	404-597-9139
JASON CHANCE	DDA	Jchance@gmail.com	770-375-6994
Chad Jacobs	COG	cjacobs@cityofgriffin.com	770-233-4130
Michelle Haynes	COG	mhaynes@cityofgriffin.com	770-233-4130
Bruce Ballard	GSCS	bruce.ballard@gscs.org	770-367-7683
Doug Hollberg	COG	gr.ffundsch@aol.com	770-468-3864
Jessica O'Connor	COG	joconnor@cog.com	770-229-1408
Patrick Kay	COG	pkay@cityofgriffin.com	770-228-5356
Cindy Jones	Chamber	cjones@cityofgriffin.com	770 228 8200
NEWTON GALLOWAY	GALLOWAY & LYNDALL / GSCBA	ngalloway@gallyn-law.com	770.233.6230
Alan Pollard	Chamber	apollard@cityofgriffin.com	770-228-8200

DOWNTOWN REDEVELOPMENT PLAN

Advisory Committee Meeting #2

February 25, 2022
Old City Hall

AGENDA

1. Welcome
2. Review and discussion of 2008 Short-Term and Long-Term URP Projects
3. Review of Latest Survey Responses
4. Discuss “Walk abouts”
5. Open Discussion
6. Next Meeting
7. Adjourn

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #2
February 25, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ross DeBono	Downtown Council & Main Street Board	rossdebono@yahoo.com	404-953-2706	
Todd Gulledge	The Cotton Mill	Tgulledge68@gmail.com	404-597-9139	R Todd
Jason Chance	Downtown Development Authority	Jchance@gmail.com	770-375-6994	
Chad Jacobs	City of Griffin P&Z	cjacobs@cityofgriffin.com	770-233-4130	
Michele Haynes	City of Griffin P&Z	mhaynes@cityofgriffin.com	770-233-4130	Michelle Haynes
Bruce Ballard	Griffin/Spalding Schools	Bruce.ballard@gscs.org	770-367-7683	Bruce Ballard
Doug Hollberg	City of Griffin, Mayor	giffindsh@aol.com	770-468-3864	
Jessica O'Connor	City of Griffin, City Manager	joconnor@cityofgriffin.com	770-229-6408	
Patrick Kay	City of Griffin, Econ Dev't Dir	pkay@cityofgriffin.com	770-228-5356	
Cindy Jones	Chamber of Commerce	cjones@cityofgriffin.com	770-228-8200	Cindy Jones
Newton Galloway	Galloway & Lyndall LLP	ngalloway@gallyn-law.com	770-233-6230	
Alison Pollard	Chamber of Commerce	apollard@cityofgriffin.com	770-228-8200	
Jude Fils-Aime	Sealth Inc.	jude.filsaime@gmail.com	404 310 9252	
Latonie Fils-Aime	Fils Aime & Assoc.	LmTRealtor@gmail.com	404 731 8976	

DOWNTOWN REDEVELOPMENT PLAN

Advisory Committee Meeting #3

March 25, 2022
Old City Hall

AGENDA

1. Welcome
2. Review and discussion of 2008 URP Public Improvement Projects
3. Recap of "Walk-about #1"
4. Discuss next "Walk-about" – East of Hill Street
5. Review of Latest Survey Responses
6. Open Discussion
7. Next Meeting – April 29
8. Adjourn

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #3
March 25, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ross DeBono	Downtown Council & Main Street Board	rossdebono@yahoo.com	404-953-2706	
Todd Gulledge	The Cotton Mill	Tgulledge68@gmail.com	404-597-9139	
Jason Chance	Downtown Development Authority	Jchance@gmail.com	770-375-6994	
Chad Jacobs	City of Griffin P&Z	cjacobs@cityofgriffin.com	770-233-4130	
Michele Haynes	City of Griffin P&Z	mhaynes@cityofgriffin.com	770-233-4130	
Bruce Ballard	Griffin/Spalding Schools	Bruce.ballard@gscs.org	770-367-7683	
Doug Hollberg	City of Griffin, Mayor	giffindsh@aol.com	770-468-3864	
Jessica O'Connor	City of Griffin, City Manager	joconnor@cityofgriffin.com	770-229-6408	
Cindy Jones	Chamber of Commerce	cjones@cityofgriffin.com	770-228-8200	
Newton Galloway	Galloway & Lyndall LLP	ngalloway@gallyn-law.com	770-233-6230	
Alison Pollard	Chamber of Commerce	apollard@cityofgriffin.com	770-228-8200	
Jude Fils-Aime	Sealth, Inc.	Jude.filsaime@gmail.com	404-310-9252	
Latonia Fils-Aime	Fils-Aime & Associates	~~Lm7Realtor@gmail.com~~ LMFRealtor@gmail.com	404-731-8976	

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #3
March 25, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Josh Abernathy	City Church / DTC	josh@citychurchgriffin.org	(770)846-3180	

DOWNTOWN REDEVELOPMENT PLAN

Advisory Committee Meeting #4

October 19, 2022
Old City Hall

AGENDA

1. Review Draft URP
2. Discuss Final Revisions and Recommendations
3. Adjourn

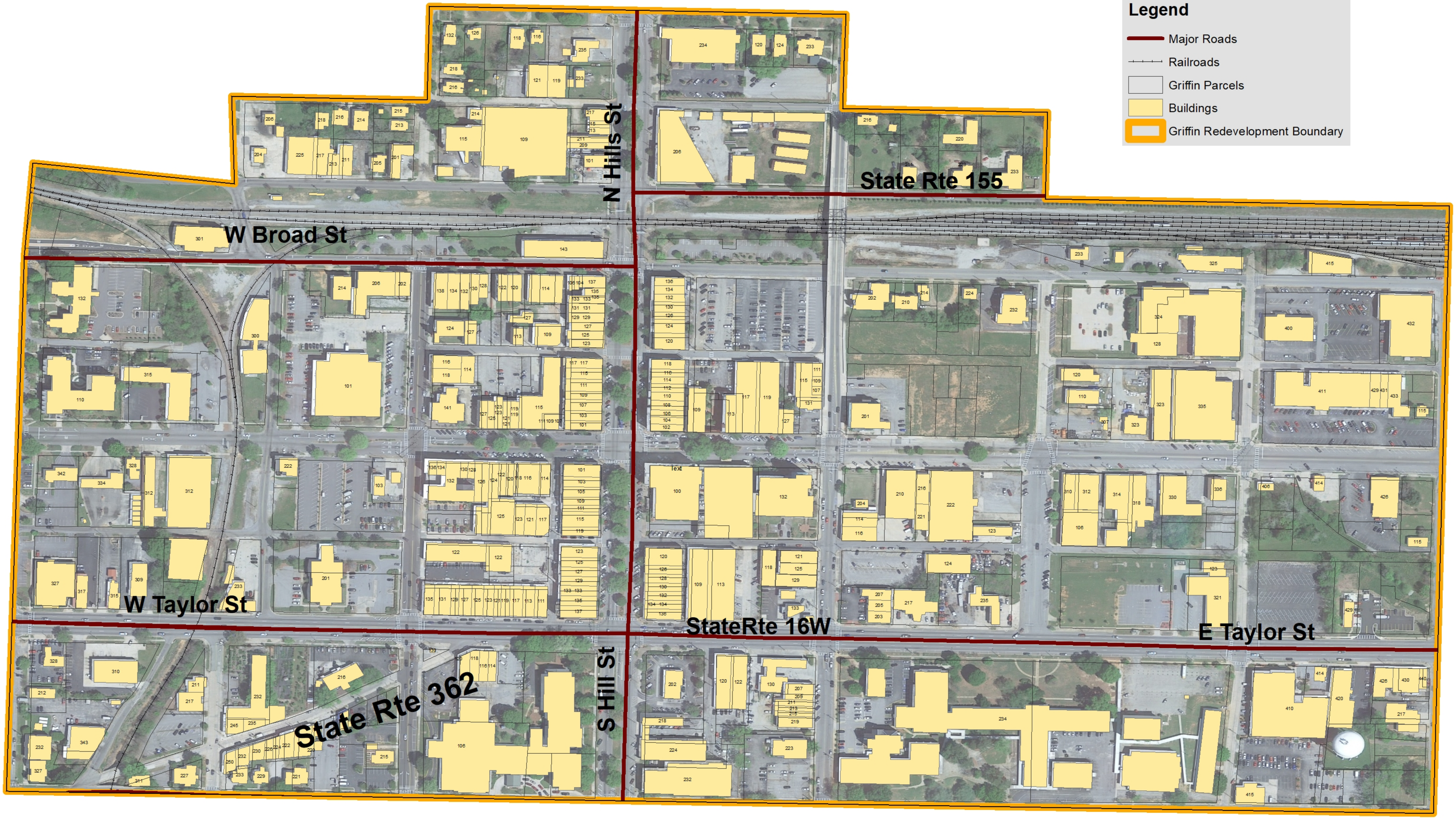
City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #4
October 19, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ross DeBono	Downtown Council & Main Street Board	rossdebono@yahoo.com	404-953-2706	
Todd Gulledge	The Cotton Mill	Tgulledge68@gmail.com	404-597-9139	
Jason Chance	Downtown Development Authority	Jchance@gmail.com	770-375-6994	
Chad Jacobs	City of Griffin P&Z	cjacobs@cityofgriffin.com	770-233-4130	
Michele Haynes	City of Griffin P&Z	mhaynes@cityofgriffin.com	770-233-4130	
Bruce Ballard	Griffin/Spalding Schools	Bruce.ballard@gscs.org	770-367-7683	
Doug Hollberg	City of Griffin, Mayor	giffindsh@aol.com	770-468-3864	
Jessica O'Connor	City of Griffin, City Manager	joconnor@cityofgriffin.com	770-229-6408	
Cindy Jones	Chamber of Commerce	cjones@cityofgriffin.com	770-228-8200	
Newton Galloway	Galloway & Lyndall LLP	ngalloway@gallyn-law.com	770-233-6230	
Alison Pollard	Chamber of Commerce	apollard@cityofgriffin.com	770-228-8200	
Jude Fils-Aime	Sealth, Inc.	Jude.filsaime@gmail.com	404-310-9252	
Latonia Fils-Aime	Fils-Aime & Associates	LmFRealtor@gmail.com	404-731-8976	
Josh Abernathy	City Church & Downtown Council	josh@citychurchgriffin.org	770-846-3180	

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #4
October 19, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Jeremy Shratten	City of Griffin Economic Development	JShratten@[redacted] cityofgriffin.com	470-727-5247	Jeremy Shratten

Griffin Urban Redevelopment Area



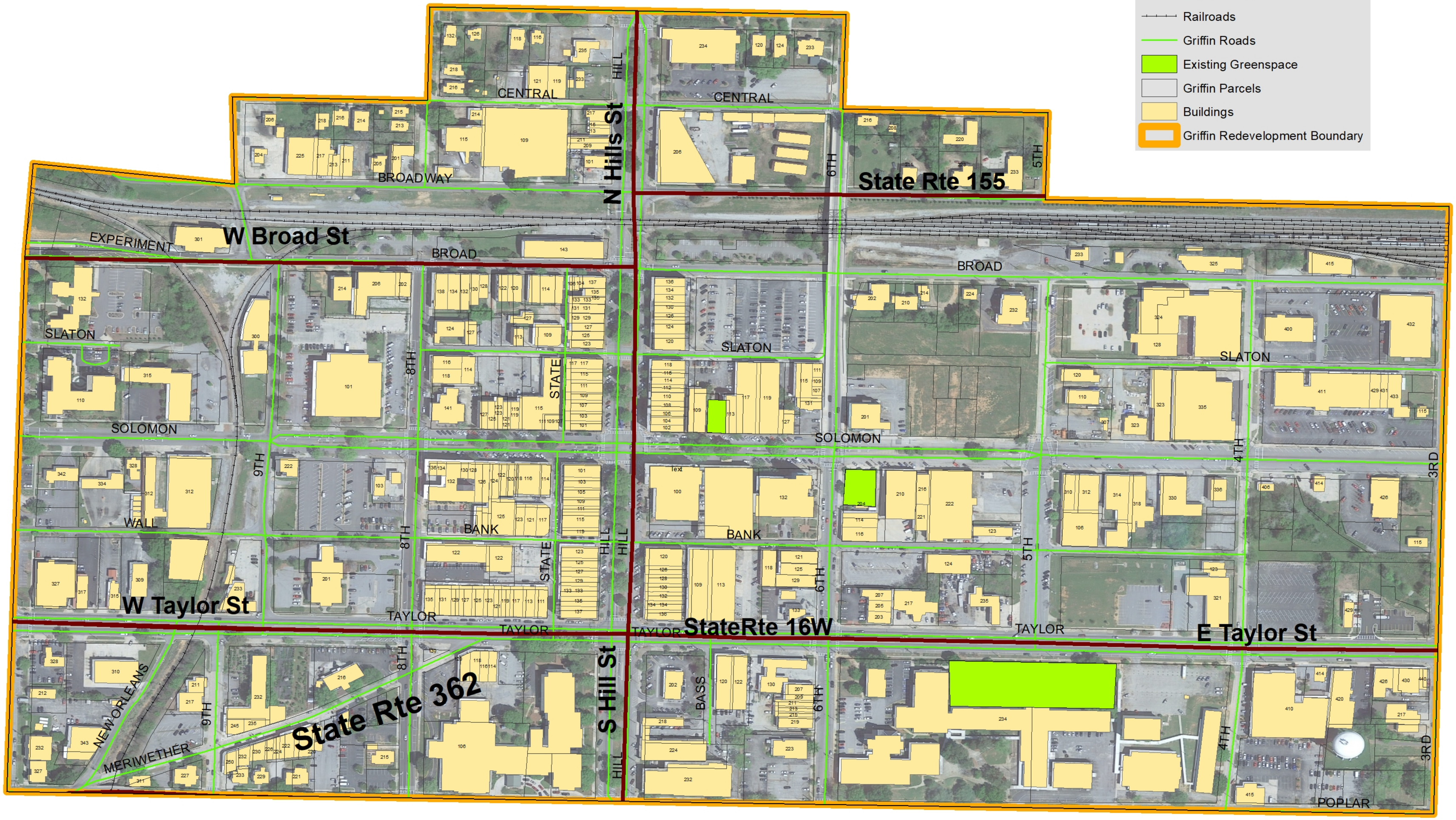
ThreeRivers REGIONAL COMMISSION
120 North Hill St. Tel: (678) 692-0510
P.O Box 818 Fax: (678) 692-0513
Griffin, GA 30224

Produced by:
Three Rivers Regional Commission
Date: 7/14/2022

Griffin Urban Redevelopment Area

Legend

- Major Roads
- Railroads
- Griffin Roads
- Existing Greenspace
- Griffin Parcels
- Buildings
- Griffin Redevelopment Boundary



N

0 0.02 0.04 0.08 0.12 0.16 Miles

ThreeRivers REGIONAL COMMISSION

120 North Hill St. Tel: (678) 692-0510
PO Box 818 Fax: (678) 692-0513
Griffin, GA 30224

Produced by:
Three Rivers Regional Commission
Date: 8/26/2022

Griffin Urban Redevelopment Area

Legend

- Major Roads
- Railroads
- National Register District
- Griffin Parcels
- Buildings
- Griffin Redevelopment Boundary

N Hills St

State Rte 155

W Broad St

W Taylor St

StateRte 16W

E Taylor St

State Rte 362

S Hill St

N

0 0.02 0.04 0.08 0.12 0.16 Miles

ThreeRivers REGIONAL COMMISSION

120 North Hill St. Tel: (678) 692-0510
P.O Box 818 Fax: (678) 692-0513
Griffin, GA 30224

Produced by:
Three Rivers Regional Commission
Date: 7/14/2022

Griffin Urban Redevelopment Area

Legend

- Railroads
- Griffin Roads
- Griffin Redevelopment Boundary

Vacancy Status

- VACANT LOT
- OCCUPIED BUILDING
- VACANT BUILDING

N

W Broad St
EXPERIMENT
BROADWAY
CENTRAL
N Hills St
HILL
6TH
State Rte 155
5TH
BROAD
SLATON
8TH
STATE
SOLOMON
9TH
4TH
WALL
BANK
W Taylor St
TAYLOR
StateRte 16W
E Taylor St
S Hill St
NEW ORLEANS
State Rte 362
MERIWETHER
BASS
3RD
POPLAR

ThreeRivers REGIONAL COMMISSION
120 North Hill St. Tel: (678) 692-0510
P.O Box 818 Fax: (678) 692-0513
Griffin, GA 30224

Produced by:
Three Rivers Regional Commission
Date: 10/18/2022

A RESOLUTION 22-

A RESOLUTION TO ADOPT THE DOWNTOWN GRIFFIN URBAN REDEVELOPMENT PLAN, PURSUANT TO THE AUTHORITY OF GEORGIA URBAN REDEVELOPMENT ACT (O.C.G.A. §36-61-1, et seq.); AND TO APPROVE THE DOWNTOWN GRIFFIN URBAN REDEVELOPMENT PLAN.

WHEREAS, the Downton Griffin Urban Redevelopment Area is defined as the area in the City of Griffin between 10th Street to the west; and Poplar Street to the south; and 3rd Street to the east; and Broadway Street to the north; and Central Street to the north between 9th Street and 5th Street; and Chappell Street to the north between 8th Street and 4th Street; and

WHEREAS, the residents and City staff have prepared an Urban Redevelopment Plan to address blight conditions and underutilized areas and neighborhoods; and

WHEREAS, the City Commission makes the following findings: that the Downtown Griffin Urban Redevelopment Area conforms to the comprehensive plan for the City of Griffin; and that the Plan affords maximum opportunity for rehabilitation and redevelopment; and

WHERAS, adoption of this Plan is necessary to designate the Downtown as an Urban Redevelopment Area, in accordance with Title 36, Chapter 61 of the Code of Georgia, as amended; and

WHEREAS, such designation as an Urban Redevelopment Area will enable the City to undertake activities necessary to implement the proposed improvements and to revitalize buildings and infrastructure;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the City of Griffin does hereby adopt this Urban Redevelopment Area for Downtown Griffin of the overall City wide Redevelopment Initiative.

BE IT RESOLVED this 22nd day of November 2022.

_____
Douglas S. Hollberg, Mayor

CERTIFICATION
I do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the City of Griffin on the date so stated in said Resolution. I further certify that I am the Secretary and that said Resolution has full force and effect the 22nd day of November, 2022.

ATTEST:

_____
Jessica W. O'Connor, Secretary/City Manager

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider the minutes of the City of Griffin Board of Commissioners' Regular Meeting on November 8, 2022.

SPECIAL CONSIDERATIONS OR CONCERNS:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

Submitted By:
Susan Bartholomew

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
11-08-22 Minutes.pdf

CITY OF GRIFFIN BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
ONE GRIFFIN CENTER, W. ELMER GEORGE MUNICIPAL HALL
TUESDAY, NOVEMBER 8, 2022

Mayor Doug Hollberg presided, convening the meeting at 6:00 p.m. Commissioners attending included Cynthia Ward, Holly Murray, David Brock, Truman Tinsley and Rodney McCord. Also present were City Manager, Jessica O'Connor, City Attorney, Drew Whalen, and Susan Bartholomew to record minutes.

Commissioner Flowers arrived at 6:13 p.m.

Call to order by Mayor Hollberg

Pledge of Allegiance .....Commissioner Ward
Invocation ..... Commissioner Tinsley

Approval of Agenda

Motion/second to approve the Agenda by Commissioners Tinsley/Murray carried 6-0.

PRESENTATIONS AND DELEGATIONS

1. Recognize Captain Michael Thompson, as the October 2022 Strongest Link in the Chain award recipient. *Fire Chief, John Hamilton, will address.*

   Chief Hamilton addressed the Commissioners and stated that Captain Michael Thompson has been with the City for 20 years. This Strongest Link Award is special because most people see Captain Thompson as an inspector, an investigator and fire code enforcement officer in his role as Fire Marshal, but he is also a great educator. Many of the employees reached out to let Chief know what an outstanding job Captain Thompson did at the Safety Expo in the Fire Safety Bus. This helps people to see a different side of Captain Thompson.

   Captain Thompson addressed the Commissioners and stated his appreciation for Chief Hamilton's remarks. He noted his enthusiasm for the education aspect of his job and thanked the Commissioners.

2. Presentation of a joint proclamation declaring Saturday, November 26, 2022 as Small Business Saturday in the City of Griffin and Spalding County.

   Mayor Hollberg presented the proclamation to Ms. Carmen Caldwell, Chairman of the Board of the Griffin-Spalding Chamber of Commerce. Ms. Caldwell addressed the Commissioners and thanked them for the proclamation and recognition. She stated that the Chamber is bringing back the Shop Small passport program this year beginning November 12 and ending December 10 and encouraged citizens to shop local businesses.

3. Review financial reports for September 2022. *City Manager, Jessica O'Connor, will address.*

   Ms. O'Connor addressed the Commissioners, and she noted that the collection of sales tax from SPLOST is complete. The City collected over $4 million in excess of the budgeted amount, and that excess is reserved for transportation. Staff will be reviewing the list of projects that have been proposed for the excess SPLOST and ARPA funds and will present a complete list at the Commissioners' Goals Workshop in January 2023. She also noted that the TSPLOST numbers are not showing correctly, but we are over budget for collections to date.

   The City has collected 96% for the prior year property taxes. The City has been informed that there is a problem with software and printers at the Tax Commissioner's office, so tax bills will go out later than normal, and payment will be due December 31, 2022.

CITIZEN COMMENTS

At this time, the Mayor opens the floor to comments from the audience. Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Commission meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Mayor reserves the right to limit comments

to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.

There were no citizen comments.

CONSENT AGENDA

4. Consider the 2023 Board of Commissioners' Meeting Schedule. *City Manager, Jessica O'Connor, will address.*

5. Consider contract to renew the Environmental Systems Research Insititute, Inc. (ESRI), sole source, GIS software maintenance beginning December 13, 2022 until June 30, 2026 at a total cost of $97,569.00 for the City of Griffin. *Information Technology Manager Cody Stonica will address.*

6. Consider the purchase of (135) 70W LED Lights in the amount of $14,715, (84) 132W LED Lights in the amount of $27,132, and (200) LED Photo Controls in the amount of $3,570 for a total of $45,417 from Gresco Utility Supply, Inc., Sole Source. *Electric Director, Jennifer Freeman, will address.*

Motion/second to approve the Consent Agenda by Commissioners Brock/Murray carried 6-0.

REGULAR AGENDA

The Regular Agenda includes items that the Commission will individually consider and on which they will possibly take action.

7. Consider the minutes of the City of Griffin Board of Commissioners' Workshop Meeting on October 25, 2022.

   Motion/second to approve the minutes of the City of Griffin Board of Commissioners' Workshop Meeting on October 25, 2022 by Commissioners Murray/Ward carried 5-0-1. Commissioner McCord abstained as he did not attend the meeting.

8. Consider the minutes of the City of Griffin Board of Commissioners' Regular Meeting on October 25, 2022.

   Motion/second to approve the minutes of the City of Griffin Board of Commissioners' Regular Meeting on October 25, 2022 by Commissioners Murray/Ward carried 4-0-2. Commissioners Brock and McCord abstained as neither attended the meeting.

9. Consider the minutes of the City of Griffin Board of Commissioners' Called Meeting on October 27, 2022.

   Motion/second to approve the minutes of the City of Griffin Board of Commissioners' Called Meeting on October 27, 2022 by Commissioners McCord/Murray carried 5-0-1. Commissioner Brock abstained as he did not attend the meeting.

10. Consider agreement with Goodwyn Mills Cawood, best qualified applicant, in the amount of $180,400.00 to provide consultant services for the City of Griffin 2023-2043 Comprehensive Plan update. *Director of Planning & Development Services, Chad Jacobs will address.*

    Motion/second to approve an agreement with Goodwyn Mills Cawood, best qualified applicant, in the amount of $180,400.00 to provide consultant services for the City of Griffin 2023-2043 Comprehensive Plan update by Commissioners Ward/Tinsley carried 7-0.

11. Consider adoption of the updated electric rate tariff based on the Cost of Service Study presented to the Board of Commissioners on October 25th by data analyst Sarah Leonard with Electric Cities of Georgia. *Electric Director, Jennifer Freeman will address.*

Motion/second to approve adoption of the updated electric rate tariff based on the Cost of Service Study presented to the Board of Commissioners on October 25th by data analyst Sarah Leonard with Electric Cities of Georgia by Commissioners Ward/Murray carried 7-0.

12. Consider allowing MEAG Power to continue to make voluntary deposits from off-system sales into the City of Griffin Flexible Operating Account, Short Term Portfolio and the New Generation and Capacity Funding Account, Intermediate Extended Maturity Portfolio, as well as authorize the Mayor and City Manager to complete the election form. *Electric Director, Jennifer Freeman will address.*

    Motion/second to approve allowing MEAG Power to continue to make voluntary deposits from off-system sales into the City of Griffin Flexible Operating Account, Short Term Portfolio and the New Generation and Capacity Funding Account, Intermediate Extended Maturity Portfolio, as well as authorize the Mayor and City Manager to complete the election form by Commissioners Ward/Tinsley carried 7-0.

13. Consider nominating Wayne Jones, Technical Services Superintendent, to the Electric Cities of Georgia Board of Directors. *Electric Director, Jennifer Freeman will address.*

    Motion/second to approve the nomination of Wayne Jones, Technical Services Superintendent, to the Electric Cities of Georgia Board of Directors by Commissioners Ward/Tinsley carried 7-0.

14. Consider an Ante Litem Notice from attorney Tressa S. McCray, P.C., dated October 14, 2022, received by Certified Mail to Mayor Douglas Hollberg on October 19, 2022, on behalf of Michael Bernard Goodrum and Reginald Wimbush, Sr., alleging False Arrest and False Imprisonment without probable cause, from Shoplifting incident at The Food Depot on January 20, 2021. *City Attorney Drew Whalen will address.*

    Motion/second to deny an Ante Litem Notice from attorney Tressa S. McCray, P.C., dated October 14, 2022, received by Certified Mail to Mayor Douglas Hollberg on October 19, 2022, on behalf of Michael Bernard Goodrum and Reginald Wimbush, Sr., alleging False Arrest and False Imprisonment without probable cause, from Shoplifting incident at The Food Depot on January 20, 2021 by Commissioners Murray/Brock carried 5-2. Commissioners Murray, Brock, Tinsley, Flowers and Hollberg voted in favor of denial. Commissioners McCord and Ward voted against denial.

15. Consider cancellation of the scheduled Workshop and Regular meetings on Tuesday, December 27, 2022 due to Christmas Holidays. *City Manager, Jessica O'Connor, will address.*

    Motion/second to cancel the scheduled Workshop and Regular meetings on Tuesday, December 27, 2022 due to Christmas Holidays by Commissioners McCord/Ward carried 7-0.

CITY MANAGER'S REPORT

The City Manager will update the Commission on pending items, upcoming workshops, meetings, conferences and other pertinent issues.

1. Congratulations to Mike Thompson. Ms. O'Connor stated that she and her family learned many things from Captain Thompson when they toured the Fire Safety Bus. She has since updated her smoke alarms and talked with her neighbors about the family's safe place.
2. Citizens' Government Academy graduation will be held Thursday, November 10, 2022 at 6 p.m. at Historic City Hall. The Commissioners are invited to attend.
3. The City is hosting a Main Street Listening Session at Historic City Hall on Thursday, November 17, 2022.
4. Please note that City of Griffin offices will be closed on Friday, November 11, 2022 in observance of Veterans Day.
5. Cities United Registration opens on Monday November 14. Please get your registration information to Ms. Bartholomew.
6. Commissioners' badges for access to One Griffin Center are available from Cody Stonica.

CITY ATTORNEY COMMENTS

No comment.

COMMISSIONER REPORTS

Commissioners will provide updates regarding issues of interest from their respective districts and/or committee reports.

Ward: No comment.

Flowers: No comment.

Murray: Commissioner Murray Congratulated Captain Thompson on his Strongest Link Award.

Brock: No comment.

Tinsley: Commissioner Tinsley congratulated Captain Thompson on his Strongest Link Award. He also recognized his daughter, Kimberly Tinsley Register, on being named the Vice President for Academic Affairs at Southern Crescent Technical College.

McCord: Commissioner McCord congratulated Captain Thompson. He thanked all for the thoughts and prayers for his son, Jordan and stated that Jordan is doing well and making significant progress in his recovery.

Hollberg: No comment.

Ms. O'Connor reminded all that November 12, 2022 is 2nd Saturday in Downtown Griffin and listed the activities for this event.

ADJOURN

Motion/second at 6:20 p.m. to adjourn the meeting by Commissioners Murray/Tinsley carried 7-0.

Respectfully submitted,

_____ _____

Douglas S. Hollberg, Mayor Jessica W. O'Connor, City Manager

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a lease agreement between City of Griffin and Stuart Thompson d/b/a Eggonomics, Inc. for Suites 522 and 523 and 112 square feet of storage space in One Griffin Center in the initial annual rental amount of $6,696.61. *Staff Attorney, Kelsey Carden, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The Party currently has a lease for Suites 522 and 523 and which will expire on December 31, 2022. The lease term for this agreement is 24 months and will expire December 31, 2024. There is a 5% rent increase after the first 12 months.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Year 1 - $7,818.64
Year 2 - $8,209.12

Submitted By:
Susan Bartholomew

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Eggonomics Lease Agreement 11.9.2022.pdf

LEASE AGREEMENT

PREMISES:	100 South Hill Street, Suites 522, 523, and Storage Space of 112 square feet as identified in Exhibit D, Griffin, Georgia 30224
LANDLORD:	City of Griffin, Georgia
TENANT:	Stuart Thompson d/b/a Eggonomics, Inc.
DATE:	January 1, 2023 – December 31, 2024

STANDARD OFFICE LEASE

This Lease is made and entered into this _____ day of November, 2022, by and between the City of Griffin, a Georgia municipal corporation (hereinafter referred to as "Landlord"), and Stuart Thompson d/b/a Eggonomics, Inc. (hereinafter referred to as "Tenant").

WITNESSETH

1. PREMISES

Landlord does hereby rent and lease to Tenant, and Tenant does hereby rent and hire from Landlord: (a) Suite No. 522, containing approximately three hundred and four (304) rental square feet of space; (b) Suite No. 523, containing approximately one hundred forty-eight (148) square feet of space; and (c) the Storage Space identified in red on floor plan attached as Exhibit "D", containing approximately one hundred twelve (112) square feet of space (hereinafter, collectively, referred to as the "Premises") of 100 South Hill Street, One Griffin Center, Griffin, Georgia 30224 (hereinafter referred to as the "Building"). The Premises, the Building, and the surrounded areas (hereinafter, collectively, referred to as the "Property") are set forth on the legal description attached and incorporated herein as Exhibit "A".

2. TERM

The term of this Lease ("Initial Term") shall be for a period of twenty-four (24) months, commencing on January 1, 2023 and expiring at midnight on the last day of the twenty-fourth (24^{th}) full calendar month following the Commencement Date, unless sooner terminated as hereunder provided or unless such Commencement Date and termination are adjusted as herein provided.

3. RENTAL

(a) Base Rental.

(i) "Base Rental" means the minimum sum of Seven Thousand Eight Hundred Eighteen Dollars and 64/100 ($7,818.64) per annum, as the same may be increased from time to time pursuant to Section 3(b) of this Lease. The Base Rental shall be payable in equal monthly installments of Six Hundred Fifty One Dollars and 55/100 ($651.55) (hereinafter, "Monthly Rental") on the first day of each calendar month during the Term to Landlord at Landlord's address provided herein, or such other address as may be designated by Landlord in writing from time to time.

(ii) Tenant agrees to pay to Landlord, without any demand, setoff or deduction whatsoever, the Rent and all such other charges, sums of money, or amounts as shall become due hereunder as additional rent. The term "Rent" as used herein shall mean Monthly Rental and any other amounts due by Tenant to Landlord hereunder. All Monthly Rental, additional rental, and any other costs, expenses, sums or amounts payable or

reimbursable hereunder by Tenant to Landlord shall be deemed to be Rent hereunder whether or not designated as such.

(iii) Tenant shall pay the first month of Monthly Rental on or prior to the Commencement Date of this Lease.

(iv) If the Term commences at any time other than the first day of any calendar month or terminates at any time other than the last day of a calendar month, the amount of Rent due from Tenant shall be proportionately adjusted based on that portion of the month that this Lease is in effect.

(v) Rent payments not received by Landlord on or before the due date shall be subject to a late charge payable by Tenant in an amount equal to ten percent (10%) of such past due Rent.

(b) Adjusted Base Rental.

The Rent shall be increased by five percent (5%) as of each anniversary of the Commencement Date.

(c) Taxes and Insurance.

(i) Landlord shall make timely payment of all real property (ad valorem) taxes and assessments levied against the Building.

(ii) Reserved.

(iii) Reserved.

(iv) Tenant shall pay promptly when due all taxes directly or indirectly imposed or assessed upon Tenant's gross sales, business operations, machinery, equipment, trade fixtures and other personal property or assets, whether such taxes are assessed against Tenant, Landlord or the Building, and all of the privileges, business licenses, taxes and similar charges for which Tenant is primarily responsible. In addition, in the event there is imposed at any time a tax upon and/or measured by the rental payable by Tenant under this Lease, whether by way of a sales or use tax or otherwise, Tenant shall be responsible for the payment of such tax and shall pay the same on or prior to the due date thereof; provided, however, that the foregoing shall not include any inheritance, estate, succession, transfer, gift or income tax imposed on or payable by Landlord.

(d) Common Area Maintenance.

"Common Areas" shall refer to all portions of the Building that are available for use by all tenants, occupants, or invitees on a non-exclusive basis. Landlord shall repair and/or maintain, and keep in good, clean and safe condition, all Common Areas within the Building, provided however, that Landlord shall not be liable for damages nor shall the

Rent be abated for failure to maintain such Common Areas when such failure is not due to Landlord's negligence.

4. SECURITY DEPOSIT

Reserved.

5. USE

The Premises shall be used for general business purposes only and no other use, including but not limited to, residential use, is permitted. The Premises shall not be used for any illegal purposes; nor in violation of any regulation of any governmental body, nor in any manner to create any nuisance or trespass; nor in any manner to vitiate the Insurance or increase the rate of Insurance on the Premises or on the Building. Tenant hereby agrees to comply with any and all municipal, county, state and federal regulations and requirements applicable or in any way relating to the use, access to, occupancy and condition of the Premises. If Tenant's use for other than general business purposes should increase the cost of Landlord's Insurance on the Premises or on the Building, then Tenant shall pay the entire amount of such increase within sixty (60) days after notification of same by Landlord.

Tenant acknowledges that Landlord, its agents and employees and other persons acting on behalf of Landlord have made no representations or warranties of any kind, express or implied, with respect to: (a) the physical or environmental condition, zoning or legal status of the Building; (b) the fitness of the Premises for Tenant's intended use; (c) the degree of sound transfer within the Building; (d) the absence of electrical or radio interference in the Premises or the Building; (e) the condition, capacity or performance of electrical or communications systems or facilities; or (f) the absence of objectionable odors, bright lights or other conditions which may affect Tenant's use and enjoyment of the Premises or the Building, upon which Tenant has relied directly or indirectly for any purpose.

6. LANDLORD'S CARE

Landlord shall not be required to make any repairs or improvements to the Premises except repairs to the foundation, exterior walls or roof of the Building as necessary for safety and tenantability unless the need for such repairs or improvements is due to Landlord's negligence.

7. TENANT'S CARE

Tenant shall repair, maintain and/or repair as necessary and keep in good, clean and safe repair all portions of the Premises and all equipment, fixtures and systems therein which are not specifically set forth as the responsibility of Landlord in Paragraph 6 of this Lease. Tenant shall, at its sole cost and expense, clean, keep in good repair, maintain and replace all portions of the Premises, including but not limited to, all doors and plate glass in the Premises when cracked or broken, and all alterations, improvements, betterments, equipment, fixtures and personal property belonging to Tenant or placed in the Premises by, for or on behalf of the Tenant. All repairs and replacements by Tenant shall be made promptly, in good and workmanlike manner, in compliance with all applicable laws, codes and ordinances, and in quality at least equal to the original work

and with contractors approved by Landlord. If tenant fails to perform its obligations, landlord may enter the Premises and do so on Tenant's behalf, and Tenant shall reimburse Landlord upon demand for any costs and expenses incurred by Landlord in performing such obligations. At the Termination of this Lease, Tenant agrees to deliver up the Premises to Landlord in as good condition as on the Commencement Date, ordinary wear and tear excepted.

Tenant shall indemnify Landlord and shall hold Landlord harmless against any and all damage or injury to the Premises, the Building or the Land or to any person or property caused or contributed to by any act, omission, or neglect of Tenant, any invitee, agent, affiliate, customer or client of Tenant or anyone in Tenant's control or employ. Tenant shall at once report in writing to Landlord any defective condition known to Tenant which Landlord is required to repair, and failure to promptly report such defects shall make Tenant liable to Landlord for any liability incurred by Landlord by reason of Tenant's failure to notify Landlord of such defects; provided, however, no liability shall accrue to Tenant for Tenant's failure to inform Landlord of latent defects to the Premises, Building or Land. In no event shall Tenant cause or allow any outside storage of trash, refuse or other debris on the Premises or the Property whether in the area of the dumpster or otherwise.

8. INSPECTIONS

Landlord shall have the right, but not the obligation, to enter the Premises at reasonable hours to exhibit same to prospective lenders, purchasers or tenants; to make repairs, additions, alterations, and improvements; and to inspect the Premises, all without being liable to Tenant in any manner whatsoever for any damages arising therefrom unless such damages are caused by the negligence of Landlord or its officers, employees, agents, contractors, sublessees or invitees. Notwithstanding the foregoing, except in the case of emergency, Landlord shall provide at least twenty-four (24) hours' notice to Tenant before entering the Premises. Tenant hereby waives any claim for damages for any inconvenience to or interference with Tenant's business or any loss of occupancy or quiet enjoyment of the Premises occasioned by such entry. Landlord may at all times have and retain a key with which to unlock all of the doors in, on or about the Premises (excluding Tenant's vaults, safes and similar areas designated in writing by Tenant in advance); and Landlord shall have the right to use any and all means which Landlord may deem proper to open Tenant's doors in an emergency in order to obtain entry to the Premises, and any entry to the Premises obtained by Landlord in an emergency shall not be construed or deemed to be a forcible or unlawful entry into or a detainer of the Premises or an eviction, actual or construction, of Tenant from the Premises or any portion thereof and Landlord shall have no liability to Tenant as a result thereof.

9. DEFAULT; REMEDIES

(a) Default.

The occurrence of any of the following shall constitute an event of default hereunder by Tenant:

(i) Any Rent specified in this Lease is not paid by the due date within five (5) days after Landlord notifies Tenant that such Rent has not been received

provided Landlord shall not be required to produce notice after the second failure in one Lease year;

(ii) The Premises are deserted or abandoned;

(iii) Tenant does or permits to be done anything which creates a lien upon the Premises or the Building and such lien is not removed or discharged within thirty (30) days after the filing thereof;

(iv) Any petition is filed by or against Tenant in bankruptcy and not dismissed within thirty (30) days after the filing thereof or Tenant takes advantage of any debtor relief proceeding under any present or future law whereby the Rent payable hereunder or any part thereof is or is proposed to be reduced or deferred;

(v) Tenant becomes insolvent or makes a transfer in fraud of creditors;

(vi) Tenant makes an assignment for the benefit of creditors;

(vii) A receiver is appointed for all or a substantial part of the assets of Tenant;

(viii) Tenant's Leasehold interest in the Premises is levied upon under execution;

(ix) The default of a guarantor under a guaranty or the repudiation of a guaranty required under this Lease;

(x) Tenant fails to comply with any other term, provision, condition, or covenant of this Lease or with any of the Rules and Regulations now or hereafter reasonably established by Landlord for the government of the Building and Tenant does not cure such failure to comply within thirty (30) days written notice by Landlord.

(b) Remedies.

Upon the occurrence of any of the aforesaid events of default, Landlord shall have the option to pursue any one or more of the following remedies without any notice or demand whatsoever, in addition to, and not in limitation of, any other remedy or right permitted it by law or in equity or by this Lease:

(i) Landlord shall have the immediate right of re-entry and may remove all property from the Premises to a warehouse or elsewhere at the cost of, and for the account of, Tenant all without being deemed guilty of trespass, or becoming liable for any loss, damage or damages which may be occasioned thereby;

(ii) Landlord may, enter the Premises and make such alterations and repairs as may be necessary in order to relet the Premises;

(iii) Landlord, with or without terminating this Lease, may, but shall not be obligated to relet the Premises or any part thereof for such term or terms

(which may be for a term extending beyond the term of this Lease) at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable or acceptable. Upon reletting the Premises, this Lease shall terminate and all rentals received by Landlord from such reletting shall be applied: first, to the payment of any indebtedness other than Rent due hereunder from Tenant to Landlord; second, to the payment of any unpaid costs and expenses of such reletting, including reasonable brokerage fees and reasonable attorney's fees, the costs of such alterations and repairs and Lease considerations and incentives; third, to the payment of the Rent due and unpaid hereunder. In no event shall Tenant be entitled to any excess rental received by Landlord over and above that which Tenant is obligated to pay hereunder, including Rent, additional Rent and all other charges;

(iv) Landlord may terminate this Lease, in which event Tenant shall immediately surrender possession of the Premises, and Landlord may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Premises, reasonable attorneys' fees and costs;

(v) Enter upon the Premises without being liable for prosecution or any claim of damages therefor, and do whatever Tenant is obligated to do under the terms of this Lease; and Tenant agrees to reimburse Landlord on demand for any expenses including, without limitation, reasonable attorneys' fees which Landlord may incur in thus effecting compliance with Tenant's obligations under this Lease, and Tenant further agrees that Landlord shall not be liable for any damages resulting to Tenant from such action, whether caused by negligence of Landlord or otherwise; or

(vi) Terminate Tenant's right of possession, without terminating this Lease, and enter upon and take possession of the Premises and expel or remove Tenant and any other person who may be occupying said Premises or any part thereof, by entry, dispossessory suit or otherwise, without thereby releasing Tenant from any liability hereunder, and without being liable for prosecution or any claim of damages therefor and, if Landlord so elects, make such alterations, redecorations and repairs as, in Landlord's judgment, may be necessary to relet the Premises; and Landlord may, but shall be under no obligation to do so (except as may be provided by State law), relet the Premises or any portion thereof in Landlord's or Tenant's name, but for the account of Tenant, for such term or terms (which may be for a term extending beyond the Term) and at such rental or rentals and upon such other terms as Landlord may deem advisable, with or without advertisement, and by private negotiations, and receive the rent therefor, Tenant hereby agreeing to pay to Landlord the deficiency, if any, between all Rent reserved hereunder and the total rental applicable to the Term

hereof obtained by Landlord upon re-letting; and Tenant shall be liable for Landlord's costs incident to such re-letting, including reasonable broker's commissions and lease assumptions; and any such demand, reentry and taking possession of the Premises by Landlord shall not of itself constitute an acceptance by Landlord of a surrender of this Lease or of the Premises by Tenant and shall not of itself constitute a termination of this Lease by Landlord.

All sums past due under this Lease shall bear interest at the lesser of a per annum rate of ten percent (10%) or the maximum lawful rate, from due date thereof until paid-in-full. Pursuit of any of the foregoing remedies shall not preclude pursuit of any other remedy herein provided or any other remedy provided by law or at equity, nor shall pursuit of any remedy herein provided constitute an election of remedies thereby excluding the later election of an alternate remedy, or a forfeiture or waiver of any Rent or other charges and assessments payable by Tenant and due to Landlord hereunder or of any damages accruing to Landlord by reason of violation of any of the terms, covenants, warranties and provisions herein contained. No reentry or taking possession of the Premises by Landlord or any other action taken by or on behalf of Landlord shall be construed to be an acceptance of a surrender of this Lease or an election by Landlord to terminate this Lease unless written notice of such intention is given to Tenant. No failure of Landlord to exercise any power given Landlord, hereunder, or to insist upon strict compliance by Tenant of any obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof. Forbearance by Landlord to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default. In determining the amount of loss or damage which Landlord may suffer by reason of termination of this Lease or the deficiency arising by reason of any reletting of the Premises by Landlord as above provided, allowance shall be made for the expense of repossession. Tenant agrees to pay to Landlord all costs and expenses incurred by Landlord in the enforcement of this Lease, including, without limitation, the reasonable fees of Landlord's attorneys. No waiver of any breach of the covenants, warranties, agreements, provisions, or conditions contained in this Lease shall be construed as a waiver of said covenant, warranty, provision, agreement or condition or of any subsequent breach thereof, and if any breach shall occur and afterwards be compromised, settled or adjusted, this Lease shall continue in full force and effect as if no breach had occurred.

All rights and remedies of Landlord created or otherwise existing at law are cumulative and the exercise of one or more rights or remedies shall not be taken to exclude or waive the right to exercise any other.

Tenant hereby indemnifies Landlord from and agrees to hold Landlord harmless against, any and all liability, loss, cost, damage or expense, including, without limitation, court costs and reasonable attorney's fees actually incurred (without regard to statutory definitions or constraints upon the charge or collection thereof), through all appeals, imposed on Landlord by any person whomsoever, caused in whole or in part by any act or

omission of Tenant, or any of its employees, contractors, servants, agents, subtenants, assignees, representatives or invitees, or otherwise occurring in connection with any default of Tenant under this Lease or attributable to or resulting from the condition, use or occupancy of the Premises by Tenant. The provisions of this paragraph shall survive any termination of this Lease.

10. PERSONALTY OF LEASE

If Tenant shall not remove all Tenant's effects from the Premises within a reasonable time after any expiration or other termination of this Lease, such effects shall be deemed abandoned by Tenant. All personal property of Tenant or Tenant's employees, agents, affiliates, or invitees, located in or brought upon the Premises or any part of the Building shall be at the risk of Tenant only, and Landlord shall not be liable to Tenant or any other party for any damages thereto or theft thereof resulting from any cause.

11. POSSESSION; COMMENCEMENT DATE AGREEMENT

Tenant accepts the Premises in their present condition and as suited for the uses intended by Tenant. If this Lease is executed before the Premises herein becomes ready for occupancy and Landlord cannot deliver possession of the Premises on the Commencement Date, Tenant hereby waives any claim for damages due to such delay, and Landlord hereby waives the right to receive any payment of Rent until Landlord delivers possession to Tenant, except as otherwise set forth to the contrary herein.

After Tenant takes possession of the Premises or is deemed to have received possession of the Premises, Landlord shall prepare and deliver to Tenant an agreement (hereinafter the "Commencement Date Letter"), generally in the form of Exhibit "B" to this Lease, which shall fix the Commencement Date and the date upon which the Term shall expire. Within thirty (30) days after Tenant's receipt of such Commencement Date Letter, Tenant shall properly execute and return the agreement to Landlord. When fully executed and delivered, the Commencement Date Letter shall supersede any inconsistent terms contained in this Lease.

12. UTILITIES

Landlord shall furnish on or near the Premises a reasonable amount of water, electricity, air conditioning and heat for Tenant's use during ordinary business hours for the Building (which are 8:00 a.m. to 6:00 p.m., Monday through Friday, only, exclusive of normal business holidays). Landlord agrees to, and shall keep all plumbing, electrical, and heating equipment located outside of the leased premises in good repair; provided, however, Landlord shall not be liable for damages, nor shall the Rent be abated, for Landlord's failure to furnish water, electricity, gas, and heat. Tenant shall maintain and make all other repairs in or to the leased Premises and any equipment located therein which exclusively services the Premises.

13. SUBLETTING AND ASSIGNMENT

Tenant shall not, without the prior written consent of Landlord at Landlord's sole discretion, assign this Lease or any interest herein or in the Premises, or mortgage, pledge, encumber, hypothecate or otherwise transfer or sublet the Premises or any part thereof or permit the use of the Premises by any party other than Tenant. Any of the foregoing acts without such

consent shall be void and shall, at the option of Landlord, terminate this Lease. Consent to one or more such transfers or subleases shall not destroy or waive this provision, and all subsequent transfers and subleases shall likewise be made only upon obtaining the prior written consent of Landlord.

Subtenants or transferees of the Premises for the balance of the Term shall become directly liable to Landlord for all obligations of Tenant hereunder, without relieving Tenant (or any guarantor of Tenant's obligations hereunder) of any liability therefor, and Tenant shall remain obligated for all liability to Landlord arising under this Lease during the entire remaining Term including any extensions thereof, whether or not authorized herein. If Tenant is a partnership or a limited liability company (or any similar business association), a withdrawal or change, whether voluntary, involuntary or by operation of law, of partners or members as the case may be owning a controlling interest in Tenant shall be deemed a voluntary assignment of this Lease not requiring consent of Landlord. If Tenant is a corporation, any dissolution, merger, consolidation or other reorganization of Tenant, or the sale or transfer of a controlling interest in the capital stock of Tenant, whether in a single transaction or in a series of transactions, shall be deemed a voluntary assignment of this Lease not requiring consent of Landlord.

Landlord may, as a prior condition to considering any request for consent to an assignment or sublease, require Tenant to obtain and submit current financial statements of any proposed subtenant or assignee and such other financial documentation relative to the proposed subtenant or assignee as Landlord may reasonably require. In the event Landlord consents to an assignment or sublease, Tenant shall pay to Landlord a fee in the amount of $500 to cover Landlord's accounting costs plus any reasonable legal fees incurred by Landlord as a result of any proposed assignment or sublease. Any consideration, in excess of the Rent and other charges and sums due and payable by Tenant under this Lease, paid to Tenant by any assignee of this Lease for its assignment, or by any subtenant under or in connection with its sublease, or otherwise paid to Tenant by another party for use and occupancy of the Premises or any portion thereof, shall be promptly remitted by Tenant to Landlord as additional Rent hereunder and Tenant shall have no right or claim thereto as against Landlord.

No assignment of this Lease consented to by Landlord shall be effective unless and until Landlord shall receive an original assignment and assumption agreement, in form and substance satisfactory to Landlord, signed by Tenant and Tenant's proposed assignee, whereby the assignee assumes due performance of this Lease to be done and performed for the balance of the then remaining Lease Term of this Lease. Notwithstanding anything to the contrary set forth herein, Tenant shall not be released from its obligations under the Lease in the event of any assignment of this Lease or any subletting of the Premises.

Upon Landlord's receipt of a request by Tenant to assign this Lease or any interest herein or in the Premises or to transfer or sublet the Premises or any part thereof or permit the use of the Premises by any party other than Tenant, Landlord shall have the right, at Landlord's option, to exercise in writing any of the following options: (a) to terminate this Lease as to the portion of the Premises proposed to be assigned or sublet; or (b) to consent to the proposed assignment or sublease, subject to the other terms and conditions set forth in this Section 13.

14. DESTRUCTION OR DAMAGE

Should a substantial portion of the Building or the entire Premises or a substantial portion thereof be damaged by fire or other casualty to such an extent that rebuilding or repairs cannot reasonably be completed in Landlord's sole judgment, within a period of one hundred eighty (180) calendar days from the date of such casualty, then Landlord or Tenant shall have the right within a period of thirty (30) days following such casualty to terminate this Lease by written notice to the other party, in which event all Rent payable under this Lease shall be abated from the date of such casualty and this Lease shall end. However, in the event neither party chooses to terminate this Lease in accordance with the above provision, Landlord shall make the repairs or replacements to the Premises with reasonable promptness and dispatch, Rent will abate in such proportion as the Premises have been damaged and untenantable, and Landlord will restore the Premises as speedily as practical, whereupon full Rent will resume. Demolition and/or rehabilitation of the Parking Deck on the Property shall not be deemed to render the Premises or Building damaged or untenantable under the terms of this Lease, and Paragraph 14 of this Lease shall not apply to demolition, rehabilitation, or repair of the Parking Deck on the Property.

Landlord, in repairing the Premises, shall not be required to repair any injury or damage to the personal property of Tenant, or to make any repairs to or replacement of any alterations, additions, improvements or fixtures installed on the Premises by or for Tenant. If the cost of performing such repairs and restoration exceeds the actual proceeds of insurance paid or payable to Landlord on account of such casualty, or if Landlord's mortgagee shall require that any insurance proceeds from a casualty loss be paid to it, Landlord may terminate this Lease unless Tenant, within fifteen (15) days after demand therefor, deposits with Landlord a sum of money sufficient to pay the difference between (a) the cost of repair; and (b) the sum of the proceeds of the insurance available to Landlord for such purpose and any deductible paid by Landlord. In no event shall Landlord be liable for any loss or damage sustained by Tenant by reason of casualties mentioned hereinabove or any other accidental casualty.

15. EMINENT DOMAIN

If the whole or any substantial part of the Premises shall be taken or condemned (including without limitation a sale in lieu of condemnation) by any competent authority for any public use or purpose, then, in that event, the Term of this Lease shall cease and terminate from the date on which possession of the part so taken shall be acquired for such use or purpose; the full amount of any resulting condemnation award, shall be paid to Landlord and Rent shall be accounted for between Landlord and Tenant as of the date of such taking. However, if only an insubstantial, in Landlord's reasonable opinion, portion of the Premises is so taken and the Premises are not untenantable, then Landlord shall repair any damage caused by such taking with reasonable promptness and dispatch and shall allow Tenant an abatement or reduction in Rent hereunder for such time as such portion of the Premises is untenantable, and this Lease shall not be otherwise affected.

16. ALTERATIONS AND IMPROVEMENTS

Tenant shall make no alterations or additions to the Premises without first obtaining Landlord's written consent thereto. Notwithstanding the foregoing, Tenant may make minor alterations without the consent of Landlord costing less than $5,000.00, including cosmetic paint, carpet, floor coverings and wallpaper. No alterations shall lessen the value of the Premises or cause expense to Landlord at the termination of this Lease. In no event shall any work be done for Landlord's account or in any way which would allow a lien to be placed against the Premises; any such lien shall be an event of default under this Lease if not removed or lawfully bonded within thirty (30) calendar days following Landlord's discovery thereof.

All additions, fixtures and improvements, whether temporary or permanent in character (except only the movable office furniture of Tenant) made in or upon the Premises, either by Tenant or Landlord, shall be Landlord's property and shall remain upon the Premises at the termination of this Lease without compensation to Tenant unless Landlord elects to have Tenant remove such alterations, fixtures, additions and improvements, in which event, Tenant shall promptly restore, at its sole cost and expense, the Premises to its condition prior to the installation of such alterations, additions and improvements, normal wear and tear excepted.

Tenant shall pay when due all costs for work performed and materials supplied to the Premises. Tenant shall keep Landlord, the Premises and the Building free from all liens and claims of lien relating to the work performed, materials furnished or obligations incurred by or for Tenant and Tenant shall protect, indemnify, hold harmless and defend Landlord, the Premises and the Building of and from any and all loss, cost, damage, liability and expense, including attorney's fees and costs, arising out of or related to any such liens or claims of lien. During the progress of such work, Tenant shall, upon Landlord's request, furnish Landlord with sworn contractor's statements and lien waivers covering all work theretofore performed. Tenant shall satisfy or otherwise discharge all liens, or other claims or encumbrances within thirty (30) days after Tenant obtains knowledge that any such lien, claim or encumbrance has been filed. If Tenant fails to pay and remove such lien, claim or encumbrance within such thirty (30) days, Landlord, at its election, may pay and satisfy the same and in such event the sums so paid by Landlord, with interest from the date of payment at the rate of 8% per annum, shall be deemed additional rent due and payable by Tenant at once without notice or demand.

17. INSURANCE

Tenant shall obtain and maintain in force throughout the Term of this Lease commercial general liability insurance in the amount of not less than $1,000,000.00 for any one injury (including death) to persons of property of not less than $1,000,000.00 for any one casualty and of not less than $1,000,000.00 for property damage. Said policy shall name both Landlord and Tenant as additional insured and shall contain a provision requiring the insurer to give Landlord at least thirty (30) calendar days prior written notice before any termination or expiration of said policy for any reason. Prior to the Commencement Date of this Lease and prior to the expiration of each term of such policy, Tenant shall deliver to Landlord the original of such policy or a proper certificate from the insurer. Whenever, in Landlord's reasonable judgment, good business indicates the need for additional insurance coverage or different types of insurance in connection with the Premises or Tenant's use and occupancy thereof, Tenant shall, upon request, obtain such insurance at Tenant's expense and

provide Landlord with evidence thereof. All coverage shall be written on an occurrence basis and shall be primary and non-contributory over any insurance the Landlord may elect to provide on its behalf. In the event Tenant shall fail to procure such insurance or to deliver such policies and certificates, Landlord may, at Landlord's option and in addition to Landlord's other remedies in the event of a default by Tenant hereunder, procure the same for the account of Tenant, and the cost thereof shall be paid to Landlord as additional rent. Additionally, Tenant hereby agrees to insure the contents of the Premises including any improvements or betterments to the extent Tenant deems satisfactory in Tenant's sole discretion; and Landlord shall have no responsibility whatsoever for any damage, theft, or other casualty to or involving such contents.

Tenant shall have included in all policies of insurance obtained by Tenant covering the Premises and the contents therein, a waiver by the insurer of all right of subrogation against Landlord in connection with any loss or damage thereby insured against. Any additional premium for such waiver shall be paid by Tenant. Tenant waives all right of recovery against Landlord for, and agrees to release Landlord from liability for, loss or damage to the extent such loss or damage is covered by valid and collectible insurance in effect at the time of such loss or damage or would be covered by the insurance required to be maintained under this Lease by Tenant, even if such loss or damage shall have been caused by the fault or negligence of Landlord, or anyone for whom Landlord may be responsible.

All policies of insurance required to be carried by Tenant under this Section shall be in form satisfactory to Landlord, shall name Landlord, Landlord's mortgagee, Landlord's managing agent and any other party designated by Landlord as additional insureds, shall be issued by insurance companies which are licensed to do business in the State of Georgia, and shall have a Best's rating of at least "A" and a financial rating of not less than "XII" and have been approved in writing by Landlord.

Landlord shall obtain and maintain in force throughout the Term of this Lease commercial general liability insurance in the amount of not less than $1,000,000.00 for any one injury (including death) to persons or property and of not less than replacement value for any one casualty and of not less than replacement value for property damage.

18. INDEMNIFICATION

Tenant hereby protects, saves, indemnifies, defends, and holds harmless Landlord and Landlord's parent entity, affiliate entities, subsidiaries and all of their respective directors, officers, employees, agents, contractors, successors, assigns, attorneys and representatives from and against any and all suits, actions, claims, costs, fees, sums, amounts, losses, causes of action, damages, liabilities and expenses (including reasonable attorneys' fees, court costs and alternative dispute resolution expenses) caused in whole or in part, or arising directly or indirectly out of (a) any occurrence in, about, upon, at, or from the Premises, including, without limitation, any occurrence or act associated with Tenant's use or occupancy of the Premises; (b) any negligent or intentional act, omission, or misconduct of Tenant; or (c) any breach by Tenant of its obligations under this Lease.

19. SIGNS

Landlord shall maintain a Building directory on the lower level of the Building. Additionally, if requested by Tenant, Landlord shall provide Tenant with an identification sign of Landlord's design and specification which shall be affixed to the exterior of the Premises by Landlord. No other signage of any type shall be permitted.

20. ATTORNEY'S FEES

Tenant agrees to pay all reasonable attorney's fees and expenses actually incurred by Landlord in enforcing any of Tenant's obligations under this Lease whether or not such enforcement involves the filing by Landlord of legal action with any court, or in any litigation or negotiation in which Landlord shall, by virtue of this Lease or Landlord's ownership of the Building, become involved through or on account of this Lease.

21. HOLDING OVER

Tenant shall not remain in possession of the Premises after expiration or earlier termination of the Lease without the express written consent of Landlord. If Tenant remains in possession after expiration or termination of the Lease Term with or without Landlord's written consent, Tenant shall become a tenant-at-sufferance, and there shall be no renewal of this Lease by operation of law or otherwise. During the period of any such holding over, all provisions of this Lease shall be and remain in effect except that the monthly rental shall be 125% of the amount of Rent (including any adjustments as provided herein) payable for the last full calendar month of the Lease Term including renewals or extensions. During any period of holding over by Tenant with or without Landlord's written consent, Landlord retains the right to retake possession of the Premises by any legal means without notice to Tenant. The inclusion of the foregoing shall not be construed as Landlord's consent for Tenant to hold over.

22. SURRENDER OF THE PREMISES

Upon the expiration or earlier termination of this Lease or within a reasonable time thereafter, Tenant shall quit and surrender to Landlord the Premises and every part thereof and all alterations, additions and improvements thereto, broom clean and in good condition and repair with the exception of reasonable wear and tear. Tenant shall remove all personalty and equipment not attached to the Premises which Tenant has placed upon the Premises, and Tenant shall restore the Premises to the condition immediately preceding the time of placement thereof unless otherwise instructed by Landlord to leave the Premises or any portion thereof "as-is."

If Tenant shall fail or refuse to remove all of Tenant's effects, personalty and equipment from the Premises within a reasonable time after the expiration or termination of this Lease for any cause whatsoever or upon Tenant being dispossessed by process of law or otherwise, such effects, personalty and equipment shall be deemed conclusively to be abandoned and may be appropriated, sold, stored, destroyed or otherwise disposed of by Landlord without written notice to Tenant or any other party and without obligation to account for them. Tenant shall pay Landlord on demand any and all expenses incurred by Landlord in the removal of such property, including,

without limitation, the cost of repairing any damage to the Premises and/or the Building caused by the removal of such property and storage charges (if Landlord elects to store such property). The covenants and conditions of this Section 22 shall survive any expiration or termination of this Lease.

23. NOTICE

All notices as provided herein shall be sent via hand delivery, overnight commercial courier or certified mail to the following:

Landlord:
City of Griffin
100 S. Hill Street
P.O. Box T
Griffin, Georgia 30224

With a copy to:
Andrew J. Whalen III
City Attorney, City of Griffin
The Whalen Law Firm LLC
100 South Hill Street, Suite 524
Griffin, Georgia 30224

Tenant:
Stuart Thompson d/b/a Eggonomics, Inc.
100 South Hill Street, Suite 522 & 523
Griffin, Georgia 30223

24. PARTIES

"Landlord" as used in this Lease shall include Landlord's assigns and successors in title to the Premises. "Tenant" shall include Tenant and, if this Lease shall be validly assigned or sublet, shall include such assignee or subtenant, its successors and permitted assigns. "Landlord" and "Tenant" shall include male and female, singular and plural, corporation, partnership or individual, as may fit the particular parties.

25. PARKING AND DRIVEWAYS

(a) Tenant shall have the right of ingress and egress over the driveways located in or in close proximity to the Premises or the Building. If the Premises occupies less than all of the Building, all driveways and parking areas shall be used by Tenant jointly with Landlord and Landlord's other tenants, their agents, customers and invitees, and Tenant hereby agrees not to park on nor block said driveways, but rather to park in designated parking areas and on paved surfaces only.

(b) Tenant shall comply with the following terms and conditions relating to parking:

(i) Except for particular spaces and areas designated by Landlord for reserved parking, all parking shall be on an unreserved, first-come, first-served basis. All vehicles on the Property must have and display a current state motor vehicle license plate, license validation decal evidencing payment of current state and county ad valorem taxes and a current state emission inspections sticker. All vehicles kept, placed, stored, parked, maintained or operated in any area of the Property must be insured with the minimum applicable insurance required by state law. Vehicles may not be covered. A vehicle belonging to Tenant or one of its employees, sublessees or invitees that fails to meet any one of the above requirements shall be deemed to be unauthorized and non-operable and may be removed from the Property by Landlord at Tenant's expense. The terms "unauthorized" and "non-operable" shall be liberally construed in favor of Landlord. In addition, but not limited to, their generally accepted definitions, "unauthorized" and "non-operable" shall also mean vehicles which: (1) are noxious, offensive, unsightly, unpleasant or unkempt such as could reasonably affect the general appearance or rental marketability of the Property or such as could reasonably cause embarrassment, discomfort, annoyance, or nuisance to Landlord or other tenants; (2) are causing damage to the community or the parking areas, including, but not limited to, oil or gas leaks, seepage or spills and motorcycle kick stands which sink into the pavement; (3) are not registered with Landlord as required by Landlord; (4) are not properly parked between parallel lines or other lines marking spaces for parking; (5) are blocking access to any prohibited areas, designated "No Parking" areas, fire lanes, fire hydrants, ingress and egress travel lanes, entrances, exits, trash receptacles or compactors or maintenance or service areas; (6) are left on blocks or jack stands; (7) appear to be in a state of disrepair; (8) appear to be incapable of self-propelled movement; (9) do not have a proper license tag, current license decal validation sticker, current state emission inspection sticker or minimum applicable motor vehicle insurance; or (10) are improperly parked in a reserved or assigned space or are improperly parked in a designated handicapped space or are improperly parked in a specially designated space. The determination of whether a vehicle is abandoned, unauthorized or non-operable shall be within the sole discretion of Landlord, and Tenant agrees that Landlord shall have no liability for any act or failure to act with respect to enforcing the parking rules and regulations.

(ii) Landlord shall not be responsible for money, jewelry, automobiles or other personal property lost in or stolen from the parking areas. Except as caused by the gross negligence or willful misconduct of Landlord, Landlord shall not be liable for any loss, injury or damage to persons using the parking areas or automobiles or other property therein, it being agreed that, to the fullest extent

permitted by law, the use of the parking areas shall be at the sole risk of Tenant and its employees and/or invitees.

(iii) Landlord shall have the right to close the parking areas (or certain portions thereof) when reasonable under the circumstances; provided, however, that except in the event of an emergency, Landlord shall provide at least twenty-four (24) hours prior written notice of such closure.

26. SUBORDINATION

This Lease shall be subordinate to the right, title and interest of any lender or other party holding a security interest in or a lien upon the Premises under any and all security deeds or mortgages presently encumbering the Premises or the Building and to any and all other security deeds or mortgages hereafter encumbering the Premises or the Building. Tenant shall at any time hereafter, on the demand of Landlord or the holder of any such security deed or mortgage, execute any instruments which may reasonably be required by such secured party for the purpose of evidencing Tenant's subordination of this Lease to the lien or security interest of such secured party. In the event of the termination of this Lease through foreclosure of any security deed or mortgage to which this Lease is subordinated, Tenant shall, upon the demand of the purchaser of the Premises or the Building at the foreclosure sale, enter into a new Lease with such purchaser for the unexpired term of this Lease at the same rent and under the same provisions of this Lease.

27. GOVERNMENTAL ORDERS

Tenant, at Tenant's expense, shall comply with all laws and ordinances, and all rules, orders and regulations of all governmental authorities and of all insurance bodies, at any time duly issued or in force (hereinafter, all "Governmental Requirements"). Notwithstanding the immediately preceding sentence, Tenant shall not (by this Lease) be obligated to comply with any Governmental Requirements requiring any structural alteration of or in connection with the Premises unless such alteration is required by reason of: (a) a condition which has been created by, or at the instance of Tenant, or is attributable to the use or manner of use to which Tenant puts the Premises; or (b) a breach of any of Tenant's covenants and agreements hereunder. However, where any structural alteration of or in connection with the Premises is required by any Governmental Regulation, and, by reason of (a) or (b) above, Tenant is not obligated to make such alteration, Landlord shall have the option of either making such alteration and paying the cost thereof or terminating this Lease by giving Tenant not less than thirty (30) days prior written notice of such termination; provided, Tenant shall have the right to nullify Landlord's termination by delivering to Landlord, within fifteen (15) days after Tenant receives Landlord's termination notice, a writing in which Tenant promises to make the required alteration at its own expense in a manner satisfactory to Landlord, and to save Landlord harmless from any and all costs, expenses, penalties and/or liabilities (including, but not limited to, accountants' and attorneys' fees) in connection therewith or by reason thereof. Tenant covenants and agrees that, after promising to make any required alteration in order to nullify a termination attempted by Landlord, Tenant will, at Tenant's expense, and in compliance with all covenants, agreements, terms, provisions and conditions of this Lease, make such alteration, and Tenant, at Tenant's expense, will promptly and duly perform all the conditions of such undertaking and that all such conditions of

such undertaking shall be deemed to constitute provisions of this Lease to be kept or performed on the part of Tenant with the same force and effect as if the same had been set forth herein.

28. IMPROVEMENTS

Reserved.

29. ESTOPPEL CERTIFICATES

From time to time during the Term, or any renewal thereof, Tenant, on request of Landlord given in writing not less than ten (10) days prior to the desired date of such certification, shall execute, acknowledge, and deliver to Landlord, a statement in writing certifying: (a) that this Lease is unmodified and is in full force and effect (or if there shall have been modifications, that this Lease is in full force and effect as so modified and stating such modification); (b) the dates to which rental hereunder and all other charges have been paid and whether any such payment represents payments in advance; (c) whether there is then existing any claim by Tenant of default hereunder by Landlord, and, if so, specifying the nature thereof; and (d) such other matters as may be requested by Landlord. Any such estoppel certificate to be delivered from time to time in accordance herewith may be relied upon by any person to whom such statement may be delivered by Landlord.

30. NO OFFER

The Submission of this Lease for examination does not constitute an offer to lease and this Lease shall be effective only upon execution hereof by Landlord and Tenant.

31. LIABILITY OF LANDLORD LIMITED

ANYTHING IN THIS LEASE TO THE CONTRARY NOTWITHSTANDING, TENANT AGREES THAT, IN THE EVENT OF ANY DEFAULT OR BREACH BY LANDLORD WITH RESPECT TO THE TERMS, CONVENANTS AND CONDITIONS OF THIS LEASE TO BE OBSERVED AND OR PERFORMED BY LANDLORD, LANDLORD'S LIABILITY SHALL BE LIMITED TO THE TOTAL AMOUNT OF RENTS PAID BY TENANT IN THE TWELVE (12) MONTH PERIOD IMMEDIATELY PRECEDING THE DATE OF LOSS OR THE ALLEGED BREACH, AND NO OTHER ASSETS OF LANDLORD SHALL BE SUBJECT TO LEVY, EXECUTION OR OTHER PROCEDURES FOR THE SATISFACTION OF TENANT'S REMEDIES. IN THE EVENT LANDLORD TRANSFERS OR ASSIGNS THIS LEASE, EXCEPT AS COLLATERAL SECURITY FOR A LOAN, UPON SUCH TRANSFER OF ASSIGNMENT, LANDLORD SHALL THEREUPON BE RELEASED OF ALL FURTHER LIABILITY AND OBLIGATIONS HEREUNDER; PROVIDED, HOWEVER, THAT LANDLORD SHALL REMAIN LIABLE FOR ANY ACT OR OMISSION BEFORE THE DATE OF SUCH TRANSFER.

32. FORCE MAJEURE

Landlord shall not be required to perform any covenant or obligation in this Lease, or be liable in damages to Tenant, Tenant's invitees, licensees or other visitors to the Premises or Building so long as the performance or nonperformance of the covenant or obligation is delayed, caused or prevented by an Act of God or force majeure, or by Tenant. Any time periods provided

in this Lease shall be extended by the number of days of delay caused by such Act of God or force majeure.

33. RIGHT TO RELOCATE

At any time or from time to time during the Term, Landlord shall have the unrestricted and unconditional right to relocate Tenant from the Premises to any other space within the Building. Landlord shall deliver notice to Tenant of Landlord's desire to relocate Tenant, together with a proposal for the area to which such Premises shall be relocated. Should Landlord exercise its right to relocate Tenant under this Section 33 then (a) expenses of said relocation or of any necessary renovation or alteration shall be paid by Landlord; and (b) following such relocation, the substituted space shall for all purposes thereinafter constitute the Premises and all terms and conditions of this Lease shall apply with full force and effect to the Premises as so relocated. If Tenant has not relocated its Premises within sixty (60) days after Landlord first notifies Tenant of Landlord's desire to relocate Tenant and the work on the relocated Premises is complete such that it is comparable to Tenant's Premises prior to the relocation, then it shall be an event of default on the part of Tenant, and Landlord shall have, as a part of said remedies, the right to terminate this Lease. Such termination shall be effective upon any date selected by Landlord in the termination notice which is at least ten (10) days after the termination notice is given by Landlord to Tenant. Tenant hereby further covenants and agrees to promptly execute and deliver to Landlord any lease amendment or other such document appropriate to reflect the changes in the Lease described or contemplated above.

34. TIME

Time is of the essence of this Lease.

35. BROKER INDEMNIFICATION

Reserved.

36. RULES AND REGULATIONS

In order to minimize inconvenience to Landlord and/or Tenant to ensure the provision of proper maintenance to the Premises and the Building, Tenant agrees that Tenant, its agents, employees, invitees, and licensees shall comply with the following Rules and Regulations as the same may be changed from time to time by Landlord's sole discretion:

(a) Sidewalks, doorways, vestibules, halls, stairways and similar areas shall not be obstructed. Except as authorized by Landlord, no refuse, furniture, boxes or other items shall be placed within, on, or around sidewalks, doorways, vestibules, halls, stairways, or other similar areas by Tenant or its officers, agents, servants, and employees, nor shall such areas be used for any purpose other than ingress and egress to and from the Premises, or for going from one part of the Building to another part of the Building. Canvassing, soliciting and peddling in the Building are prohibited.

(b) Plumbing systems, fixtures and appliances shall be used only for the purposes for which constructed and no unsuitable material shall be placed therein.

(c) No signs, directories, posters, advertisements or notices shall be painted or affixed on or to any of the windows or doors, or in corridors or other parts of the Building, except in such color, size, and style, and in such places, as shall be first approved in writing by Landlord in its sole discretion. Landlord shall prepare building standard suite identification signs at Tenant's expense. Landlord shall have the right to remove all unapproved signs without notice to Tenant, at the expense of Tenant.

(d) Tenant shall not bring or keep anything in or about the Building, nor do or permit to be done anything, that will in any way increase the rate of fire or other insurance on the Building or on property kept therein or otherwise increase the possibility of fire or other casualty.

(e) Landlord shall have the power to prescribe the weight and position of heavy equipment or objects. All damage done to the Building by the improper placing of such heavy items will be repaired at the expense of Tenant.

(f) Tenant shall notify the Facilities Maintenance Supervisor when safes or other heavy equipment are to be taken in or out of the Building and the moving shall be done after written permission is obtained from Landlord on such conditions as Landlord shall require.

(g) Corridor doors, when not in use, shall be kept closed.

(h) All deliveries must be made via the service entrance and service elevator, when provided, during Normal Business Hours. Landlord's written approval must be obtained for any delivery during non-Normal Business Hours.

(i) Tenant shall cooperate with Landlord's employees in keeping the Common Areas neat and clean and in the performance of janitorial service to the Building

(j) Tenant shall not cause or permit any improper noises in the Building, or allow any unpleasant odors to emanate from the Premises, or otherwise interfere, injure or annoy other tenants in the Building or their invitees, customers, guests and employees.

(k) No animals (excepting only registered/certified service animals) shall be brought into or kept in or about the Building.

(l) No machinery of any kind, other than ordinary office machines such as typewriters, information processing systems, copy machines, communications equipment, personal computers, printers, and calculators, shall be operated on the Premises without the prior written consent of Landlord, and Tenant shall not use or keep in the Building any inflammable or explosive fluid or substance (including Christmas trees and ornaments), or any illuminating materials. No space heaters or facts shall be operated in the Building.

(m) No bicycles, motorcycles or similar vehicles will be allowed in the Building.

(n) No nails, hooks, or screws shall be driven into or inserted in any part of the Building, nor shall tenant perform any boring, cutting or installation of any wirings in any part of the Building, without the prior written approval of Landlord.

(o) Landlord has the right to evacuate the Building in the event of an emergency or catastrophe.

(p) No food and/or beverages shall be distributed from Tenant's office without the prior written approval of the Landlord; provided that Tenant may prepare coffee and similar beverages and warm typical luncheon items for the consumption by Tenant's employees and invitees.

(q) No additional locks shall be placed upon any doors without the prior written consent of Landlord. Landlord shall furnish all necessary keys. Tenant shall not make duplicates of the keys for the Premises without the prior consent of Landlord. Additional keys shall be obtained only from Landlord at a reasonable competitive fee to be determined by Landlord.

(r) Tenant will not locate equipment, cabinets or furniture adjacent to mechanical or electrical access panels or over air conditioning outlets so as to prevent Landlord's personnel and employees from servicing such units. All costs of moving such equipment, cabinets or furniture for Landlords' access will be at Tenant's expense.

(s) Tenant shall comply with such parking rules and regulations as may be posted and distributed from time to time by Landlord.

(t) No portion of the Building shall be used for lodging rooms, gambling or any illegal, immoral or improper purposes.

(u) Tenant shall not install any window shades, blinds, drapes or any other window treatment of any kind whatsoever without Landlord's prior written consent.

(v) Landlord reserves the right to rescind any of these Rules and Regulations, and make such other and further Rules and Regulations as it deems necessary from time to time for the benefit of the Building, which Rules and Regulations shall be binding upon Tenant.

37. ENTIRE AGREEMENT

This Lease contains the entire agreement of the parties and no representations or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. This Lease shall not be amended, modified or changed (other than the Rules and Regulations) in any way except by a writing subscribed by both parties.

38. SPECIAL STIPULATIONS

The special stipulations, if any, set forth in Exhibit "C" attached hereto are hereby incorporated herein by this reference as though fully set forth. In the event of any inconsistency between the terms of such special stipulations attached hereto as Exhibit "C" and the terms of the main body of this Lease, the terms and conditions of the special stipulations shall control.

39. HAZARDOUS SUBSTANCES

Tenant hereby covenants and agrees that Tenant shall not cause or permit any "Hazardous Substances" (as hereinafter defined) to be generated, placed, held, stored, used, located or disposed of at the Premises, the Building, the Property, or any part thereof, except for Hazardous Substances as are commonly and legally used or stored as a consequence of using the Premises for the use defined in Section 5 of this Lease, but only so long as the quantities thereof do not pose a threat to public health or to the environment or would necessitate a "response action", as that term is defined in CERCLA (as hereinafter defined), and so long as Tenant strictly complies or causes compliance with all applicable governmental rules and regulations concerning the use or production of such Hazardous Substances. For purposes of this Section 39, "Hazardous Substances" shall mean and include those elements or compounds which are contained in the list of Hazardous Substances adopted by the United States Environmental Protection Agency (EPA) or the list of toxic pollutants designated by Congress or the EPA which are defined as hazardous, toxic, pollutant, infectious or radioactive by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability (including, without limitation, strict liability) or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereinafter in effect (collectively "Environmental Laws"). Tenant hereby agrees to indemnify Landlord and hold Landlord harmless from and against any and all losses, liabilities, including strict liability, damages, injuries, expenses, including reasonable attorneys' fees, costs of settlement or judgment and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Landlord by any person, entity or governmental agency for, with respect to, or as a direct or indirect result of, the presence in, or the escape, leakage, spillage, discharge, emission or release from, the Premises of any Hazardous Substances (including, without limitation, any losses, liabilities, including strict liability, damages, injuries, expenses, including reasonable attorneys' fees, costs of any settlement or judgment or claims asserted or arising under the Comprehensive Environmental Response, Compensation and Liability Act ["CERCLA"], any so-called federal, state or local "Superfund" or "Superlien" laws or any other Environmental Law); provided, however, that the foregoing indemnity is limited to matters arising solely from Tenant's violation of the covenant contained herein**.** The obligations of Tenant under this Section 39 shall survive any expiration or termination of this Lease.

40. SEVERABILITY AND INTERPRETATION

(a) If any clause or provision of this Lease shall be deemed illegal, invalid or unenforceable under present or future laws effective during the Term, the remainder of this Lease shall not be affected by such illegality, invalidity or unenforceability of such clause and shall be construed to preserve the intent of the Parties.

(b) If any provisions of this Lease require judicial interpretation, the court interpreting or construing the same shall not apply a presumption that the terms of any such provision shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed most strictly against the party who itself or through its agent prepared the same, as all parties hereto have participated in the preparation of this Lease.

41. ANTI-TERRORISM REPRESENTATIONS

Tenant is not, and shall not during the term of the Agreement become, a person or entity with whom Landlord is restricted from doing business with under the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (commonly known as the "USA Patriot Act") and Executive Order Number 13224 on Terrorism Financing, effective September 24, 2002 and regulations promulgated pursuant thereto (collectively, "Anti-Terrorism Laws"), including without limitation persons and entities named on the Office of Foreign Asset Control Specially Designated Nationals and Blocked Persons List (collectively, "Prohibited Persons").

To the best of its knowledge, Tenant is not currently engaged in any transactions or dealings, or otherwise associated with, any Prohibited Persons in connection with the use or occupancy of the demised premises. Tenant will not in the future during the term of the Agreement knowingly engage in any transactions or dealings, or be otherwise associated with, any Prohibited Persons in connection with the use or occupancy of the demised premises.

Breach of these representations constitutes a material breach of this Lease and shall entitle Landlord to any and all remedies available thereunder, or at law or in equity.

42. MISCELLANEOUS

Provided Tenant performs the terms, conditions and covenants of this Lease, and subject to the terms and provisions hereof, Landlord covenants and agrees to take all necessary steps to secure and to maintain for the benefit of Tenant the quiet and peaceful possession of the Premises, for the Term, without hindrance, claim or molestation by Landlord or any other person lawfully claiming under Landlord. Tenant represents to Landlord that Tenant has full power and authority to execute and perform this Lease. Tenant shall not record in any public records any memorandum or any portion of this Lease. Landlord does not grant to Tenant in this Lease any exclusive right except the right to occupy its Premises. All obligations of Landlord and Tenant under this Lease shall survive the termination of this Lease for a period of six (6) months. This Lease may be executed by the parties in separate counterparts which shall constitute one original when taken together. Within ten (10) days after Landlord's written request therefor, Tenant shall deliver to Landlord the current audited annual and quarterly financial statements of Tenant, and annual audited financial statements of the two (2) years prior to the current year's financial statements, each with an opinion of a certified public accountant and including a balance sheet and profit and loss statement, all prepared in accordance with generally accepted accounting principles consistently applied.

If Tenant claims or asserts that Landlord has violated or failed to perform a covenant of Landlord not to unreasonably withhold or delay Landlord's consent or approval, Tenant's sole remedy shall be an action for specific performance, declaratory judgment or injunction and in no event shall Tenant be entitled to any money damages for a breach of such covenant and in no event shall Tenant claim or assert any claim for any money damages in any action or by way of set off, except as otherwise set forth herein, defense or counterclaim and Tenant hereby specifically waives the right to any money damages or other remedies. If Landlord breaches any of its obligations under this Lease, Tenant shall notify Landlord in writing and shall take no action

respecting such breach so long as Landlord promptly begins to cure the breach and diligently pursues such cure to its completion. If Tenant comprises more than one person, corporation, partnership or other entity, the liability hereunder of all such persons, corporations, partnerships or other entities shall be joint and several.

IN WITNESS WHEREOF, the parties herein have hereunto set their hands and seals hereunto and have caused this Lease to be executed in their respective names and on their behalf by duly authorized officials, the day and year first above written.

LANDLORD (CITY OF GRIFFIN):

_____,
Douglas S. Hollberg, Mayor

Attested To:

_____
Jessica W. O'Connor
City Manager

Approved as to Form:

Andrew J. Whalen III (WEP)
Andrew J. Whalen, III
City Attorney

TENANT:

Stuart Thompson,
Stuart Thompson d/b/a Eggonomics, Inc.
Name: STUART THOMPSON
Title: CEO

EXHIBIT “A”

Legal Description of Property

All that lot, tract or parcel of land, situate, lying and being in the City of Griffin, Spalding County, Georgia, consisting of 1.09 Acres, as more particularly shown on that certain plat entitled “Survey for the City of Griffin,” dated August 21, 2006, by Stanley L. Colwell, Georgia Registered Land Surveyor No. 2605, as recorded in Plat Book 25, page 317 of Spalding County records, which by reference is made a part hereof as if fully incorporated herein. Situated thereon is a multistory commercial building and parking deck, currently known as 100 South Hill Street under the present system for numbering buildings in the City of Griffin.

EXHIBIT "B"
Commencement Date Letter

January 1, 2023

Stuart Thompson d/b/a Eggonomics, Inc.
100 South Hill Street
Suite 522 & 523
Griffin, GA 30223

Re: Base Rental Schedule – Lease Agreement dated October 25, 2022 ("Lease") between Stuart Thompson d/b/a Eggonomics, Inc. ("Tenant") and the City of Griffin ("Landlord") for the premises located at 100 South Hill Street, Suites 522, 523, and the unnumbered Storage Space as provided in the lease, Griffin, Georgia 30223 ("Premises")

Dear Tenant:

The Commencement Date for the Lease is January 1, 2023, and the Initial Lease Term shall expire on December 31, 2024, unless sooner terminated in accordance with the terms of this Lease.

RENTAL SCHEDULE:

Suites 522 & 523 (452 sq. ft.)

Period	Base Rental (per rentable square foot per annum)
Commencement – Month 12	$14.82
Month 13 – Month 24	$15.56

Storage Space (See Ex "D" – 112 sq ft)

Period	Base Rental (per rentable square foot per annum)
Commencement – Month 12	$10.00
Month 13 – Month 24	$10.50

Period	Total Base Annual Rental	Base Monthly Rental
Commencement – Month 12	$7,818.64	$651.55
Month 13 – Month 24	$8,209.12	$684.09

Please acknowledge your acceptance of the above by signing below and returning this letter to me no later than thirty (30) days from the date of receipt in accordance with the terms of the Lease. Please do not hesitate to call if we can be of assistance.

Sincerely,

_____

Jessica W. O'Connor, City Manager

Agreed to this _____ day of January, 2023.

_____

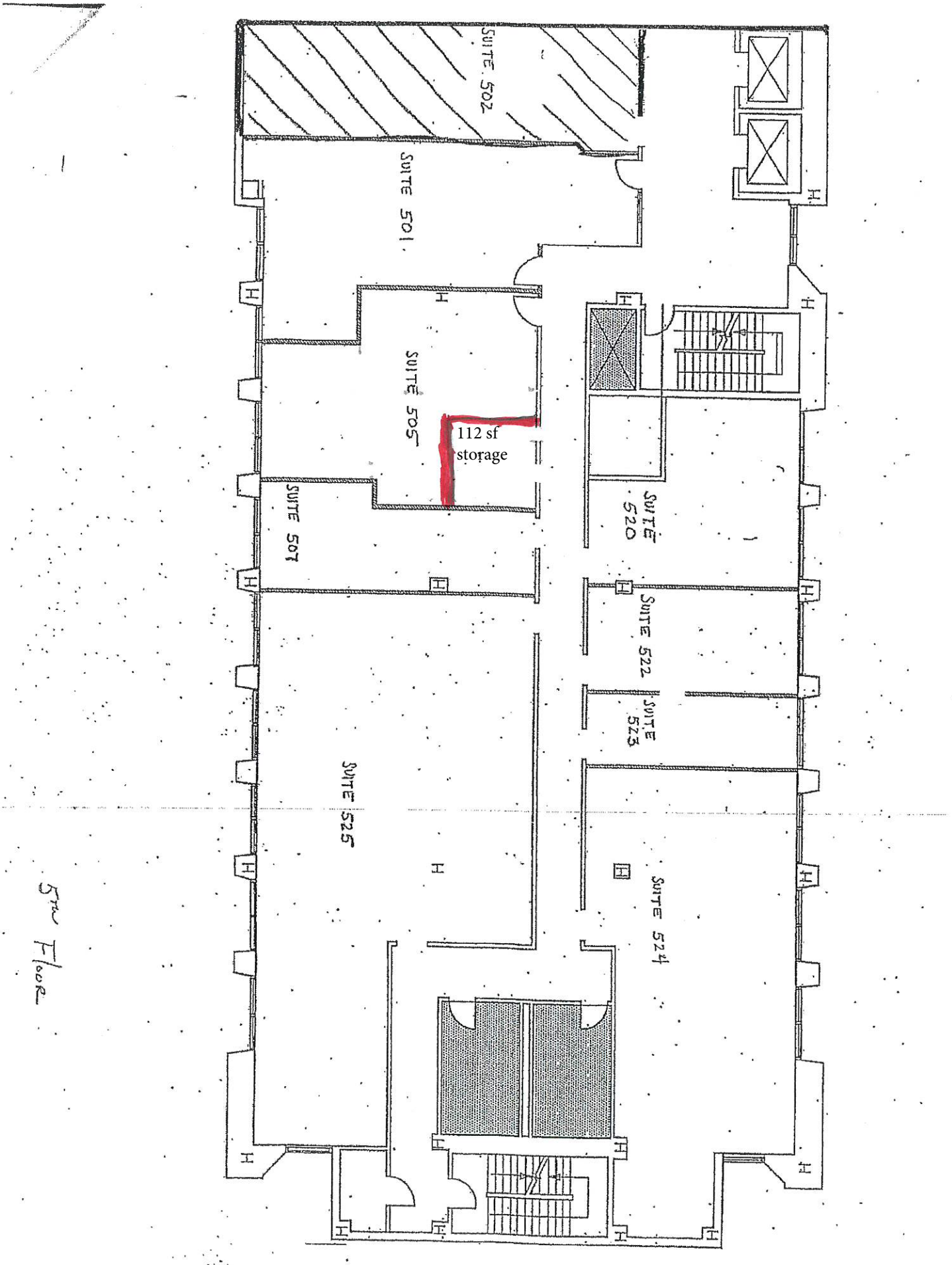
Stuart Thompson d/b/a Eggonomics, Inc.

EXHIBIT “C”
Special Stipulations

1. If the Building is equipped with elevator(s), Landlord shall furnish elevator service (self-service or otherwise) to all floors of the building ordinary business hours, but shall not be liable for damages nor shall the Rent be abated for failure to furnish such service when such failure is not due to Landlord’s negligence.

2. Tenant shall be responsible for reasonable janitorial service for the Premises. Landlord shall only be responsible for reasonable janitorial service for the Common Areas within the Building.

Exhibit D


SUITE 502
SUITE 501
SUITE 505
112 sf
storage
SUITE 507
SUITE 520
SUITE 522
SUITE 523
SUITE 525
SUITE 524
5th Floor

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a contract with American Crawlspace Solutions, low bidder, in the amount of $135,550.00 for the encapsulation of the crawlspace at the Griffin Regional Welcome Center. *Public Works Director, Mariza Eller, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The Griffin Regional Welcome Center is currently experiencing moisture issues in the crawlspace. To combat this, Public Works requested a proposal to address the water related concerns. American Crawlspace Solutions came in as the lowest and only bidder for this project in the amount of $135,550.00 and has recommended installation of a drainage system, reinforcement support beams, encapsulation of the entire crawlspace with a 20 mil liner, and installation of 4 dehumidifiers.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The City of Griffin will utilize ARPA funds 234-6520-52-2200 in the amount of $135,550.00 budgeted for in FY23.

Submitted By:
Mariza Eller

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Welcome Center Encapsulation Contract.pdf
COI - American Crawlspace Solutions (2).pdf
American Crawlspace Solutions Performance Bond.pdf
Welcome Center Encapsulation Bid Results.pdf

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

120 Lantana Dr
Locust Grove, GA 30248
678-871-7890
info@americancrawlspacesolutions.com

THIS AGREEMENT made, under seal, this ____day of , _____, _____by and between __**American Crawlspace Solutions, LLC**_____, whose principal office is at __**120 Lantana Drive, Locust Grove, GA 30248**_____, ____ (hereinafter called "Contractor"), and __**City of Griffin, Georgia**____, whose principal office is at __**P.O. Box T, Griffin, GA 30224**_____, (hereinafter called "Owner").

Contractor and Owner, for the consideration hereinafter named, agree as follows:

1. **GENERAL SCOPE OF WORK:**
   Contractor shall perform, furnish and pay for all materials, labor, services, supplies, equipment, tools, appliances, and everything necessary for completion and functional installation of __**Welcome Center Encapsulation**____ as further described in General Scope of Work. Contractor agrees to be bound by all of the terms and conditions of the Contract between Contractor and Owner. All work performed under this contract shall be completed in conformance with all federal, state, city, county, and local ordinances and authorities; all requirements of federal, state, city, county and local building codes which are applicable to the work.

   a. MECHANICAL/CHILLER ROOM:
      The Contractor shall seal the wall opening and joints at the supply and return pipes of the mechanical/chiller room. Removal and disposal of any waste shall be the responsibility of the Supplier and at no additional cost to the City

   b. CRAWLSPACE:
      i. The Contractor shall install a new entry point into the crawlspace in order to gain better access to crawlspace area. The new entry point will need to be framed, bricks placed back where necessary and door placed at new entry point.
      ii. The Contractor shall excavate areas in the crawlspace to the appropriate height requirements. The contractor will be responsible for the dirt removal and containment of debris.
      iii. The Contractor shall provide, erect and maintain all necessary barricades, suitable and sufficient lights and other traffic control device: shall provide qualified flagmen where necessary to direct traffic; shall take all necessary precautions for the protection of the work and safety of the public if needed within the excavation process of the crawlspace.
      iv. The Contractor The successful Bidder shall install approximately 475' of an interior French drain in crawlspace. This drain will follow the entire interior of the crawlspace in order to capture water as it's entering foundation along the wall to route to sumps.
      v. The Contractor shall install 3 pumps at minimum in order to properly remove water. The sump discharge lines would be connected together and be routed out the West of the building using only one discharge line on the exterior no less than 30 ft. away from building.
      vi. There is a 30' beam on the South side of the building under the entrance that is a wood 2"X8" beam that is on grade and not installed correctly. The Successful Bidder shall install 5 new 16" X 16" X 12" concrete footers, 5 new 3" Schedule 40 Steel adjustable posts, and install two new 15' long 6" steel I-Beams to replace the temporary wooden board support.
      vii. There are areas throughout the crawlspace that have exposed earth allowing groundwater evaporation to enter the crawlspace. This is part of the cause of moisture and humidity issues. The Successful Bidder shall encapsulate the entire crawlspace with a 20 mil reinforce liner. All piers shall be wrapped and liner installed on the walls and ground surfaces.
      viii. The Successful Bidder shall install at minimum 4 dehumidifiers to control humidity in the crawlspace.
      ix. The Successful Bidder shall provide a minimum of a 5-year service plan and warranty.
      x. The Successful Bidder shall include in the bid package the pricing for any additional electrical outlets that may be required. If any additional panel or sub-panel upgrades are required, they must be approved by the project manager and approved written consent must be given.

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xi. The Successful Bidder shall include in the bid package any interior foundation repairs, such as: footers and metal posts, block piers, beam installation or shimming in order to prevent further settlings for the life of the structure.

2. CONTRACT SUM:

Owner agrees to pay Contractor for the performance of its work the sum (hereinafter called "Contract Sum"), of **ONE HUNDRED THIRTY FIVE THOUSAND, FIVE HUNDRED FIFTY AND NO/00** Dollars **($ 135,550.00)**. No payment to Contractor shall operate as an approval of Contractor's work or material or any part thereof. Contractor represents, warrants and acknowledges that it has thoroughly reviewed and approved the Contract Sum in view of the work to be performed under this Contract, and Contractor recognizes that Owner has and/or will act in reliance on the Contract Sum in entering into contractual agreements with Owner and/or other subcontractors. Contractor agrees that no modification or termination of this Contract or the Contract Sum shall be made due to any error or omission on the part of Contractor with respect to the Contract Sum specified herein. The Contract Sum shall be increased or decreased under those circumstances only where the Scope of the Work as described has increased or decreased. The increase or decrease shall be added to or subtracted from the original Contract Sum, General Scope of the Work, only in the form of a written Contract Change Order. All Contract Change Orders issued under this Contract shall be subject to all of the terms of this Contract.

3. CONTRACTOR'S INVOICE:

The Contractor shall prepare and submit invoices to the attention of the project manager at: City of Griffin, Attn: ***(Mariza Eller)***, PO Box T, Griffin, GA 30224.

4. PAYMENT AGREEMENT:

a. A one time Mobilization payment in the amount of **10%** of the Contract Sum will be made to the Contractor at the time of commencement of work
b. Remaining payments will be billed monthly based on progress made. Owner agrees to pay Contractor on a progress payment basis for the value of labor and materials incorporated by Contractor in the work and of materials on-site and off-site in a manner acceptable to Owner
c. Payment will be made for items accepted by the Owner; standard terms are net 30.

5. ASSIGNMENT OR NOVATION OF CONTRACT:

The Contractor shall not assign or transfer, whether by Assignment or Novation, any of its rights, duties, benefits, obligations, liabilities, or responsibilities under the Contract without the written consent of the Owner; provided, however, that assignments to banks, trust companies or other financial institutions for the purpose of securing a bond may be made without the consent of the Owner.

6. SCHEDULE:

Contractor agrees to commence the work when directed by Owner and to perform such work diligently and continuously within the timetable agreed upon by Owner and Contractor. Work hours will be Monday – Friday, 8:00 A.M. until 5:00 P.M. Any needed deviations from the standard time must be approved by the project manager. In the event of one or more lost work days during a normal work week due to inclement weather or other uncontrollable circumstances, Contractor shall not be required to work on Saturday, Sunday or Government holidays and as such, the completion date may be altered. Time is of the essence of this Contract and all work must be completed in a timely and reasonable manner. If Contractor's performance of the work is delayed, hindered or interfered with, for any reason and for any period of time, by the acts or omissions of Owner. Owner, or other subcontractors, or for any other reason whatsoever, whether or not foreseen or contemplated by the parties, Contractor may request an extension of time for performance of the work, but shall not be entitled to any increase in the Contract Sum or to damages of any sort or to additional compensation "as a consequence of such delays, hindrances or interference, except to the extent that Owner is entitled to compensation for such delays, hindrances or interference from the Owner.

7. OTHER GENERAL SPECIFICATIONS:

a. FORCE MAJEURE:

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i. The Owner and Contractor will be excused from the performance of their respective obligations under this Contract when and to the extent that their performance is delayed or prevented by any circumstances beyond their control including but not limited to, fire, flood, explosion, strikes or other labor disputes, act of God or public emergency, war, riot, order/act of any governmental authority, provided that:
ii. The non-performing party gives the other party prompt written notice within three (3) business days describing the particulars of the Force Majeure including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the Force Majeure;
iii. The excuse of performance is of no greater scope and of no longer duration than is required by the Force Majeure;
iv. No obligations of either party that arose before the Force Majeure causing the excuse of performance are excused as a result of the Force Majeure;
v. The non-performing party uses its best efforts to remedy its inability to perform. Economic hardship of the Provider will not constitute Force Majeure. The term of the Provider shall be extended by a period equal to that during which either party's performance is suspended under this Section.
vi. The provisions of this section shall not preclude the Owner from canceling or terminating any resulting award (or any order for any goods or services included herein), or from revising the scope of the Work, as otherwise permitted under this Contract.

b. CHANGES:
   i. All work and materials furnished for this project shall be made in conformance with the contract documents. Changes in the scope of work or the terms and conditions of this contract may be made only by written agreement of the parties. Changes that involve an alteration to the payment amounts shall not commence until approved by the Owner and a Change Order has been issued.

8. INSURANCE REQUIREMENTS:

Prior to commencing work, the Contractor shall procure and maintain at their own cost and expense for the duration of the agreement the following insurance against claims for injuries to person or damages to property which may arise from or in connection with the performance of the work or services hereunder by the Contractor, his agents, representatives, employees or Subcontractors. A Certificate of Insurance (COI) and any other documents required by the Owner must be submitted to the Owner prior to the commencement of any work. In the event of failure to supply the required documentation, the Owner shall have the right to recover any costs or damages incurred.

a. The City of Griffin, its agents, elected officials, and employees shall be included as additionally named insured with respect to all liability policies herein except the professional liability coverage and worker's compensation which shall be indicated on all applicable certificates of insurance. The insurance Certificates indicated above shall carry a written notice of change cancellation and shall be submitted in a reasonable period prior to the execution of any work under this contract. It shall be the responsibility of the Contractor to provide similar insurance for each subcontractor, or to provide evidence that each subcontractor carries his own insurance in like amounts, prior to the time such subcontractor proceeds to perform under the contract. The Contractor's insurance policy shall be primary for the additional insured, and not excess over any policy held by the additional insured.
b. The information described below sets forth minimum amounts and coverage and is not to be construed in any way as a limitation on the Contractor's liability.

STANDARD INSURANCE REQUIREMENTS

c. The Owner reserves the right to require higher insurance limits on any contract, provided notice of such requirement is stated in the solicitation.
d. *Commercial General Liability Insurance* - $1,000,000 limit per person, $2,000,000 per occurrence for property damage and bodily injury. The Contractor should indicate in the proposal and on the insurance certificate that the coverage provided is occurrence based. The City of Griffin shall be named as "additional insured" as its interest may appear and "waiver of subrogation granted". The insurance shall include coverage for the following:
   i. Premise/Operations

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ii. Explosion, Collapse and Underground Property Damage Hazard (only when applicable to the project)
iii. Products/Completed Operations
iv. Contractual
v. Independent Suppliers
vi. Broad Form Property Damage
vii. Personal Injury

e. *Automobile Insurance* - $1,000,000 limit per person or $2,000,000 combined single limit for property damage and personal injury.
i. Owned/Leased Autos
ii. Non-owned Autos
iii. Hired Autos

f. Umbrella Coverage

i. *Workers' Compensation and Employers' Insurance* -- with benefits and monetary limits as set forth by Title 34, Chapter 9 of the O.C.G.A. Workers' Compensation coverage is required as a condition of performing work or services for the Owner whether or not the Contractor is otherwise required by law to provide such coverage. The Contractor shall supply the Owner with proof of compliance with the Workers' Compensation Act while performing work for the Owner by way of a COI. This proof must be received by the Owner prior to the commencement of work. If the Contractor does not meet the requirement for workers' compensation coverage, the certificate of insurance shall state that the Owner waives subrogation in regard to workers' compensation.
ii. *Professional Liability/Errors & Omissions Insurance* - $2,000,000 or as per project (ultimate loss value per occurrence). Primarily E&O insurance is designed to protect the professional advice providers (i.e. consultants, financial services) or professional service-providing professionals (i.e. medical providers, lawyers).

OTHER INSURANCE PROVISIONS

g. All Coverage
i. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice has been given to the Owner.
ii. If the Contractor, for any reason, fails to maintain insurance coverage which is required pursuant to this Agreement, the same shall be deemed a material breach of contract. Owner, at its sole option, may terminate this Agreement and obtain damages from the Contractor resulting from said breach.
iii. Alternatively, the Owner may purchase such required insurance coverage (but has no special obligation to do so), and without further notice to the Contractor, the Owner may deduct from sums due to the Contractor any premium costs advanced by Owner for such insurance.

h. Commercial General Liability and Automobile Liability Coverage
i. The Owner, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers are to be covered as insured as respects: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor or premises on which the Contractor is performing services on behalf of the Owner. The coverage shall contain no special limitations on the scope of protection afforded to the Owner, members of the City Commission, boards, commissions and committees, officers, agents, employees and volunteers.
ii. The Contractor's insurance coverage shall be primary insurance as respects the Owner, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers. Any insurance or self-insurance maintained by the Owner, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
iii. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Owner, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers.

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iv. Coverage shall state that Contractor's insurance shall apply separately to each insured against to whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

i. Workers' Compensation and Employers' Liability and Property Coverage
   i. The insurer shall agree to waive all rights of subrogation against the Owner, member of its' City Commission, boards, commissions and committees, officers, agents, employees and volunteers for losses arising from activities and operations of the Contractor in the performance of services under this Agreement *(see 5.1.4.1)*.

j. Deductibles and Self-Insured Retention
   i. Any deductibles or self-insured retentions must be declared to the Owner.

k. Acceptability of Insurer
   i. Insurance is to be placed with Georgia admitted 'A' rated carriers or better by A.M. Best's rating service.

l. Verification of Coverage
   i. Contractor shall furnish the Owner with certificates of insurance and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Owner before work commences.

m. Subcontractors
   i. Subcontractors must also be insured under the policies of insurance required herein.

9. HOLD HARMLESS AND INDEMNIFICATION:

The Contractor agrees, insofar as it legally may, to indemnify and hold harmless the Owner, its officers, employees and agents from and against all loss, costs, and expenses, including attorneys' fees, claims, suits and judgments in connection with injury to or death of any person or persons or loss of or damage to property resulting from any and all operations performed by Contractor, its officers, employees, and agents under any of the terms of this contract.

10. OTHER PROVISIONS:

a. THIS CONTRACT REPRESENTS THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND ALL NEGOTIATIONS, REPRESENTATIONS AND AGREEMENTS CONDUCTED OR MADE PRIOR TO THE DATE OF THIS CONTRACT NOT INCLUDED HEREIN ARE HEREBY NULL AND VOID. THIS CONTRACT MAY BE AMENDED ONLY BY WRITTEN INSTRUMENT SIGNED BY BOTH OWNER AND CONTRACTOR.

b. It is the intention of the parties that this Agreement be valid and enforceable in all respects. However, in the event that any term or provision be found void, against public policy, or otherwise unenforceable for any reason, the parties agree that the remaining terms and conditions of the Contract shall be valid, enforceable and in full force and effect.

c. There are no intended or un-intended third party beneficiaries of or to this Contract. The rights and remedies under this Contract inure only to the parties named to this Contract agreement and to no other parties or individuals

d. This Contract shall be interpreted and enforced in accordance with the laws of the State of Georgia. The parties agree that venue within the Superior Court of Spalding County, Georgia is correct.

American Crawlspace Solutions, LLC

By: _____
Jeremy Ross, Owner

Date: 11/15/2022

City of Griffin, Georgia

By: _____
Douglas S. Hollberg, Mayor

Attest: _____
Jessica O'Connor, Secretary

SEAL affixed

Approved as to form:
By: Andrew J. Whalen, III
Andrew J. Whalen, III, City Attorney

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/8/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Griffin Insurance Agency Inc P O Box 1768 Stockbridge GA 30281	PHONE (A/C, No, Ext): (770)507-3200	FAX (A/C, No): (770)507-7967
	E-MAIL ADDRESS: coi@GriffinInsure.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : AXIS SURPLUS INSURANCE COMPANY	
INSURED	INSURER B : AUTO OWNERS INSURANCE COMPANY	
AMERICAN CRAWLSPACE SOLUTIONS LLC 120 LANTAN DRIVE LOCUST GROVE GA 30248	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL2211807684 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR X CONTRACTORS POLLUTION GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:	X	Y	SP004701-01-2021	12/4/2021	12/4/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG CONTRACTORS POLLUTION	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 1,000,000
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS [X] SCHEDULED AUTOS X HIRED AUTOS [X] NON-OWNED AUTOS	X	Y	51-129-982-00	5/25/2022	5/25/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THE CITY OF GRIFFIN, ITS AGENTS, ELECTED OFFICIALS, AND EMPLOYEES SHALL BE INCLUDED AS ADDITIONAL INSURED WITH RESPECT TO ALL LIABILITY POLICIES HEREIN. THE CONTRACTORS INSURANCE POLICY SHALL BE PRIMARY FOR THE ADDITIONAL INSURED. WAIVER OF SUBROGATION APPLIES IN FAVOR OF CERTIFICATE HOLDER.

CERTIFICATE HOLDER

CITY OF GRIFFIN, GEORGIA
PROCUREMENT - 3RD FLOOR
100 S HILL STREET
PO BOX T
GRIFFIN, GA 30224

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Keith Griffin/KSW

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(For use on State and Municipal projects)

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

BOND NUMBER: 66397650

LABOR & MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:
That we, AMERICAN CRAWLSPACE SOLUTIONS LLC of 120 LANTANA DR LOCUST GROVE, GA 30248-7015, as Principal, and the Auto-Owners Insurance Company, a corporation organized under the laws of the State of Michigan, and having its principal office in the city of Lansing, Michigan, as Surety, are held and firmly bound unto CITY OF GRIFFIN, PO BOX T, GRIFFIN GA 30224-0046, as Obligee, in the penal sum of one hundred fifty thousand and xx/100 D ollars ($150,000.00), lawful money of the United States of America, for which payment, well and truly to be made, we jointly and severally bind ourselves, our successors, administrators and assigns, firmly by these presents.

WHEREAS, the aforesaid Principal has entered into a certain written contract with the aforesaid Obligee dated 7th day of November, 2022 for furnishing all labor and materials for CRAWL SPACE REPAIR - GRIFFIN REGIONAL WELCOME CENTER which contract is hereby referred to and made a part hereof.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the aforesaid Principal shall pay or cause to be paid all indebtedness which may arise from him to any subcontractor or to any person, firm or corporation performing labor or furnishing materials or supplies furnished in the performance of said contract then this obligation shall be void, otherwise to remain in full force and effect.

THIS BOND is further conditioned that the liability of the Surety shall not be affected by any extensions of time and notice of any such extensions of time is hereby waived by the Surety.

NON-ASSESSABLE. This bond is non-assessable and the premiums designed herein and in the endorsements attached hereto are the only premiums for which the Principal or Obligee shall be liable.

PARTICIPATING. The Principal or Obligee shall be entitled to an equitable participation in the funds of the Company in excess of the amounts required to pay expenses and all the losses or claims or other policy obligations incurred, together with the reserve and surplus funds required or permitted by law; such distribution shall be made by the Company only in accordance with the decision of the Directorate acting under the insurance laws and under the charger of the Company.

SIGNED, SEALED and DATED this 7TH day of NOVEMBER, 2022.

AMERICAN CRAWLSPACE SOLUTIONS LLC
Principal

By _____

Auto-Owners Insurance Company
Signed ID: ROHINE CPMS
Surety

AUTO-OWNERS INSURANCE CORPORATE SEAL LANSING, MICHIGAN

By _____
Niki Conway
Attorney-in-Fact

2928 (01-18)

(For use on PUBLIC projects)

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

BOND NUMBER: 66397650

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:
That we, AMERICAN CRAWLSPACE SOLUTIONS LLC of 120 LANTANA DR LOCUST GROVE, GA 30248-7015 as Principal(s), hereinafter called Principal, and Auto-Owners Insurance Company, a Michigan corporation, of Lansing, Michigan, as Surety, hereinafter called Surety, are held and firmly bound unto CITY OF GRIFFIN, PO BOX T, GRIFFIN GA 30224-0046 as Obligee, hereinafter called Obligee, in the penal sum of one hundred fifty thousand and xx/100 D ollars ($150,000.00), lawful money of the United States of America, for the payment whereof, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a contract with the Obligee, dated the 7th day of November, 2022 for CRAWL SPACE REPAIR - GRIFFIN REGIONAL WELCOME CENTER which contract and the plans and specifications are by reference made a part hereof.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounden Principal shall well and truly keep, do and perform each and every, all and singular, the matters and things in said contract set forth and specified to be by said Principal kept, done and performed, at the times and in the manner in said contract specified, or shall pay over, make good and reimburse to the above named Obligee, all loss and damage which said Obligee may sustain by reason of failure or default on the part of said Principal so to do, then this obligation shall be null and void; otherwise shall remain in full force and effect.

AND PROVIDED, that any alterations which may be made in the terms of the contract, or in the work to be done under it, or the giving by the Obligee of any extension of time for the performance of the contract, or an other forbearance on the part of either executors, administrators, successors, or assigns from their liability hereunder, notice to the Surety of any such alterations, extension of time or of forbearance being hereby waived.

SIGNED AND SEALED this 7TH day of NOVEMBER, 2022.

AMERICAN CRAWLSPACE SOLUTIONS LLC
Principal

By _____

AUTO-OWNERS INSURANCE CORPORATE SEAL LANSING, MICHIGAN

Auto-Owners Insurance Company
Signer ID: RQHINEGPM5...
Surety

By Niki Conway
Niki Conway
Attorney-in-Fact

2983 (01-18)

Auto-Owners Insurance
Life Home Car Business

Bond Number 66397650

ACKNOWLEDGEMENT BY SURETY

STATE OF MICHIGAN

County of Eaton

On this 7TH day of NOVEMBER, 2022, before me personally appeared Niki Conway, known to me to be the Attorney-in-Fact of Auto-Owners Insurance Company, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.



Sandra M. Jones

Sandra M. Jones
Notary Public in the State of Michigan
County of Eaton

SANDRA M. JONES
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires July 16, 2025
Acting in the county of Eaton

Print Date: **11/07/2022** Print Time: **08:57:33 AM**

DATE AND ATTACH TO ORIGINAL BOND

AUTO-OWNERS INSURANCE COMPANY

LANSING, MICHIGAN

POWER OF ATTORNEY

NO. 66397650

KNOW ALL MEN BY THESE PRESENTS: That the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, a Michigan Corporation, having its principal office at Lansing, County of Eaton, State of Michigan, adopted the following Resolution by the directors of the Company on January 27, 1971, to wit:

"RESOLVED, That the President or any Vice President or Secretary or Assistant Secretary of the Company shall have the power and authority to appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity, and other writings obligatory in the nature thereof. Signatures of officers and seal of Company imprinted on such powers of attorney by facsimile shall have same force and effect as if manually affixed. Said officers may at any time remove and revoke the authority of any such appointee."

Does hereby constitute and appoint Niki Conway

its true and lawful attorney(s)-in-fact, to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and the execution of such instrument(s) shall be as binding upon the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

IN WITNESS WHEREOF, the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, has caused this to be signed by its authorized officer this 1st day of February, 2020.

Andrea Lindemeyer — Senior Vice President

STATE OF MICHIGAN } ss.
COUNTY OF EATON }

On this 1st day of February, 2020, before me personally came Andrea Lindemeyer, to me known, who being duly sworn, did depose and say that they are Andrea Lindemeyer, Senior Vice President of AUTO-OWNERS INSURANCE COMPANY, the corporation described in and which executed the above instrument, that they know the seal of said corporation, that the seal affixed to said instrument is such Corporate Seal, and that they received said instrument on behalf of the corporation by authority of their office pursuant to a Resolution of the Board of Directors of said corporation.

SANDRA M. JONES — NOTARY PUBLIC COUNTY OF EATON My Commission Expires July 16, 2025 Acting in the County of _____ — STATE OF MICHIGAN

My commission expires July 16th, 2025.

Sandra M. Jones — Notary Public

STATE OF MICHIGAN } ss.
COUNTY OF EATON }

I, the undersigned First Vice President, Secretary and General Counsel of AUTO-OWNERS INSURANCE COMPANY, do hereby certify that the authority to issue a power of attorney as outlined in the above board of directors resolution remains in full force and effect as written and has not been revoked and the resolution as set forth is now in force.

Signed and sealed at Lansing, Michigan. Dated this 7th day of November, 2022.

AUTO-OWNERS INSURANCE CORPORATE SEAL LANSING, MICHIGAN

William F. Woodbury, First Vice President, Secretary and General Counsel

CITY OF GRIFFIN, GEORGIA

RESPONSE SUBMITTAL COVER

BID #23-006

For

Welcome Center Encapsulation

Submitted by:

Name of Company: **American Crawlspace Solutions**

Mailing Address: **120 Lantana Drive**

City/State/Zip:__**Locust Grove, Ga 30248**

Phone (including area code):_**678-894-5106**

E-mail:_**Chris@americancrawlspacesoultions.com**

Submittal Deadline:
October 4, 2022 at 2:00 P.M.

NO **Litigation.** Within the past five (5) years, has the Supplier been the subject of or party to any civil or criminal proceedings or investigations based on wrongful death, fraud, theft, breach of contract, safety, misrepresentation or any other conduct?

NO **Financial stability.** Financial stability demonstrates that the Supplier has the resources to complete and the ability to remain in business for the duration of the subsequent contract. Has any petition of bankruptcy, orders or judgment been filed against the supplier in the past five (5) years?

NO **Liquidated Damages.** Liquidated Damages are types of compensation designed to reimburse the City for certain problems or delays associated with a project; it serves as protection to both parties in the form of 'contract completion insurance'. Has the Supplier been assessed any liquidated damages or defaulted on any project with a government agency in the past five (5) years?

NO **OSHA.** Has the Supplier been cited for any OSHA violations in the past five (5) years?

NO **COMMUNICATIONS.** Has the Supplier communicated OR discussed pricing with anyone associated with the City, other than Procurement, since the solicitation was published?

SUPPLIER ACKNOWLEDGEMENTS *(please initial)*

JR **Resources.** We agree that we have the resources needed for the satisfactory completion of the project.

JR **Exceptions.** All deviations and exceptions to this RFP must be expressly stated in writing and attached as an Exception page. The absence of any exceptions assures the City of their full agreement and compliance with all specifications, terms and conditions, requirements and obligations of this RFP.

JR **Occupational Tax License.** If a City of Griffin Occupational Tax License is needed in order to fulfill the project, we will obtain such license prior to the confirmation of contract.

JR **Insurance.** We understand the insurance requirements noted and are prepared to supply the required insurance endorsements for these requirements prior to the confirmation of contract.

JR **Terms and Conditions.** The specifications, as well as the terms and conditions of this Request for Proposal shall be incorporated as an integral part of the final contract.

The Supplier has examined, carefully studied and hereby acknowledges the Specifications and any Addenda and agrees to provide the required services in accordance with this proposal. **The Supplier agrees to all specification items listed unless specifically noted on an Exceptions page.** The Supplier further certifies that they are not currently debarred from submitting proposals by any agency of the State of Georgia or the federal government.

Specifications . . . . . Acknowledgement JR

Addendum No. _____ dated _____ Acknowledgement _____

Addendum No. _____ dated _____ Acknowledgement _____

Addendum No. _____ dated _____ Acknowledgement _____

Suppliers must acknowledge the Specifications and any issued addenda. Responses which fail to acknowledge the Supplier's receipt of any addendum will result in the rejection of the bid if the addendum contained information which substantively changes the City's requirements.

BID RESPONSE SIGNATURE

I am registered (and compliant) with the City's online registration system: Yes X Not yet ___
The City cannot award to a supplier that is not registered and compliant.

NAME OF COMPANY: **American Crawlspace Solutions LLC**

MAILING ADDRESS: **120 Lantana Dr**

CITY /STATE/ZIP: **Locust Grove, GA 30248**

PHONE (including area code): **404-379-9508** E-MAIL: **jeremy@americancrawlspacesolutions.com**

AUTHORIZED SIGNATURE — **Owner** TITLE

Jeremy Ross NAME (PRINTED) — **Owner** TITLE (PRINTED)

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMISSION MAY RESULT IN REJECTION OF RESPONSE

SUPPLIER DISCLOSURES
23-006

All solicitations MUST contain signed and notarized statement of Non-Collusion and non-Conflict of Interest. Any YES response for other disclosures must be detailed and attached to this sheet as part of your submittal. Reference to 'Supplier' denotes the organization submitting the response as well as the principal representing the organization.

Collusion. Collusion exists when two or more parties act together to achieve a fraudulent or unlawful act. Collusion inhibits free and open competition and is in violation of antitrust laws.
I certify that this bid response is genuine and is not a collusive or sham proposal. I further state that:

- The prepared response is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid or offer for the same supplies, labor, services, construction, materials or equipment to be furnished or professional or consultant services, and is in all respects fair and without collusion or fraud; and
- The price(s) submitted has/have been arrived at independently and without consultation, communication or agreement with any other supplier, supplier or potential responder to the solicitation; and
- No attempt has been made or will be made to induce any company or person to refrain from responding to this solicitation, or to induce them to submit a budget that is higher than the budget in this solicitation, or to submit any intentionally high or noncompetitive response or other form of nonresponsive submittal; and
- I understand collusive bidding is a violation of city, state and federal law and can result in fines, prison sentences, and civil damages awards. I also certify that I am authorized to sign for this Supplier.

Conflict of interest. A Conflict of Interest exists when personal interests interfere in any way with the best interest of the City. This can arise if any agent of the City or their families will receive a monetary or other type of benefit based on the award of this project or if any supplier has an unfair competitive advantage over other suppliers. A conflict is also perceived if any previous history would make it impossible for the supplier to objectively fulfill the obligations associated with this project.

I certify that there is no known conflict of interest with the City or any employee or agent of the City. There is presently no interest and no interest shall be acquired that would directly or indirectly conflict in any manner with the performance of this solicitation, should it be awarded.

American Crawlspace Solutions LLC
Company Name

Signature of Authorized official of company

Jeremy Ross
Printed Name

Sworn to and subscribed before me this 30th **day of** September **, 20**22.

Notary Public: Tanya Kitchens

County: Rockdale

Commission Expires: 9/9/23

TANYA KITCHENS
NOTARY PUBLIC
Rockdale County
State of Georgia
My Comm. Expires September 9, 2023

OTHER SUPPLIER DISCLOSURES

Any response of 'Yes' must be explained in full (separate sheet may be used).

NO — **Debarment.** Supplier certifies that neither it or its subcontractors is presently debarred, suspended, proposed for debarment, declared ineligible, or otherwise excluded from doing business with any government agency. Has the Supplier been deemed ineligible from participating in any business with any government agency in the past five (5) years?

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ITB 23-006
PRICE SUBMITTAL: WELCOME CENTER ENCAPSULATION

Company Name **American Crawlspace Solutions LLC** Date(s) of Site Visit **9/12/2022**

PRICE STRUCTURE* – Complete the following and include associated information specifics for the cost quoted (pricing must be submitted on this form; additional pages to detail may be used as needed). The quantities below are estimates only; additional detail on the locations can be found on Attachments, located at the end of this document. ***Bidders will be responsible for field verification and calculations.*** If any discrepancy exists between the unit price and the total price, the unit price will be used.

Itm	Description	Est Qty	Unit Price	Total Price
1	Seal Chiller pipes	1	$4,500	$4,500
2	Crawlspace door addition	1	$7,050	$7,050
3	Excavation	1	$22,200	$22,200
4	Drain System	475'	$59.47	$28,250
5	Replace 30' Floor Support Under Entrance	1	$15,700	$15,700
6	Encapsulation	8,580sqft	$5.35	$45,900
7	Dehumidifiers	3	$2,100	$6,300
8	Additional single footer/steel post supports (if needed)	Ea	$1,600	
10	Electrical work (if needed)	Incl	$1,500	
11	Traffic Control during excavation process (if needed)	Lump	$2,750	$2,750
12	5-year service plan and warranty	Lump	$2,900	$2,900
12	Miscellaneous – attach detail**		Sep sheet	
	TOTAL PROJECT COST			**$ 135,550**

**Adjustments – quantities, if any, may be unknown. Price as an each and do not extend total.*
***Any other fees, additional charges and prices that may be applicable to this project **must** be listed on a separate sheet and attached.*

Additional comments/recommendations: _____

The City reserves the right to accept the BEST-EVALUATED BID as deemed by the Evaluation Committee, which may or may not be the lowest monetary bid.

COMPLETED BY:
Company Name: **American Crawlspace Solutions LLC**
Contact Person: _____ (Signature) **Jeremy Ross** (Printed Name)

FAILURE TO RETURN THIS PAGE AS PART OF YOUR BID DOCUMENT MAY RESULT IN REJECTION OF RESPONSE. THIS FORM MUST BE COMPLETED FOR EACH BID SUBMITTAL EVEN IF YOU ARE CONSIDERED TO BE A CURRENT SUPPLIER.

REFERENCES

The City of Griffin requests a minimum of three references where work of a similar size and scope has been completed within the past 3-4 years.

REFERENCE 1:
Company Name: Holder Construction

Brief Description of Project: Excavation and encapsulation of Rebekah Hall

Completion Date: 12/15/2017

Contact Person: Allie Thacker

Telephone: 404-273-5645 E-mail: athacker@holder.com

REFERENCE 2:
Company Name: Miller Chiropractic

Brief Description of Project: Floor supports and encapsulation

Completion Date: 9/5/2019

Contact Person: Jeff Miller

Telephone: 770-868-9663 E-mail: jefft.miller@yahoo.com

REFERENCE 3:
Company Name: Clarke County School District

Brief Description of Project: Encapsulation of old school building

Completion Date: 5/27/22

Contact Person: John Gilbreath

Telephone: 706-614-3232 E-mail: gilbreathj@clarke.k12.ga.us

COMPLETED BY:
Company Name: American Crawlspace Solutions LLC

Contact Person: _____ Jeremy Ross
(Signature) (Printed Name)

STATE OF GEORGIA
CITY OF GRIFFIN

TAX COMPLIANCE FORM*

*Must be completed for all bids with an aggregate total of more than $99,000.00.

INSTRUCTIONS TO SUPPLIERS

Please complete the following information:

- Supplier's Name: **American Crawlspace Solutions**
- Physical Location Address: **120 Lantana Dr**
  Locust Grove, GA 30248
- Federal Identification Number (FEI): **27-4529670**
- Have you ever been registered in the State of Georgia? **No**
- If so, please provide the following information, if applicable:
  - State Taxpayer Identification Number (STI): _____
  - Sales and Use Tax Number: _____
  - Withholding Tax Number: _____
- What type of service will you perform? **Crawlspace excavation and encapsulation**
- Will you sell any tangible personal property or goods? **No**
- Supplier's Affiliate's Name: _____
  - FEI: _____
  - STI: _____
  - Sales and Use Tax Number: _____
  - Withholding Tax Number: _____

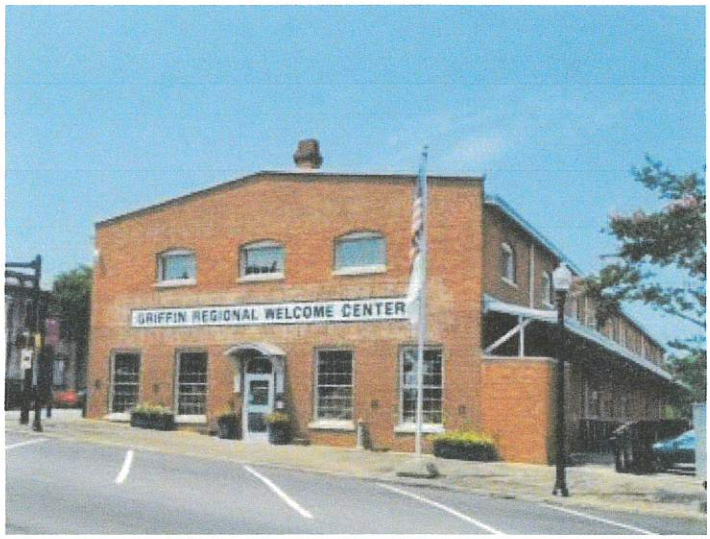
  If there is more than one affiliate, please attach a separate sheet listing the information above.
- Person responsible for handling supplier's tax issues (such as the CFO, the company tax officer, etc.):
  - Name: **Jeremy Ross**
  - Telephone Number: **404-379-9508**
  - E-mail Address: **jeremy@americancrawlspacesolutions.com**

NOTICE TO SUPPLIER:

In the event the supplier is considered for contract award, the information provided on this form will be submitted to the Georgia Department of Revenue ("DOR") for a determination as to whether the supplier is a "prohibited source" (as defined by O.C.G.A. §50-5-82) or whether there are any other outstanding tax issues. MISSING, INCOMPLETE, OR ERRONEOUS DATA MAY DELAY OR PROHIBIT VERIFICATION OF YOUR ELIGIBILITY FOR CONTRACT AWARD. NO PROHIBITED SOURCE MAY RECEIVE CONTRACT AWARD; THEREFORE, YOU ARE STRONGLY ENCOURAGED TO CHECK YOUR TAX STATUS NOW AND RESOLVE ANY OUTSTANDING TAX LIABILITIES AND/OR MISSING TAX RETURNS.

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

Griffin Regional Welcome Center Proposal



Company registeration completed online and should be on file

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

Griffin Regional Welcome Center Proposal



BID/PROPOSAL #: 23-006

BID/PROPOSAL NAME: Welcome Center Encapsulation

DUE ON OR BEFORE: October 4, 2022

COMPANY NAME: American Crawlspace Solutions

COMPANY ADDRESS: 120 Lantana Drive Locust Grove, Ga 30248

CONTACT NAME: Chris Osburn

CONTACT PHONE & EMAIL: 678-894-5106 Chris@americancrawlspacesoultions.com

Table of Contents

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Section 6: .....Equipment and Material Information

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

Griffin Regional Welcome Center Proposal

Section 1:

Introduction letter

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

678-871-7890 120 Lantana Dr, Locust Grove, GA 30248 info@americancrawlspacesolutions.com

10/2/22

City Of Griffin
Griffin Regional Welcome Center
143 N Hill St, Griffin, GA 30223

Thank you for your trust in American Crawlspace Solutions and for allowing us to be a part of the Griffin Regional Welcome Center project. Attached is an estimate which includes all aspects of the project that ACS specializes in regarding the crawlspace area and the chiller room for the Welcome Center.

We have tried our best to provide a "worst-case scenario" estimate, but please keep in mind that, when working with unknown circumstances such as footer depth and rock content during excavation, it is possible that the scope of work can change during completion. If this arises we will notify the necessary parties as soon as possible to address a solution that will remain within the end goals of this project.

We are confident that ACS will be able to provide the requested services outlined in this proposal and provide future support for the equipment included in this proposal.

At American Crawlspace Solutions we pride ourselves in providing superior quality of work and customer service that is second to none no matter the size of the project. We look forward to working with you and exceeding your expectations. Please do not hesitate to contact us if you have any questions regarding the attached estimate

Thank you

Jeremy Ross
Owner
404-379-9508

Chris Osburn
Sales
678-894-5106

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

Griffin Regional Welcome Center Proposal

Section 2:

Findings and recommendations

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

678-871-7890 120 Lantana Dr, Locust Grove, GA 30248 info@americancrawlspacesolutions.com

Inspection Report / Recommendations

Observations that were made while on site.

Mechanical / Chiller Room:

We inspected the area for water-related issues and concerns. There was only one point of concern noted at the time of our inspection.

Finding:

There is evidence of water intrusion where the supply and return pipes enter the building on the exterior wall. This can lead to water pooling and collecting on the floor in the mechanical room. This can lead to slip/fall issues and contribute to high humidity issues in the building. High humidity can lead to wood rot, sagging floors, and wood structure failure.

Recommendations:

Seal the wall opening and joints at the supply and return pipes. This would be completed by using a high-pressure pump to inject foam resin into the crack, completely sealing the void to keep your mechanical room dry. This service includes a 5—year no-leak guarantee.

Crawlspace:

We inspected the area for water and moisture-related issues and concerns. We found several areas of concern that we have listed below. Leaving the crawlspace as is can lead to high humidity issues. High humidity can lead to wood rot, sagging floors, wood structure failure, Mold/fungal growth, metal surfaces to rust, and affect the overall life of the structure. We recommend taking corrective action to address the areas below to dry out the crawl space and minimize the effects that we are currently seeing in the crawlspace and the flooring structure.

Finding:

There is very limited access to the crawlspace through the mechanical room.

Recommendations:

Install a new entry point into the crawlspace. We looked at cutting the brick under the walkway on the North side of the building. We would install a new access door to the opening once we remove the brick and dug out the entrance. This would be required to complete the work. This will allow us to not have to remove any flooring in the interior of the building and minimize the disturbance to the occupants of the building.

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

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Finding:
There are currently areas in the crawlspace that don't meet the code with soil height to the floor joist and Girder beams. There should be a minimum clearance of 18" below the bottom of all non-pressure treated wood joists and 12" below all non-pressure treated wood girders/beams.

Recommendations:
We would excavate the areas in the crawlspace to the appropriate height. We believe based on our inspection that there would be up to approximately 45-55yd^3 of dirt removed. We would use our conveyor system to move the dirt as we excavated the crawlspace into the designated area. The city would be responsible for removing the dirt once into the designated location. If you would like for us to remove the dirt we would need to know and there would be an additional cost to complete this.

Finding:
There is evidence of water intrusion at the structure on the W Broad Street side (East) and the N Hill Street side (South). This appeared to be entering the crawlspace from the ground along the foundation. There was standing water in the West of the building at the time of our inspection.

Recommendations:
Install approximately 475' of an interior French drain. This drain will follow the entire interior of the crawlspace. See Diagram. There is a possibility that once excavation has taken place, we might be able to reduce some of the required drainage. The drainage work would allow us to capture water as it's entering the foundation along the wall and route it to sumps. Based on the inspection we should be able to use 3 pumps to properly remove the water. These sumps would pump the water out of the crawlspace keeping the area dry. The sump discharge lines would be connected and routed out the West of the building using only one discharge line on the exterior.

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

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Finding:
There is a 30' beam on the South side of the building under the entrance that is a wood 2"x8" beam that is on grade and not installed correctly. There are a few other temporary posts in the area that might need replacing. This could lead to issues at the entrance area above the crawlspace if not addressed.

Recommendations:
We would install 5 new 16"x16"x12" concrete footers, 5 new 3" Schedule 40 steel adjustable posts, and install two new 15' long 6" steel I-Beams to replace the temporary wooden board support.

Finding:
There are areas throughout that have exposed earth allowing groundwater evaporation to enter the crawlspace. This also has led to the moisture and humidity issues already noted earlier.

Recommendations:
We will encapsulate the entire crawlspace with a 20 mil reinforce white liner. We will wrap all piers, and install the liner on the walls and ground surfaces. An encapsulated crawlspace will help to control humidity, leading to a healthier and more energy-efficient building.

Finding:
For all of the above steps to work properly, you will also need dehumidification as part of the program. Removing excess humidity will allow the wood structure to dry out and minimize the wood damage that is taking place. Mold and fungal growth requires humidity above 55-60% for growth.

Recommendations:
We will install 4 dehumidifiers to control humidity in the crawlspace. The dehumidifiers will drain into the sumps and allow us to keep our humidity below the 55% range. This will be minimizing the damage to wood structures caused by high humidity and minimize the chances of mold/fungal growth.

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

Griffin Regional Welcome Center Proposal

Section 3:

Warranties

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

678-871-7890 120 Lantana Dr, Locust Grove, GA 30248 info@americancrawlspacesolutions.com

Warranties:

- Basement crack injection treatments come with a five (5) year warranty.
- All installed drainage systems will be covered by warranty for the life of the structure
- ACS will warrant the installation of any interior foundation repair such as footers and metal posts, block piers, beam installation, or shimming to prevent further settling for the life of the structure
- ACS warrants crawlspace encapsulated with a 20mil floor liner for the life of the structure
- Our dehumidifiers and sump pumps include a 5-year service plan. This service plan covers 2 annual inspections/filter changes on the dehumidifiers and 1 annual inspection/cleaning of the sumps. If the service plan is renewed at the end of the 5-year term the warranty will ~~be extended~~ for as long as the service plan remains in place.
- 5 electrical outlets are included in this job. If any panel upgrade or any sub-panel upgrade is required that will be an additional charge.

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

Griffin Regional Welcome Center Proposal

Section 4:

Scope of work and Estimate

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

678-871-7890 120 Lantana Dr, Locust Grove, GA 30248 info@americancrawlspacesolutions.com

Proposed Scope of work and services for Griffin Regional Welcome Center

Seal chiller pipes: $4,500

- Preform resin crack injection leak stop on the supply and return pipes

Crawlspace door addition: $7,050

- Cut opening under the walkway
- Install exterior grade access door
- Brick and debris removal

Excavation: $22,200

- Excavation to maintain 18" to joist and 12" to girders
- Dirt removal from the interior of the crawlspace

Drain system: $28,250

- 475' French drain system to collect and discharge water intrusion
- 3 sump pumps included for water removal
- Discharge line to be buried 20' from the building
- 5-year service plan included on sump pumps- completed annually

Replace 30' floor Support Under Entrance $15,700

- Install 5ea 16x16x12 concrete footers
- Install 5ea 3" steel adjustable support piers
- Install 2-15' (6") I-Beams to replace 2"x 12" wooden floor support
- install up to 3 additional single-footers and support piers in this area As needed
- Install 3ea steel adjustable support piers in the entrance area to the crawlspace. This is to replace the wooden post on ground

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

678-871-7890 120 Lantana Dr, Locust Grove, GA 30248 info@americancrawlspacesolutions.com

Encapsulation: $45,900

- @8,580 sqft 20mil reinforced white floor and wall liner
- Seal vents and penetrations to the exterior
- Wrap and seal all support columns in the crawlspace
- Tape all seams

Dehumidifiers: $9,200

- 3 "Santa Fe Advance90" of higher rating units to maintain proper moisture control
- 1 "Santa Fe Advance70" unit to maintain proper moisture control
- Each unit will be mounted from the floor joist to provide maximum performance
- 5-year service plan included on Dehumidifiers- completed semi-annually
- This service plan can be extended beyond 5 years at an annual renewal cost of **$1,000.00**/year

Erect barricades: $2,750

- Erect barricades for runoff and safety

Total materials and labor: $135,550.00.

Additional single footer/steel post supports $1,600 Each.

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

Griffin Regional Welcome Center Proposal

Section 5:

Photos and Building Diagram

AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

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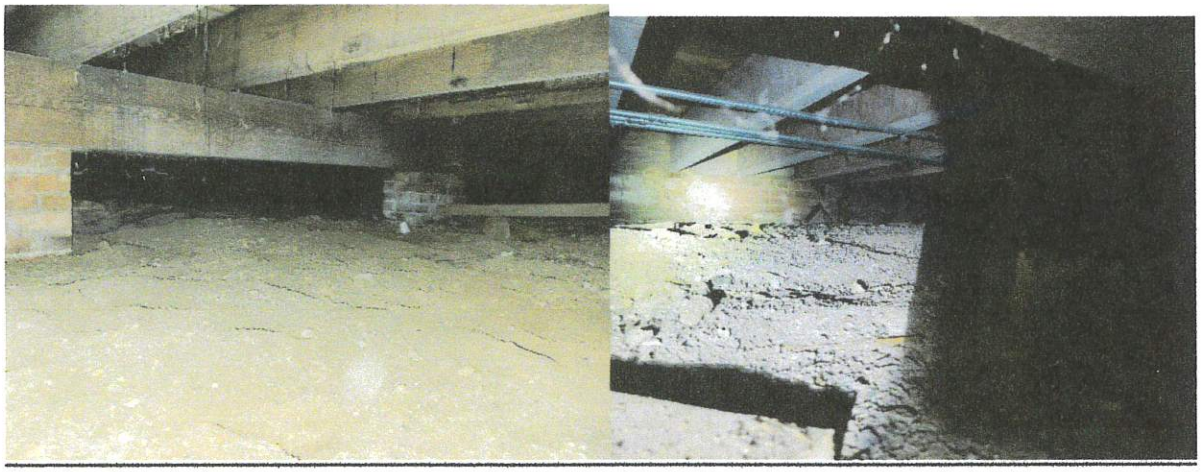




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BASEMENTS & MOLD REMEDIATION

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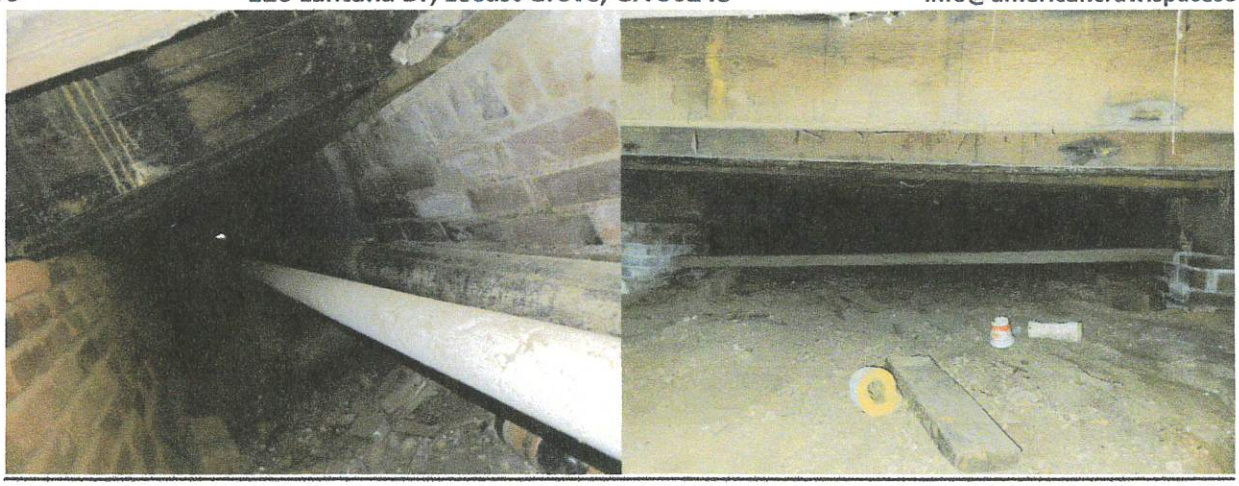






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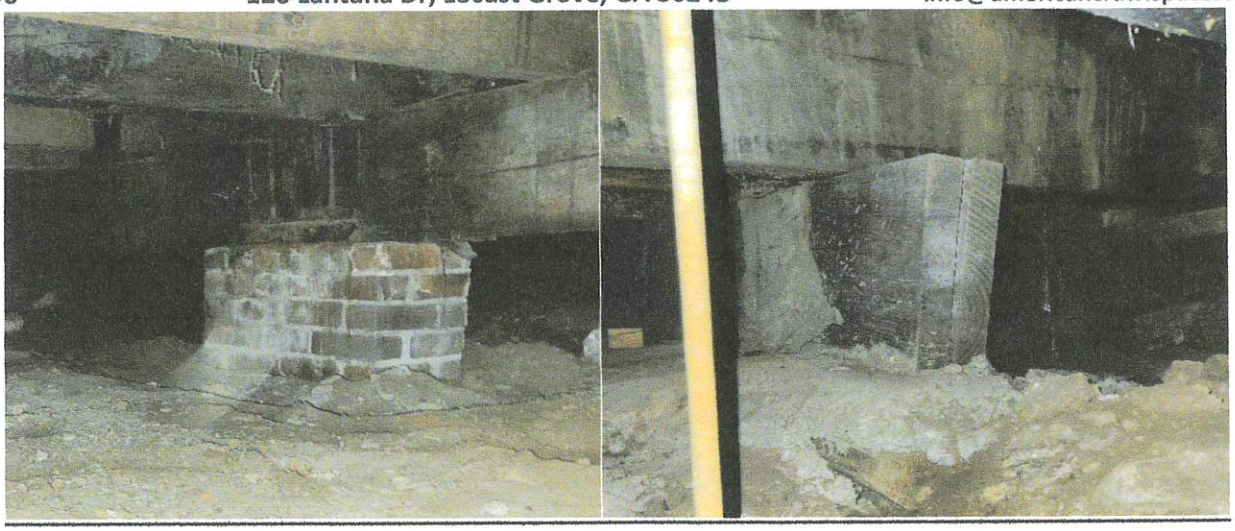






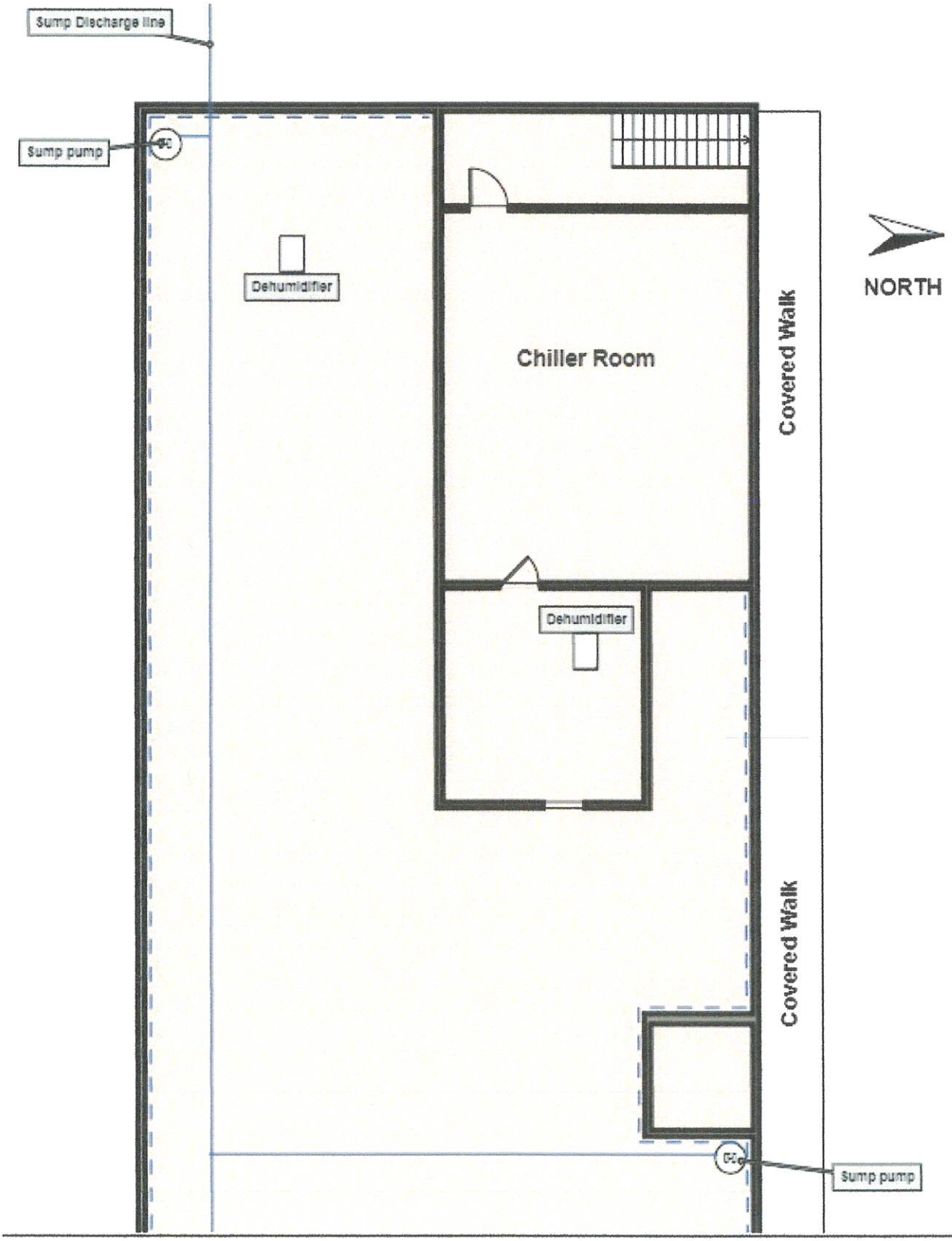
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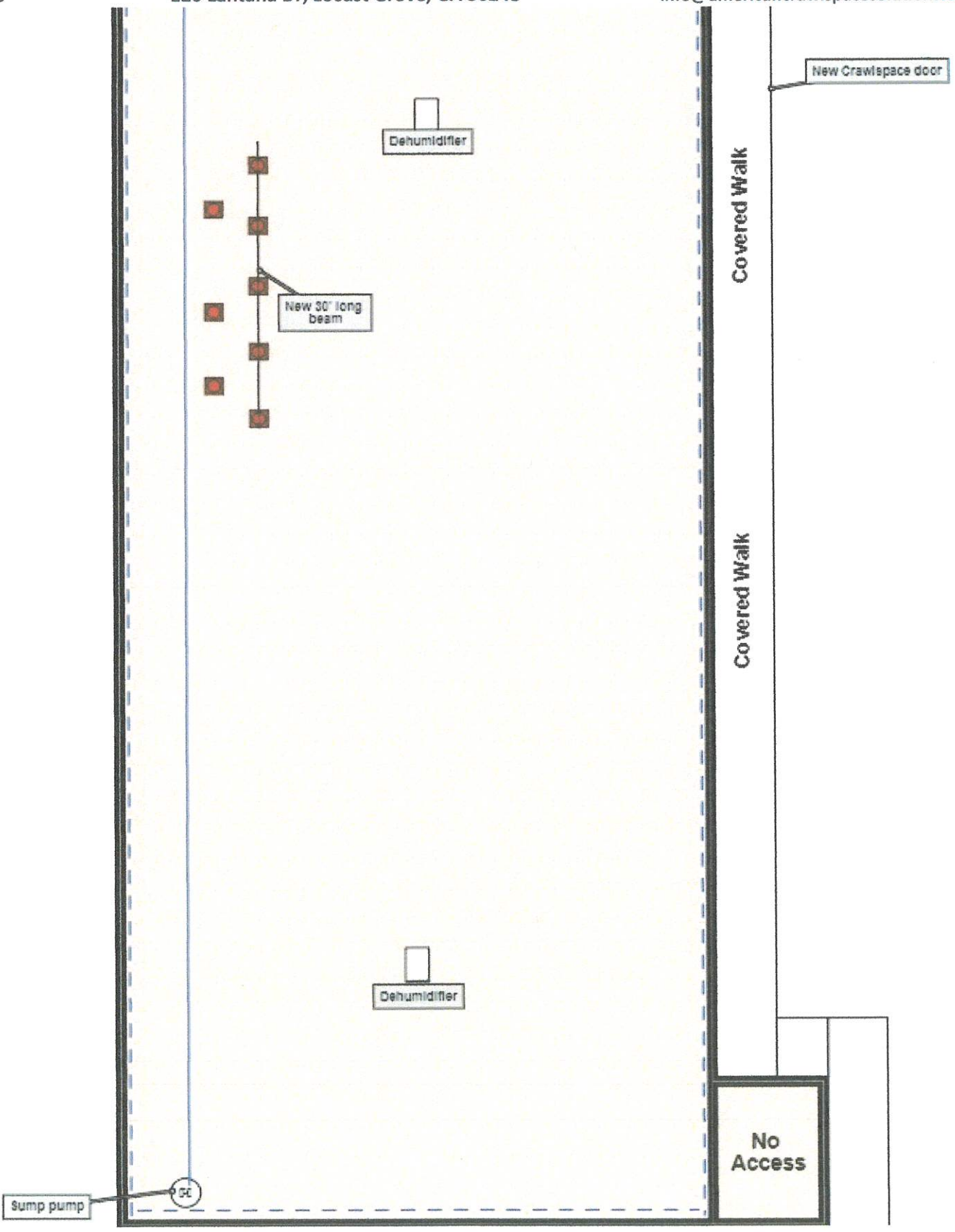
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AMERICAN CRAWLSPACE SOLUTIONS
BASEMENTS & MOLD REMEDIATION

Griffin Regional Welcome Center Proposal

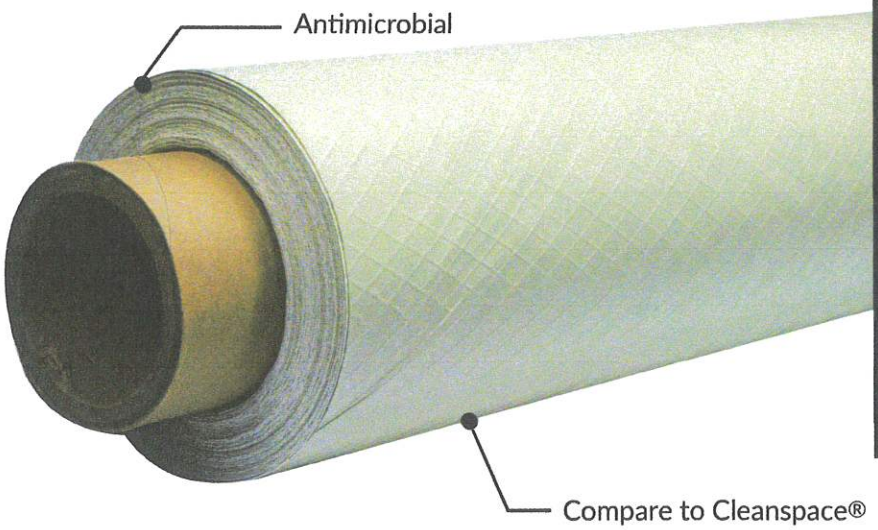
Section 6:

Equipment and Material Information

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GUARDIANLINER™
FOR A LIFETIME

VAPOR BARRIER



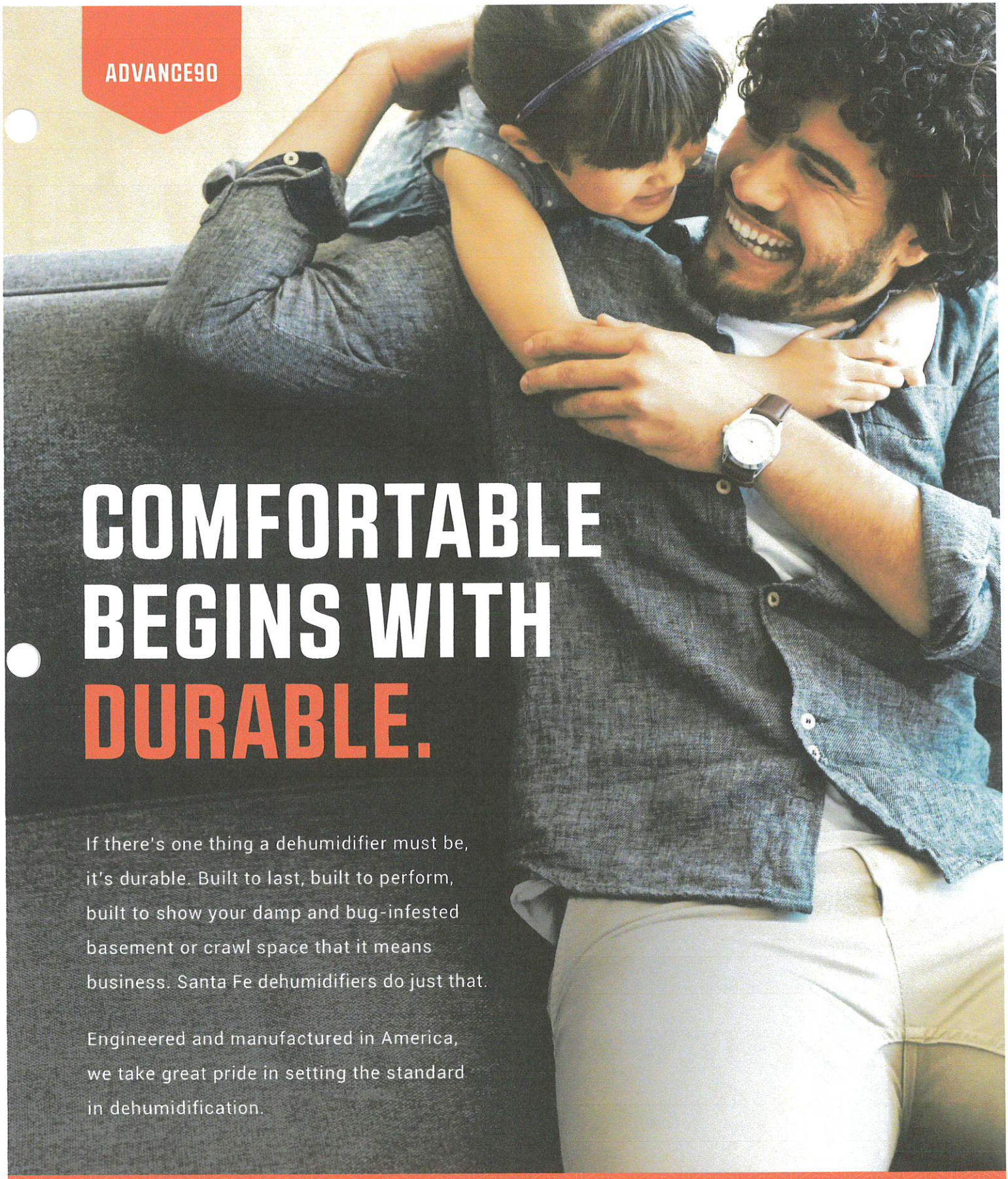
- Made from 100% virgin polyethylene
- Made in the USA
- Compare to 20 Mil CleanSpace®
- 1000 denier polyester cord reinforced
- Antimicrobial additive
- No odor or off-gassing
- Bright white face/tan back

Available in:
- 13'4" x 75' - 1000sqft

PROPERTIES	TEST METHOD	AVERAGE VALUES
APPEARANCE		Tan/White
THICKNESS (measured at plastic)		16 Mil
THICKNESS (measured at string)		22 Mil
WEIGHT		85 lbs/msf
CONSTRUCTION		Extrusion Laminated w/ Scrim Reinforcement
**GRAB TENSILE	ASTM D7004	115 dbf
**ELONGATION AT SCRIM BREAK	ASTM D7004	20%
*TRAPEZOID TEAR	ASTM D4533	81 lbf
***TONGUE TEAR	ASTM D5884	N/A
CBR PUNCTURE RESISTANCE	ASTM 6241	310 lbf
PERM RATING	ASTM E96-B	0.022 perms
MAXIMUM STATIC USE TEMPERATURE		180° F
MINIMUM STATIC USE TEMPERATURE		-70° F

*Tests are an average of diagonal directions. **Tests are an average of machone and transverse directions. ***Tests are an average of primary reinforcement directions.

Note: To the best of our knowledge, unless otherwise stated, these are typical property values and are intended as guides only, not as specification limits. Chemical resistance, odor transmission, longevity as well as other performance criteria is not implied or given and actual testing must be performed for applicability in specific applications and/or conditions. GUARDIANLINER™ MAKES NO WARRANTIES AS TO THE FITNESS FOR A SPECIFIC USE OR MERCHANTABILITY OF PRODUCTS REFERRED TO, no guarantee of satisfactory results from reliance upon contained information or recommendations and disclaims all liability for resulting loss or damage.


ADVANCE90
COMFORTABLE
BEGINS WITH
DURABLE.
If there's one thing a dehumidifier must be, it's durable. Built to last, built to perform, built to show your damp and bug-infested basement or crawl space that it means business. Santa Fe dehumidifiers do just that.
Engineered and manufactured in America, we take great pride in setting the standard in dehumidification.
UNMATCHED 6-YEAR WARRANTY
MADISON, WI
INTERTEK ETL LISTED
SANTA-FE-PRODUCTS.COM
SANTA-FE™
DEHUMIDIFIERS



THE SANTA FE DIFFERENCE.

From product inception, Santa Fe focuses on ensuring all products are:

+ Low-temperature operation
+ Superior air filtration (MERV-13)
+ Ducting options
+ Auto restart
+ UL rated, ETL listed-highest safety standard
+ Optional accessories for flexible installation
+ 6-year warranty
+ Manufactured in Madison, WI

BUILT TO LAST. BUILT TO PERFORM.

A WARRANTY THAT WARRANTS DISCUSSION.

To say we stand behinds our products is an understatement. When you choose a Santa Fe, you're choosing a dehumidifier that performs like no other, and is backed with an industry-leading 6-year warranty. You're not just buying a dehumidifier, you're buying peace of mind.

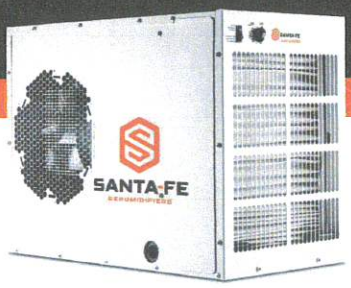
PROOF THAT TOUGHNESS HAS AN EFFICIENT SIDE.

Santa Fe dehumidifiers are durable, reliable and efficient. Every unit exceeds Department of Energy standards and can save you up to $1,766 (12,614 kWHr) over the 6-year warranty period..

FILTER THE BAD. DELIVER THE GOOD.

All Santa Fe dehumidifiers include a MERV-13 filter for superior filtration. Over a 6-year period, MERV-13 filters will remove 2 pounds of dust, pollen, mold spores, pet dander, and bacteria from the air in your home.*

*Based on regularly changing your air filter, see instructional manual for more information.



SANTA FE ADVANCE90

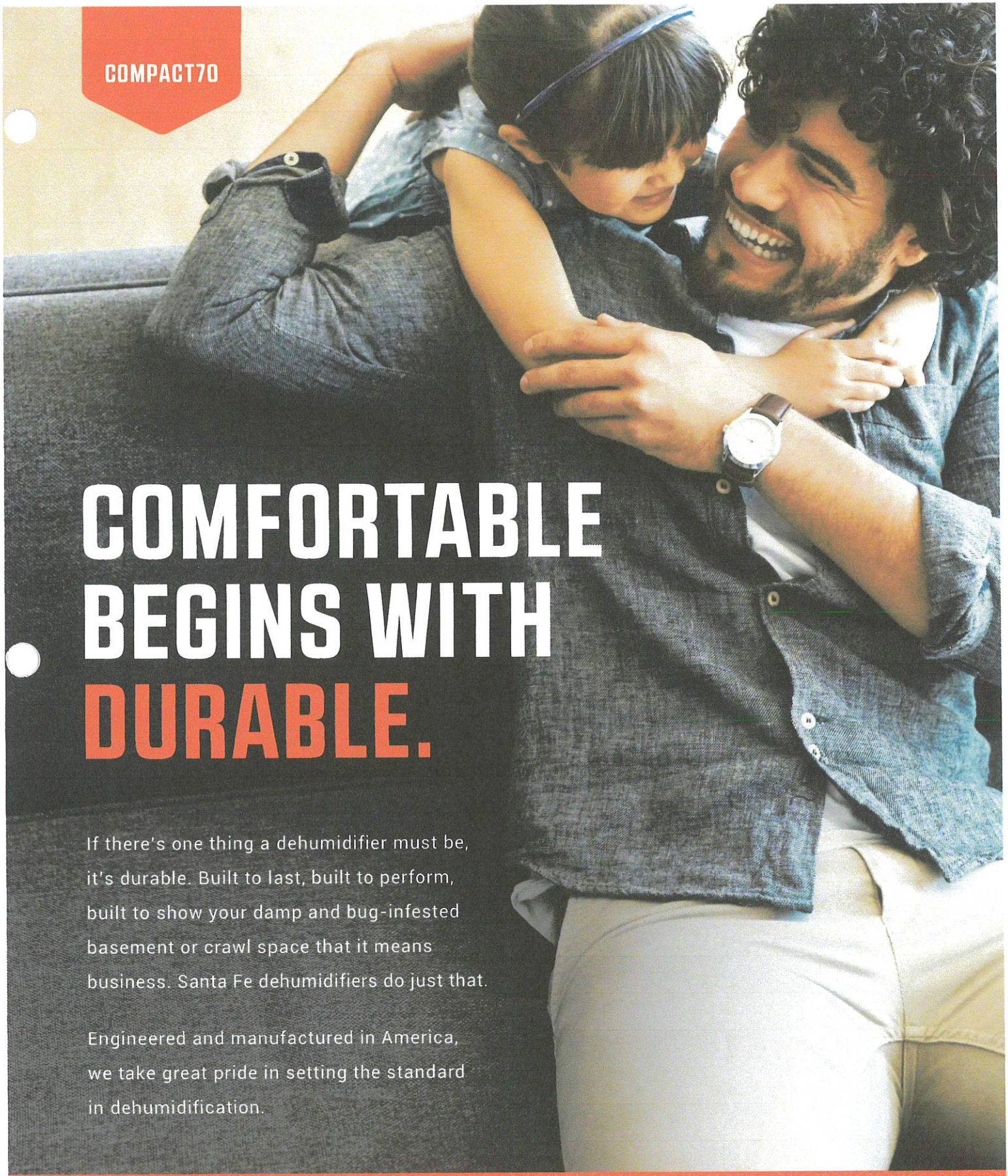
WATER REMOVAL	90 PINTS/DAY 11.25 GALLONS/DAY
CURRENT DRAW	5.7 AMPS
EFFICIENCY	6.1 PINTS/KWH
ENERGY FACTOR	2.88 L/KWH
AIR FILTER	MERV 13
DIMENSIONS	14.50" W 19.40" H 26.00" D
WEIGHT	80 LBS.
CRAWL SPACE SIZING	UP TO 2,200-3,000 FT²
BASEMENT SIZING	UP TO 2,200-2,600 FT²

MADISON, WI

UNMATCHED 6-YEAR WARRANTY

Water removal is per day.
Crawl space sizing is based on 5 foot ceiling height
Basement sizing is based on 10 foot ceiling height.

TS-1153 10-19 Rev A


COMPACT70
COMFORTABLE
BEGINS WITH
DURABLE.
If there's one thing a dehumidifier must be, it's durable. Built to last, built to perform, built to show your damp and bug-infested basement or crawl space that it means business. Santa Fe dehumidifiers do just that.
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SANTA FE COMPACT70

WATER REMOVAL	70 PINTS/DAY 8.75 GALLONS/DAY
CURRENT DRAW	5.1 AMPS
EFFICIENCY	5.0 PINTS/KWH
ENERGY FACTOR	2.4 L/KWH
AIR FILTER	MERV 13
DIMENSIONS	12.00" W 12.00" H 21.00" D
WEIGHT	55 LBS.
CRAWL SPACE SIZING	UP TO 1,800-2,600 FT²
BASEMENT SIZING	UP TO 1,800-2,200 FT²

MADISON, WI

UNMATCHED 6-YEAR WARRANTY

*Based on regularly changing your air filter, see instructional manual for more information.

Water removal is per day.
Crawl space sizing is based on 5 foot ceiling height
Basement sizing is based on 10 foot ceiling height

TS-1104 08/20 Rev A

Ashland
PUMP

OPERATION, PERFORMANCE, SPECIFICATIONS and PARTS MANUAL

Heavy Duty Sump Pump



Sump Pump
Model SPV Series

- Thank you for purchasing this pump. Take the time to read the instructions carefully before using this product. We strongly recommend that you keep this instruction manual in a safe place for future reference.
- Please refer to our website and the Products Center for additional installation and operation instructions.
- Refer to the website for replacement parts information.

LIMITED WARRANTY

This pump is warranted to be free from defects in material and workmanship and to perform within applicable specifications for a period of three years from date of installation or 42 months from date of manufacture, which ever comes first. Obligation under this warranty is limited to repairing or replacing any part thereof, which shall within one year be returned to us with transportation charges prepaid, and proved to be defective.
The above limited warranty takes the place of all other warranties, express or implied and correction of such defects by replacement or repair shall constitute a fulfillment of all obligations under the terms of the warranty, which specifically EXCLUDES any incidental damages caused by or associated with this product or its use. The warranty does not cover any unit which has been damaged either in transit or by misuse, accident or negligence. No warranty or representative not contained herein shall be binding.

MARKS AND MEANING:

⚠ DANGER ***"Danger" indicates an imminent hazardous situation which, if not avoided, WILL result in death or serious injury.***

⚠ WARNING ***"Warning" indicates an imminent hazardous situation which, if not avoided, MAY result in death or serious injury.***

⚠ CAUTION ***"Caution" indicates a potentially hazardous situation which, if not avoided, MAY result in minor or moderate injury.***

PERFORMANCE

		GPM at Total Feet of Head				
Model	HP	0′	10′	15′	20′	21′
SPV33	1/3	47	39	25	3	0

		GPM at Total Feet of Head				
Model	HP	5′	10′	15′	20′	27
SPV50	1/2	65	58	46	32	0

Ashland PUMP Sump Pumps Model: SPV Series Specifications

Before installation, read the following instructions carefully. Failure to follow instruction and safety information could cause serious bodily injury, death and/or property damage. Each Ashland Pump is individually factory tested to ensure proper performance. Closely following these instructions will eliminate potential operating problems assuring years of trouble-free service.

Most accidents can be avoided by using common sense.

IMPORTANT - Ashland Pump is not responsible for losses, injury or death resulting from failure to observe these safety precautions, misuse, abuse or misapplication of pumps or equipment.

⚠ DANGER ***All returned products must be cleaned, sanitized, or decontaminated prior to shipment, to ensure employees will not be exposed to health hazards in handling said materials. All applicable laws and regulations shall apply.***

⚠ WARNING Bronze/brass fitted pumps may contain lead levels higher than considered safe for potable water systems. Government agencies have determined that leaded copper alloys should not be used in potable water applications.

⚠ WARNING Installation, wiring, and junction connections must be in accordance with the National Electric Code and all applicable state and local codes. Requirements may vary depending on usage and location.

⚠ WARNING Installation and servicing is to be conducted by qualified personnel only.

⚠ DANGER ***Rotating machinery. Amputation or severe lacerations can result. Keep clear of suction and discharge openings. DO NOT insert fingers into pump with power connected.***

⚠ WARNING Always wear eye protection when working on pumps. Do not wear loose clothing that may become entangled in moving parts.

⚠ DANGER Pumps build up heat and pressure during operation. Allow time for pumps to cool before handling or servicing.

⚠ DANGER ***Hazardous Voltage can shock, burn or cause death.*** This pump is ***not*** intended for use in swimming pools or water installations where human contact with pumped fluid is possible.

⚠ DANGER Risk of electrical shock. To reduce risk of electrical shock, always disconnect pump from power source before handling. ***Lock out power & tag.***

⚠ WARNING Do Not use these pumps in water over 145°F. Do not exceed manufactures recommended maximum performance, as this could cause the motor to overheat.

⚠ CAUTION Make sure lifting handles are securely fastened each time before lifting.

⚠ DANGER Do not lift, carry or hang pump by the electrical cables. Damage to the electrical cables can cause shock, burns or death. Never handle connected power cords with wet hands. Use appropriate lifting device.

⚠ WARNING Sump and sewage pumps often handle materials which could cause illness or disease. Wear adequate protective clothing when working on a used pump or piping. Never enter a basin after it has been used.

⚠ DANGER Failure to permanently ground the pump, motor and controls before connecting to power can cause shock, burns or death.

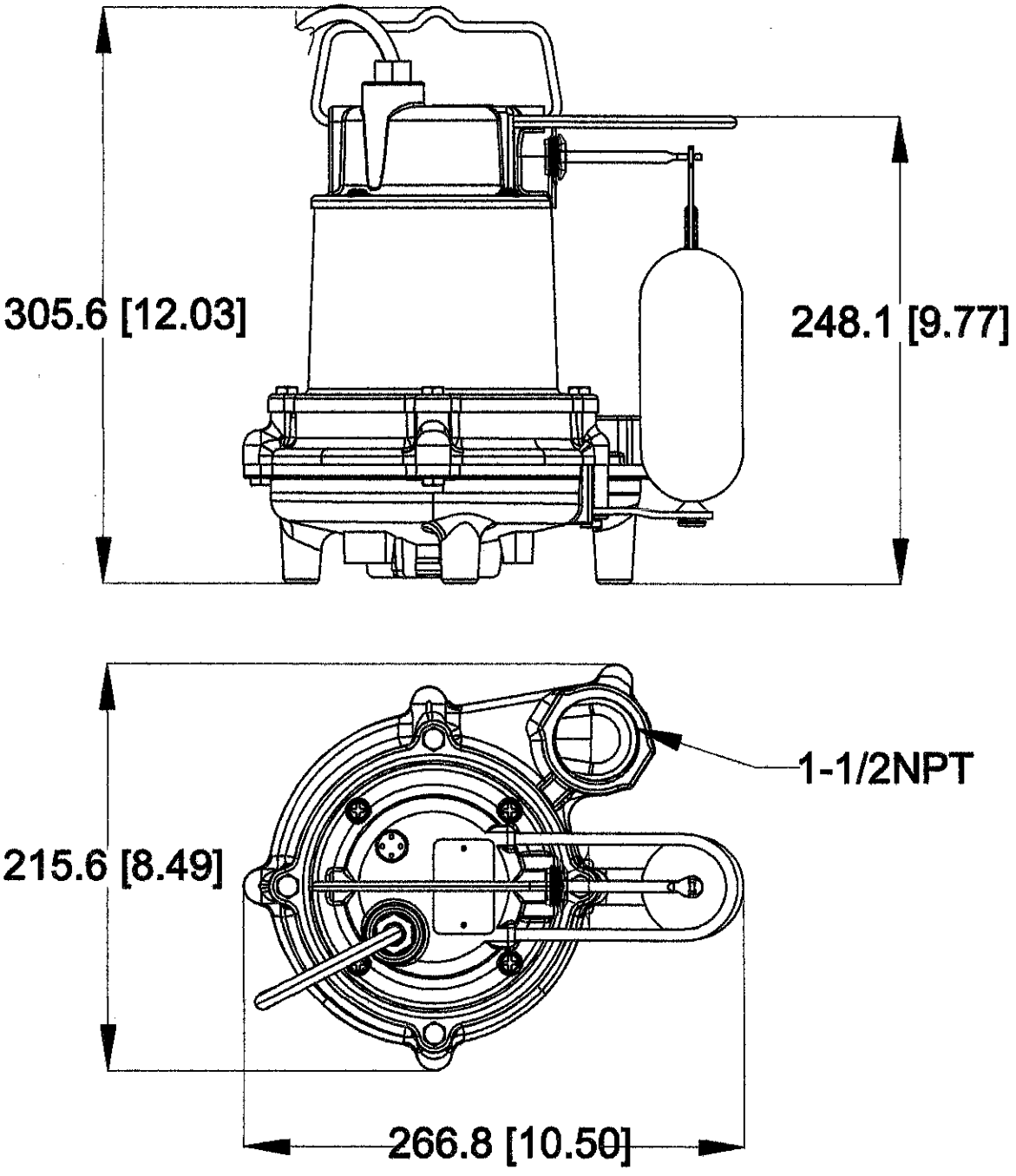
⚠ DANGER These pumps are NOT to be installed in locations classified as hazardous in accordance with the National Electric Code, ANSI/NFPA 70.

⚠ WARNING Do not introduce into any sewer, either directly, or through a kitchen waste disposal unit or toilet: Seafood Shells, Aquarium Gravel, Cat Litter, Plastic Objects, Sanitary Napkins or Tampons, Diapers, Rags, Disposable Wipes or Cloth, Medications, Flammable Material, Oil or Grease, Strong Chemicals, Gasoline.

- Operation against a closed discharge valve will cause premature bearing and seal failure on any pump.
- Any wiring of pumps should be performed by a qualified electrician.
- Cable should be protected at all times to avoid punctures, cuts, bruises, and abrasions-inspect frequently.
- Never handle connected power cords with wet hands.
- Never let cords or plugs lie in water outside the sump pit.
- These pumps are offered in a three phase and single phase wiring configuration. Voltages will vary according to the application and can be seen in the tables in this manual.

Ashland PUMP

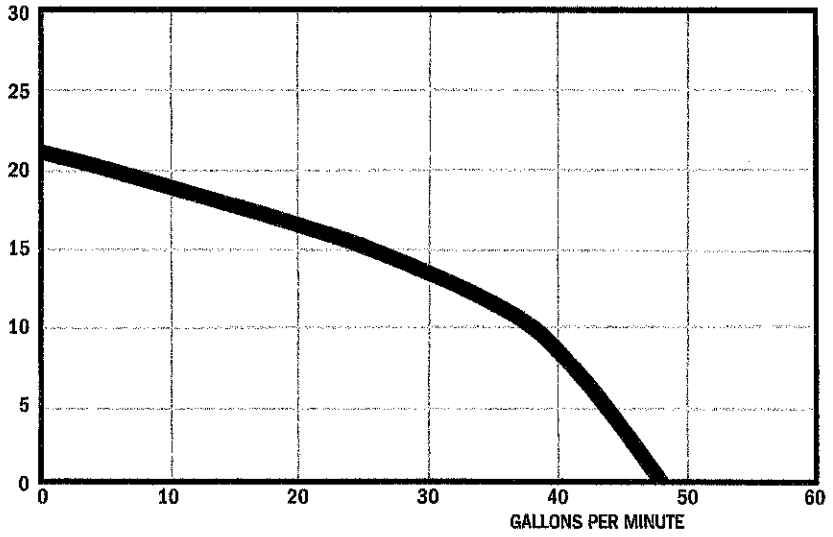
Sump Pumps
Model: SPV Series
Specifications



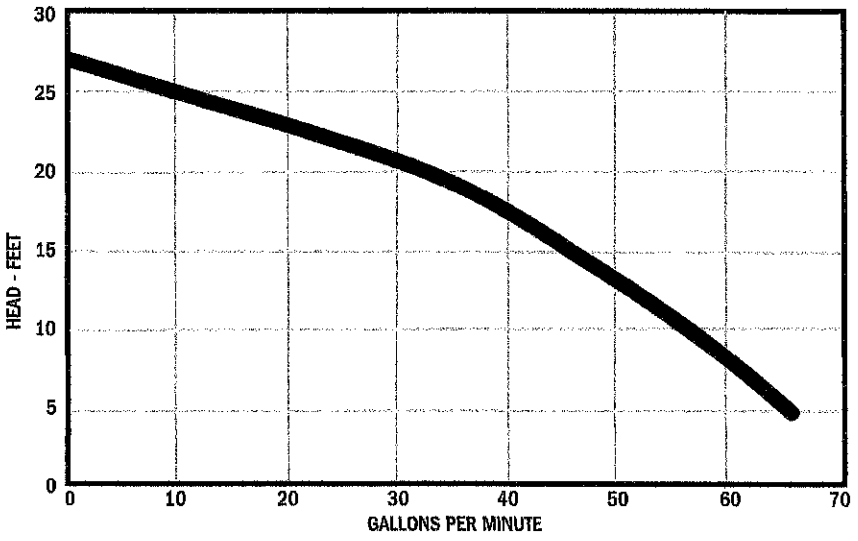
Ashland PUMP

Sump Pumps
Model: SPV Series
Performance

SPV33 PERFORMANCE



SPV50 PERFORMANCE



Sump Pumps
Model: SPV Series
Installation

Pre-Installation

INSTALLATION REQUIREMENTS

- This pump is provided with an on/off float switch forautomatic operation.
- Care should be taken to prevent the pump from running in a dry sump.
- The pump must be placed on a hard level surface. Never place the pump directly on clay or gravel surfaces.
- The pump can be installed with ABS, PVC, polyethylene or galvanized steel pipe. Proper adapters are required to connect plastic pipe to the pump.
- Install a union in the discharge line, just above the sump pit, to allow for easy removal of the pump for cleaning or repair.
- A check valve must be used in the discharge line to prevent back flow of liquid into the basin. The check valve should be a free flow valve that will easily pass solids.
- When a check valve is used, drill a relief hole 3/16" in diameter in the discharge pipe. This hole should be located below the floor line between the pump discharge and the check valve. Unless such a relief hole is provided, the pump could "air lock" and will not pump water even though it will run.
- A union and shut-off valve can follow the check valve to allow periodic cleaning of the check valve or removal of the pump.
- The remainder of the discharge line should be as short as possible with the minimum of turns to minimize friction head loss. Do not restrict the discharge to sizes below 2".

MATERIALS REQUIRED (NOT INCLUDED)

- 1-1/2" Discharge pipe
- Thread sealant tape
- 1-1/2" Check valve
- 1-1/2" Elbow
- Optional: 1-1/2" Union, 1-1/2" Pipe nipple and 1-1/2" Shut off valve

NOTE: The consumer/installer should purchase either a pre-threaded 1-1/2" MNPT pipe (or unthreaded pipe and pipe threader) or a 1-1/2" or 1-1/4" adapter (1-1/2" MNPT x 1-1/2" OD slip fit or 1-1/4" MNPT x 1-1/4" OD slip fit)

Service and Repair

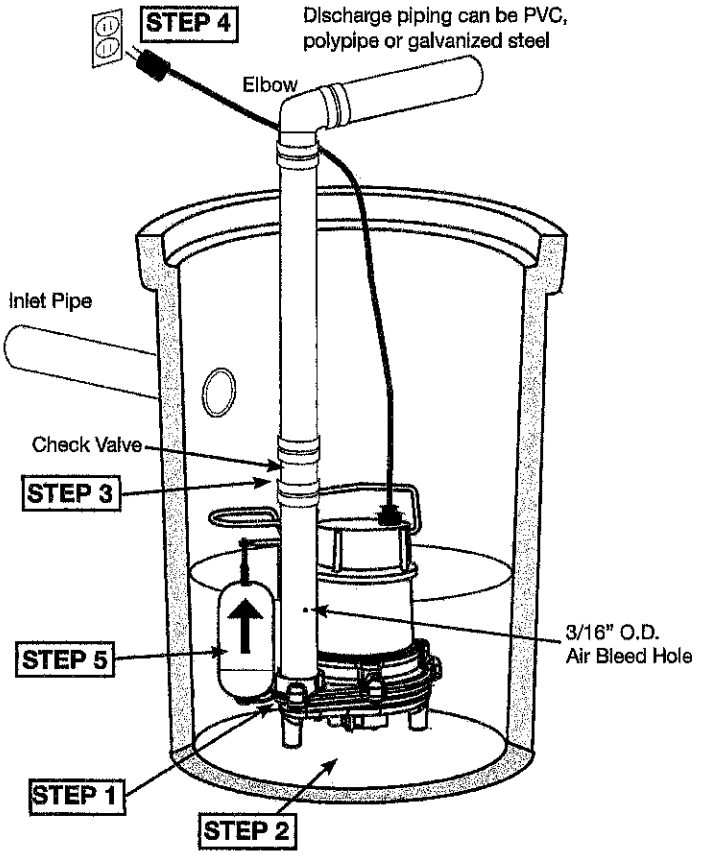
Important: Pump should be thoroughly cleaned of trash and deposits before starting disassembly operations.

⚠ WARNING

Disconnect all power and control wires to motor at control panel before starting disassembly operation. Never rely on opening circuit breaker only.

⚠ CAUTION

Operating pump builds up heat and pressure; allow time for pump to cool to room temperature



INSTALLATION

STEP 1:
Connecting the discharge pipe to the pump.
Wrap the threads of the 1-1/2" discharge pipe with thread sealant tape. Next attach the discharge pipe to the discharge of the pump.

STEP 2:
Place the pump in basin.
Place pump on a hard surface inside basin.

STEP 3:
Connecting the check valve.
Connect the discharge pipe to the check valve, another section of vertical pipe, elbow, and optional to connect union and shut-off valve after elbow.

OPERATION

STEP 4
Connecting power
Plug the power cord into a 115V GFCI power outlet. Allow pump to operate through several on-off cycles by adding water to basin.

STEP 5
Operating the pump
When the float switch moves up over the top of the pump. the pump begins to operate. When the water lowers to a certain level, the float switch will turn the pump off.

Sump Pumps
Model: SPV Series
Trouble Shooting

⚠ WARNING Always disconnect the pump from the electrical power source before handling. If the system fails to operate properly, carefully read instructions and perform maintenance recommendations. If operating problems persist, the following chart may be of assistance in identifying and correcting them.

SYMPTOM	POSSIBLE CAUSES	CORRECTIVE ACTION
Pump runs but does not pump liquid	1. Pump impeller maybe air locked 2. Vent hole clogged 3. Clogged inlet 4. Discharge gate valve may be closed 5. Discharge check valve may be clogged or have a broken clapper 6. Discharge head may be too high	1. Purge air 2. Clean out the vent hole 3. Clean out the grinder inlet 4. Open gate valve 5. Remove and examine check valve for proper installation and freedom of operation 6. Check elevation
Thermal overload trips	1. Impeller may be clogged with foreign objects	1. Check impeller for freedom of operation, security and condition. Clean impeller cavity and inlet of any obstruction
Circuit breaker trips	1. Excessive load possibly caused by a short in the motor 2. If this condition happens after an electrical storm, motor or control box may be damaged by lightning	1. Contact qualified technician 2. Reset breaker. If breaker trips again in a few seconds check motor for lightning damage

Honest, Professional, Dependable

1899 Cottage Street, Ashland, Ohio 44805
Telephone: 855 281-6830 • Fax: 877 326-1994
ashlandpump.com

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider the purchase of four Maxam Off Road Tires in the amount of $32,028.00 from Southern Tire Mart, lowest quote, for use on the John Deere 644 Wheel Loader at the Transfer Station . *Solid Waste Director, Todd Ennis, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The purchase of these items is budgeted and approved in FY23. These items are requested to replace the four worn tires that are presently on the wheel loader.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

FY23 budgeted funds in Solid Waste Transfer Station Division (540-4531-52-2200) is $78,000. This purchase is $32,028.00.

Submitted By:
Todd Ennis

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
PO Transfer Station Loader Tires FY23.pdf

Griffin
Growing, TOGETHER

City of Griffin, Georgia
100 S Hill Street
P O Box T
Griffin, Georgia 30224
(770) 229-6401

DATE: 11/8/22

FY23 Purchase Order No. _____

Bid/Quote No. 2583003

Vendor No. _____

Vendor Name & Address
Southern Tire Mart
Chris McNeil
6200 Frontage Rd Forest Park,GA 30297

ChristopherMcneil@stmtires.com
Ph: 404-608-8111 Fax:

Per Georgia State Code 48.8, the City of Griffin is tax exempt from sales and use tax.

Deliver to:
City of Griffin
Solid Waste Transfer Station
1515 Industrial Drive
Griffin, GA 30223

ATTN: Dexter Allen
Phone: 470-497-3481 Fax: _____

Freight is FOB Destination Deliveries are accepted between the hours of 8:00 a.m. and 4 p.m.	Submit APPROVED packing slips to Accounts Payable. Highlight PO# & account distribution. Note any changes or additional accounts.

*Terms: Net 30 unless otherwise specified on PO

- - ANY CHANGE ORDERS TO ANY PO OR WORK ORDERS MUST BE AUTHORIZED IN WRITING AND APPROVED. ALL INVOICES SUBMITTED FOR PAYMENT MUST REFERENCE A VALID PURCHASE ORDER NUMBER. - -

- VENDORS MUST HAVE A CURRENT REGISTRATION ON FILE PRIOR TO PO PROCESSING - **On File? Y/N** **Y**

Description	Account Number	Quantity	UOM	Unit Price	Extended Totals
	- - - -				
23.5x25 Solid Assemblies 900	540 - 4531 - 52 - 2200 - 0000	4	EA	7,832.000	**31,328.00**
Labor	540 4531 52 2200 0000	5	HR	135.000	**675.00**
Fuel Surcharge	540 - 4531 - 52 - 2200 - 0000	1	EA	25.000	**25.00**
	- - - -				
CAPITAL PROJECT #: _____	- - - -	*enter debit/credit amounts in*			
(DISTRIBUTION & $$)	- - - -	*the extended totals column*			

COMMENTS: _____ **Totals: $** **$ 32,028.00**

FY23 Purchase Order

COG USE ONLY **COG USE ONLY**

PRICING METHOD:

	Verbal / Phone
X	Email/Mail/Fax
	Bid / RFP #

Copy emailed to Supplier
Supplier Notified

Solid Waste Todd Ennis 11/8/2022
Dept / Requestor / Date

11/8/2022
Department Mgr / Date

Purchasing / Date

Finance Director / Date

City Manager / Date

BOARD / Date

TERMS AND CONDITIONS OF PO / CONTRACT

ARTICLE 1 PURCHASE ORDER AUTHORIZATION

Vendors are required to be registered with the City and to have an authorized City Purchase Order (P.O.) before any items/goods/services are delivered. Any shipments made prior to the receipt of a City P.O. are made at the sole risk of the vendor. Payment may be withheld for any and all items/goods/services delivered without an authorized P.O.

ARTICLE 2 PURCHASE ORDER NUMBER

The Purchaser's purchase order number and the successful seller's name (from the bid or proposal) must appear on all packing slips, packages, invoices, bills of lading, warehouse receipts and correspondence with Purchaser. Materials must be properly packaged and marked with the order number. Damaged material will not be accepted.

ARTICLE 3 ACCEPTANCES

All terms and conditions of the purchase order shall become part of the contract between the Seller and Purchaser; the Seller's different or additional terms will not become part of this contract.

ARTICLE 4 PRICE

Seller warrants that the prices quoted hereunder are the lowest prices these or similar articles are sold by the Seller to other customers and in the event of any price reduction between execution of the purchase order and delivery of the goods, purchaser shall be entitled to such reduction.

ARTICLE 5 DELIVERIES, TITLE AND RISK OF LOSS

Title shall pass to Purchaser on delivery of the conforming goods to Purchaser's designated plant or location. Notwithstanding any agreement to pay freight express or other transportation charges, the risk of loss or damage in transit shall be upon the Seller. Delivery shall not be complete until the goods have been actually received, inspected and accepted by the Purchaser.

ARTICLE 6 PARTS

The Seller agrees to make functional parts available for a period of five years after final production run.

ARTICLE 7 WARRANTIES

The Seller warrants that the goods and services supplied hereunder will be of good workmanship and of proper materials, free from defects and in accordance with specifications. If the Seller knows of the Purchaser's intended use, the Seller warrants that the goods or services are suitable for that intended use.

ARTICLE 8 REMEDIES

Regardless of whether goods are being sold or leased or whether services are being performed, the Seller and Purchaser agree that both parties have all the Uniform Commercial Code rights, duties, and remedies available as well as all remedies allowed by law and the purchase order.

ARTICLE 9 CONFLICTS OF LAWS

The agreement of purchase and the performance of the parties hereunder shall be construed with and governed by the laws of the State of Georgia.

ARTICLE 10 MODIFICATIONS

No modifications in prices, delivery methods or schedule, quality, quantity, specifications or any other term of the contract will be effective unless agreed to in writing, signed by Procurement

ARTICLE 11 PATENT INFRINGEMENT

Seller shall hold purchaser harmless from all judgments and expenses arising out of any alleged patent infringement by our use of the merchandise ordered.

ARTICLE 12 TERMINATIONS FOR CAUSE

Purchaser may terminate this contract for cause in the event of a default by Seller. In such event, Purchaser shall not be liable to Seller for any amounts, and Seller shall be liable for and shall hold Purchaser harmless from any damage occasioned by Seller's breach or default.

ARTICLE 13 TERMINATIONS FOR CONVENIENCE

Purchaser may at any time terminate the order in whole or in part for its convenience upon which written notice to Seller in which event Seller shall be entitled to reasonable termination charges which reflects the percentage of the work performed prior to termination.

ARTICLE 14 ENTIRE AGREEMENTS

The purchase order and any documents referred to on the face thereof constitute the entire agreement between the parties and can only be modified in writing and signed by both parties. No part of this order may be assigned or subcontracted without the written approval of the Purchaser. Any moneys due Purchaser from Seller can be set off from any moneys due Seller from Purchaser whether or not under this contract. Purchaser's failure to insist on any right shall not operate as a waiver of any other right. Time is of the essence of this contract.

ARTICLE 15 WORKS ON PREMISES

If the order includes work to be performed on Purchaser's premises, Seller agrees to indemnify the Purchaser from all loss or damage arising out of such work, to observe the highest safety standard, to maintain adequate insurance and to furnish evidence of such insurance at Purchaser's request.

ARTICLE 16 QUALITY GUARANTEE

If any product delivered does not meet applicable specifications, or if the product shall not produce the effect that the supplier represents to the City, the supplier shall pick up the product from the City at no expense to the City. Also, the supplier shall refund to The City of Griffin any money which has been paid for the same. The supplier shall be responsible for attorney fees in the event the supplier defaults and court action is required.

ARTICLE 17 QUALITY TERMS

The City reserves the right to reject any and/or all materials if, in its judgment, the items reflect unsatisfactory workmanship, manufacturing or shipping damage.

Southern Tire Mart

ESTIMATE #: 2583003

FOREST PARK #160
SOUTHERN TIRE MART
6200 FRONTAGE ROAD
FOREST PARK, GA 30297

PAGE: 1

404/608-8111

CUSTOMER: CITY OF GRIFFIN
0517348 100 SOUTH HILL ST
GRIFFIN GA 30224

SHIP TO: WASTE SOLID ASSEMBLIES

BUSINESS: 770/229-6400 0
SALESMAN: 09843
ESTIMATE DATE: 11/07/22 DUE: 12/07/22

PRODUCT	MECHANIC	QUANTITY	PRICE	F.E.T.	EXTENSION
23.5-25 SOLID ASSEMBLIES 900		4	7832.00		31328.00
MAXAM TIES, JUST LIKE THE ONES ON NOW THIS QUOTE DOES NOT INCLUDE INSTALLATION I WILL SEND QUOTE SHORTLY AFTER THIS ONE TIRES AND WHEELS ARE IN STOCK IN MEMPHIS,7-10 DAYS OUT					
REGULAR HRS SVC CALL-OTR 165OTR		5.00	135.00		675.00
FEE, FUEL SURCHARGE FS		1	25.00		25.00

SERVICE TIME MY VARY DEPENDING ON IF ASSEMBLIES COME OFF LIKE THEY SHOULD.

MERCHANDISE:	31328.00
LABOR:	675.00
OTHER:	25.00
ESTIMATE TOTAL:	32028.00

********THIS IS NOT AN INVOICE*********
*******DO NOT PAY FROM THIS FORM*******

DO NOT PULL INVENTORY

PLEASE REMIT To:
Dept. 143
P.O. Box 1000
Memphis, TN 38148-0143

PRINTED NAME/CUSTOMER SIGNATURE

IMPORTANT: CUSTOMER SHOULD RE-CHECK TORQUE ON LUG NUTS ON WHEELS SERVICED AFTER 25 TO 100 MILES OF OPERATION

ACTION TIRE CO.

****QUOTE****

"CALL ACTION FOR SATISFACTION"
PHONE (404) 767-3235

30TH ANNIVERSARY 1988-2018 — ACTION TIRE CO.

PLEASE REMIT TO: 410 LEE'S MILL ROAD · FOREST PARK, GA 30297

I hereby authorize the below repair work to be done along with the necessary material and/or your employees permision to operate the vehicle described for testing and/or inspection. Amount of repairs thereto which I have authorized and are not covered by my warranty. You will not be held responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft, accident or any other cause beyond your control. I authorize Action Tire Co. to charge the card listed below and I agree to pay the amount below according to the card issuer agreement. (Merchant agreement if credit voucher)

AUTHORIZED SIGNATURE: _____

AUTHORIZED PRINTED NAME: _____

Store#

STORE 12

DOT: EYP / GA Scrap # 029142 GN

ORDER#

Q007657

SOLD TO:

CITY OF GRIFFIN 11327
100 S HILL STREET
GRIFFIN GA 30223

SHIP TO:

SAME

E-MAIL : agolden@cityofgriffin.com

CUST. P.O. #	MAKE-MODEL	TAG	MILEAGE	TELEPHONE	ROUTE	SLM	WORK ORDER	ORDER #	PAGE	REMARKS
				(770)229-6401	0	04	N/A			1

INVOICE DATE	INVOICE NUMBER	PREVIOUS SHIPPED INVOICE NUMBER	TERMS		
			NET 30	09/02/22	09:47:40

STOCK NUMBER	SIZE	DESCRIPTION	QUANITY ORDERS	SHIPPED	PREV. SHIP	UNIT PRICE	T	F.E.T.	EXTENSION
021007		SERVICE CALL BOOM PER HOUR	7	7		145.00		.00	1015.00
NSMOFFROAD	23.5-25 MAXAM	MS708 SMOOTH APERTURE	4	4		8420.57	NT	.00	33682.28
	This price is for Cat950 and								
	JDeere 644								
	Can offer 30/60/90 terms								

**** FOR SAFETY-RETIGHTEN LUG NUTS AFTER 100 MILES ****

Inquire about our Forklift Tire Division

PARTS	LABOR	TAX %	TAXABLE AMOUNT	TAX	F.E.T.	MISC AMOUNT	INVOICE TOTAL
							NOT AN INVOICE
33682.28	1015.00				FET EXEMPT		34697.28

A FINANCE CHARGE OF 1 1/2% per month **(18% ANNUAL PERCENTAGE RATE)** will be charged on all invoices over 30 days past due

ATLANTA COMMERCIAL TIRE, INC.

Forest Park • Doraville • Athens • Griffin • Marietta
• Cartersville • Dalton • Macon • Albany
WWW.ACTIRE.COM (404) 351-8016

PLEASE REMIT TO:
5067 KENNEDY ROAD
FOREST PARK, GA 30297

** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE **

ESTIMATE #: 126669

ATLANTA COMMERCIAL TIRE
1524 INDUSTRIAL DR

PAGE: 1
GRIFFIN, GA 30224 TIME STARTED: 16:38:25

770/227-3355

CUSTOMER: CITY OF GRIFFIN
PO BOX T
11694 TIFFANY JAMERSON
GRIFFIN, GA
30224

BUSINESS: 770/233-4399 0 PO NUMBER: .
SALESMAN: 00166
ESTIMATE DATE: 10/27/22 TERMS: 1ST 10TH

PRODUCT	MECHANIC	QUANTITY	PRICE	F.E.T.	EXTENSION
OTR SERVICE CALL S505		2	125.00		250.00
FUEL SURCHARGE FUEL		2	25.00		50.00
PRESSING CHARGE S415		4.00	200.00		800.00
23.5-25 MAXAN SOLID OPIND		4	10040.00		40160.00
MILEAGE S805		80	1.00		80.00
OTR TIRE DISPOSAL OTRD		4	150.00		600.00

MERCHANDISE:	40210.00
LABOR:	1130.00
OTHER:	600.00
ESTIMATE TOTAL:	41940.00

_____

_____

_____

********** THANK YOU FOR YOUR BUSINESS!! **********
! TIA recommends RE-TORQUEING all Lug Nuts 50-100 miles after Wheel Chg!

Customer Signature: _____ Date:___/___/2022

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider the purchase of one Toyota Tacoma pickup truck for telecommunications and fiber maintenance in the amount of $30,670.00 from Jim Ellis Toyota of McDonough, lowest quote. *Telecommunications Manager, Chris Sprayberry, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

Out of the three quotes requested, Jim Ellis Toyota of McDonough submitted the lowest price and currently has the vehicle on the lot. The truck will be used as a shared vehicle for staff to maintain and install fiber drops to businesses that are connected to Griffin's Fiber Optic network.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The FY2023 budget has Capital items funding within the Telecommunications budget 570-4750-54-2200, including $35,000 for a truck purchase, which is being purchased for $30,670.00.

Submitted By:
Chris Sprayberry

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
FY2023 Vehicle Fleet PO.pdf
FY2023 Fleet Request Form.pdf
Jim Ellis Toyota of McDonough - Tacoma Quote.pdf
Toyota South Atlanta - Tacoma Quote.pdf
Toyota of Newnan - Tacoma Quote.pdf

Griffin
Growing.TOGETHER

City of Griffin, Georgia
P O Box T
Griffin, Georgia 30224
(770) 229-6400

DATE: 11/15/22

Purchase Order No. _____

Contract # and Expiration: _____

Contract With: _____

Vendor No. _____

FY23 VEHICLE FLEET PO

Vendor Name & Address

Jim Ellis Toyota of McDonough
Attn: David Washington / Michael Green
144 Hwy 81
McDonough, GA 30253
dwashington@jimelllis.com or mgreen@jimellis.com
Ph: 770-288-3755 Fax:

Freight is F.O.B. Destination

Freight is FOB Destination Deliveries are to be sent to Motorpool between the hours of 8:00 a.m. and 4 p.m.	Invoices are to be sent to requesting dept. for approval. Payment inquiries should be directed to Accounts Payable (accounting.vital@cityofgriffin.com)

Per Georgia State Code 48.8, the City of Griffin is tax exempt from sales and use tax.

Deliver to:

City of Griffin
Dept: Motorpool
245 Emlet Drive
Griffin, GA 30224

Chris Sprayberry / *Kelvin Hopper*

Phone: 678-692-0520 Fax: _____

- - ANY CHANGE ORDERS TO ANY PO OR WORK ORDERS MUST BE AUTHORIZED IN WRITING AND APPROVED. ALL INVOICES SUBMITTED FOR PAYMENT MUST REFERENCE A VALID PURCHASE ORDER NUMBER. - -

- VENDORS MUST HAVE A CURRENT E-VERIFY AFFADAVIT ON FILE PRIOR TO PO PROCESSING - On File? Y/N Y

Vehicles/equip per attached specifications	Account Number	Qty	UOM	Unit Price	Extended Totals
2022 Toyota Tacoma SR 4x2 Access Cab	570 - 4750 - 54 - 2200 - 0000	1	ea	30,670.00	30,670.00
	- - - -				
	- - - -				
	- - - -				
	- - - -				
	- - - -				
UNIT NO. of asset being surplused: N/A	ARF attached?		**TOTAL $**		**30,670.00**
CAPITAL PROJ#: CP2023-4750-6-23	570 - 4750 - 54 - 9999 - 0000				-30,670.00
	570 - 0000 - 11 - 7500 - 0000				30,670.00
Note: All deliveries are to be made to authorized COG Motorpool personnel at			**TOTAL $		**30,670.00**

COG USE ONLY

Payment method: CASH ____ LEASE ____ GRANT ____ LEINHOLDER: _____

VIN: **EQUIP ID:** **TAG:** **IN SERV (M/Y):**
VIN: **EQUIP ID:** **TAG:** **IN SERV (M/Y):**
VIN: **EQUIP ID:** **TAG:** **IN SERV (M/Y):**
VIN: **EQUIP ID:** **TAG:** **IN SERV (M/Y):**

	Dept request
	Agenda item copy
	Fleet authorization
	Leinholder info
	Order (cc PF,SW,rqstr)
	Invoicing/Delivery
	Payment/MSO
	Tag/Origs to Finance
	Risk Mgmt
	Fixed Assets

APPROVALS

Telecomm / Chris Sprayberry / 11-16-22
Dept / Requestor / Date **Purchasing / Date**

11-16-22
Department Mgr / Date **Finance Director / Date**

City Manager / Date **BOARD / Date**

TERMS AND CONDITIONS OF PO / CONTRACT

ARTICLE 1 PURCHASE ORDER AUTHORIZATION

Vendors are required to be registered with the City and to have an authorized City Purchase Order (P.O.) before any items/goods/services are delivered. Any shipments made prior to the receipt of a City P.O. are made at the sole risk of the vendor. Payment may be withheld for any and all items/goods/services delivered without an authorized P.O.

ARTICLE 2 PURCHASE ORDER NUMBER

The Purchaser's purchase order number and the successful seller's name (from the bid or proposal) must appear on all packing slips, packages, invoices, bills of lading, warehouse receipts and correspondence with Purchaser. Materials must be properly packaged and marked with the order number. Damaged material will not be accepted.

ARTICLE 3 ACCEPTANCES

All terms and conditions of the purchase order shall become part of the contract between the Seller and Purchaser; the Seller's different or additional terms will not become part of this contract.

ARTICLE 4 PRICE

Seller warrants that the prices quoted hereunder are the lowest prices these or similar articles are sold by the Seller to other customers and in the event of any price reduction between execution of the purchase order and delivery of the goods, purchaser shall be entitled to such reduction.

ARTICLE 5 DELIVERIES, TITLE AND RISK OF LOSS

Title shall pass to Purchaser on delivery of the conforming goods to Purchaser's designated plant or location. Notwithstanding any agreement to pay freight express or other transportation charges, the risk of loss or damage in transit shall be upon the Seller. Delivery shall not be complete until the goods have been actually received, inspected and accepted by the Purchaser.

ARTICLE 6 PARTS

The Seller agrees to make functional parts available for a period of five years after final production run.

ARTICLE 7 WARRANTIES

The Seller warrants that the goods and services supplied hereunder will be of good workmanship and of proper materials, free from defects and in accordance with specifications. If the Seller knows of the Purchaser's intended use, the Seller warrants that the goods or services are suitable for that intended use.

ARTICLE 8 REMEDIES

Regardless of whether goods are being sold or leased or whether services are being performed, the Seller and Purchaser agree that both parties have all the Uniform Commercial Code rights, duties, and remedies available as well as all remedies allowed by law and the purchase order.

ARTICLE 9 CONFLICTS OF LAWS

The agreement of purchase and the performance of the parties hereunder shall be construed with and governed by the laws of the State of Georgia.

ARTICLE 10 MODIFICATIONS

No modifications in prices, delivery methods or schedule, quality, quantity, specifications or any other term of the contract will be effective unless agreed to in writing, signed by Procurement

ARTICLE 11 PATENT INFRIGEMENT

Seller shall hold purchaser harmless from all judgments and expenses arising out of any alleged patent infringement by our use of the merchandise ordered.

ARTICLE 12 TERMINATIONS FOR CAUSE

Purchaser may terminate this contract for cause in the event of a default by Seller. In such event, Purchaser shall not be liable to Seller for any amounts, and Seller shall be liable for and shall hold Purchaser harmless from any damage occasioned by Seller's breach or default.

ARTICLE 13 TERMINATIONS FOR CONVENIENCE

Purchaser may at any time terminate the order in whole or in part for its convenience upon which written notice to Seller in which event Seller shall be entitled to reasonable termination charges which reflects the percentage of the work performed prior to termination.

ARTICLE 14 ENTIRE AGREEMENTS

The purchase order and any documents referred to on the face thereof constitute the entire agreement between the parties and can only be modified in writing and signed by both parties. No part of this order may be assigned or subcontracted without the written approval of the Purchaser. Any moneys due Purchaser from Seller can be set off from any moneys due Seller from Purchaser whether or not under this contract. Purchaser's failure to insist on any right shall not operate as a waiver of any other right. Time is of the essence of this contract.

ARTICLE 15 WORKS ON PREMISES

If the order includes work to be performed on Purchaser's premises, Seller agrees to indemnify the Purchaser from all loss or damage arising out of such work, to observe the highest safety standard, to maintain adequate insurance and to furnish evidence of such insurance at Purchaser's request.

ARTICLE 16 QUALITY GUARANTEE

If any product delivered does not meet applicable specifications, or if the product shall not produce the effect that the supplier represents to the City, the supplier shall pick up the product from the City at no expense to the City. Also, the supplier shall refund to The City of Griffin any money which has been paid for the same. The supplier shall be responsible for attorney fees in the event the supplier defaults and court action is required.

ARTICLE 17 QUALITY TERMS

The City reserves the right to reject any and/or all materials if, in its judgment, the items reflect unsatisfactory workmanship, manufacturing or shipping damage.

CENTRAL SERVICES
FLEET/EQUIPMENT REQUEST FORM
FOR FY23

Department Telecommunications Div: _____ When needed: FY23

Capital Project # CP2023-4750-6-23 Within budget **Y / N:** Y (Apprvd) Amt Budgeted: 35,000.00

Desc of vehicle/equipment: 2022 *YEAR* Toyota *MAKE* Tacoma Access Cab *MODEL*

Additional Body or Apparatus: Locking bed cover.

Replacement/Addition*: _____ *REPLACEMENT* This will be a new addition *ADDITION*

Unit Number to be Replaced: _____ Retirement Form included w/submission?* **Y / N:** _____

Additional Comments: _____

Non-Standard Options Approvals: _____ *CITY MANAGER* _____ *DATE*

Vehicle/Equipment assignment: Unit #: _____ To: _____

Approval of Requesting Department: Chris Spraybery Date: 11/14/22

Approval of Fleet Department: Mady Cole Date: 11/16/22

Completed copies will be sent as follows: with order

- Requesting department
- Fleet Director
- Vehicle/Equip file (Motorpool)
- Procurement
- Budget
- Fixed Assets

at delivery (invoice) to:

- Procurement
- Motorpool Admin
- Risk Mgmt
- Fixed Assets

* *FLEET makes the final determination on whether a vehicle is retired or transferred. If you feel the vehicle being replaced should be TRANSFERRED (i.e. within your department) rather than Retired, contact Procurement for the TRANSFER Request form.*

JIM ELLIS TOYOTA OF MCDONOUGH
144 HIGHWAY 81 WEST
MCDONOUGH, GA 30253
770-651-0802

CUST# 1249079

RETAIL PURCHASE AGREEMENT

Dealership License #: _____ Deal #: 616569

Purchaser's Name(s): CITY OF GRIFFIN Date: 11/15/2022

Address: 100 S HILL ST GRIFFIN GA 30223 County: SPALDING

Telephone (1): _____ Telephone (2): _____ DOB: _____

E-mail: CSPRAYBERRY@CITYOFGRIFFIN.COM D.L./State I.D.#: _____ Issuing State: _____ Exp. Date: 11/15/2022

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Federal Mileage Statement for full disclosure.

YEAR	MAKE	MODEL	COLOR	STOCK NO.
2022	TOYOTA	TACOMA	White	TS066821

VIN/SERIAL NO.	ODOMETER READING	SALESPERSON
3TYRX5GN2NT066821	☐ Not Accurate 5	DAVID WASHINGTON

THE VEHICLE IS: ☒ NEW ☐ USED

PRIOR USE DISCLOSURE: ☐ DEMONSTRATOR ☐ FACTORY OFFICIAL ☐ RENTAL ☐ OTHER

WARRANTY STATEMENT

We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside the "Used Vehicle Limited Warranty Applies" is marked below, or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. Any warranties by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and the related goods and services.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla parta este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

☐ We are providing a **Used Vehicle Limited Warranty** in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.

TRADE-IN VEHICLE INFORMATION

Year:	Make:	Model:	Color:
N/A	N/A	N/A	N/A

VIN/Serial No.: N/A Odometer Reading: N/A ☐ Not Accurate

Trade-In Allowance: N/A Balance Owed & Lienholder:

OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS

☐ IF BOX IS MARKED, PLEASE SEE THE DELIVERY CONFIRMATION

☐ IF BOX IS MARKED, PLEASE SEE THE CONDITIONAL (SPOT) DELIVERY AGREEMENT

*The Deposit/Down Payment received from you is not refundable, except as set forth in this Retail Purchase Agreement. In the case of a Deposit, we will hold the Vehicle for _____ days.

X _____

☐ If this box is marked, the Vehicle you are purchasing must pass an Emissions Inspection. Please see the attached Certificate of Emission Inspection or Waiver.

CASH PRICE OF VEHICLE	29971.00
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
DLR SERVICE CHARGE	699.00
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TOTAL DUE	30670.00
LESS DEPOSIT/DOWN PAYMENT*	N/A
LESS REBATE	N/A
N/A	N/A
LESS CASH DUE AT DELIVERY	N/A
AMOUNT TO BE FINANCED (See Paragraphs 11 and 14)	30670.00

This agreement and any documents which are part of this transaction or incorporated herein comprise the entire agreement affecting this Retail Purchase Agreement and no other agreement or understanding of any nature concerning the same has been made or entered into or will be recognized. I have read and accept all of the terms and conditions of this Agreement, and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

_____ _____

Purchaser Accepted by Authorized Dealership Representative

_____

Purchaser

© 2015 CDK Global, LLC Georgia (C

Toyota South Atlanta

Date: *11/14/2022 4:59 PM*
Salesperson: *ROBERT VAUGHN Nicco Alonzo*
Manager: *KEY INOMA*

FOR INTERNAL USE ONLY

BUSINESS NAME *City of Griffin* Home Phone:
CONTACT *Chris Sprayberry*
Address : *100 South Hill St*
GRIFFIN, GA 30223
SPALDING
Work Phone:
E-Mail : *csprayberry@cityofgriffin.com* Cell Phone: *(678) 692-0520*

VEHICLE

Stock # : *PT024712* New / Used : *New* VIN : *3TYRZ5CN3PT024712* Mileage : *5*
Vehicle : *2023 Toyota Tacoma* Color : *WHT*
Type : *SR V6 (A6) 4x2*

TRADE IN

Payoff : VIN : Mileage :
Vehicle : Color :
Type :

Selling Price (Including dealer installed options)	31,424.00
Protection Pack	1,895.00
Total Purchase	33,319.00
Trade Allowance	
Trade Difference	
Taxable Fees (Estimated)	249.00
Doc Fee	998.00
Non Tax Fees	41.00
Trade Payoff	
Cash Deposit	
Balance	34,607.00

Customer Approval: X _____ Management Approval: _____

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

Toyota of Newman

2 Herring Road
Newman, Georgia 30265
(770) 502-1333

DATE: 11/15/2022

CUST.#

PURCHASER'S NAME / TITLE APPLICATION	PHONE RES.	STOCK #
City of Griffin	BUS.	41694

ADDRESS	CITY	STATE	COUNTY	ZIP
	Griffin	GA		

EMAIL ADDRESS	CELL
csprayberry@cityofgriffin.com	(678) 588-0963

NEW	YEAR	#CYL.	MAKE	MODEL	BODY TYPE	VEHICLE IDENTIFICATION #
☑	2023	Regular	Toyota	Tacoma 2WD	Extended Cab P	3TYRZ5CN0PT024702

USED	COLOR	MILEAGE	DRIVER'S LICENSE #	SALESMAN	SALES #
☐	White	0		Bryan Darby	1590

DEALER INSTALLED ACCESSORIES

CUSTOMER IS RESPONSIBLE FOR PAYOFF ON EXCESS OF		
CUSTOMER SIGNATURE _____		
TOTAL		

RETAIL PRICE	$ 37,063.00
	$
	$
	$
	$
ALLOWANCE ON TRADE-IN/DISCOUNT	$
ALLOWANCE ON 2ND TRADE	$
TRADE DIFFERENCE	$ 37,063.00
DEALER HANDLING*	$ 899.50
SUB TOTAL	$ 37,962.50
SALES TAX _____ %	$
SUB TOTAL	$ 37962.50
TRADE PAYOFF	
	$
GOVERNMENT FEES	$ 82.00
TOTAL	$ 38,044.50
DEPOSIT REC. NO.	$
REBATES	
BALANCE DUE ON DELIVERY	$ 38,044.50

TRADE-IN	TRADE-IN
MAKE	MAKE
YEAR	YEAR
MODEL/BODY	MODEL/BODY
COLOR	COLOR
MILEAGE	MILEAGE
VIN	VIN

Purchaser agrees that this Order includes all of the terms and conditions on both the face and reverse side hereof, that this Order cancels and supersedes any prior agreement and as of the date hereof, comprises the complete and exclusive statement of the terms of that agreement relating to the subject matters covered hereby, and that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE. Purchaser by his execution of this Order acknowledges that he has read its terms and conditions and has received a true copy of this Order.

Any used vehicle sold to Buyer by Dealer under this agreement is sold at the time of delivery by Dealer **"AS IS"** or **"WITH ALL FAULTS"** and without any guarantee of warranty, expressed or implied, including any implied warranty of **MERCHANTABILITY** or **FITNESS FOR A PARTICULAR PURPOSE** as to its condition or the condition of any part thereof. Dealer neither assumes nor authorizes any other persons to assume any liability in connection with the sale of the vehicle.

There are no warranties, express or implied, made by the Dealer herein on the vehicle described on the face hereof. Only the printed Manufacturer's New Vehicle Warranty delivered to the Buyer with such vehicle shall apply, and said written warranty related to the product is a contract solely between the manufacturer and the Buyer. The New Vehicle Warranty made by the Manufacturer is the only warranty applicable to such new vehicle and is expressly in lieu of any warranties by the Dealer, expressed or implied, including any implied warranty of **MERCHANTABILITY** or **FITNESS FOR A PARTICULAR PURPOSE.**

Dealer neither assumes nor authorizes any other person to assume any liability in connection with the sale of the vehicle.

Purchaser warrants that there are no liens or encumbrances on any trade-in vehicle except as shown herein, and that the title to any trade-in vehicle is not a bonded title and does not reflect that this is a salvaged vehicle. Trade-in vehicle has not been wrecked, damaged or rebuilt except as disclosed on the face of this buyer's order. Trade-in is not now nor has it ever been subject to a salvage title or to the operation of the laws of Georgia or any other jurisdiction regarding salvage titles or salvage vehicles.

All rebates, incentives, factory refunds or other inducements are included in the retail price unless specifically set forth in this buyer's order.

Purchaser and Dealer agree that any dispute which arises out of the transaction which is evidenced by this Buyer's Order shall be submitted to binding arbitration before and under the rules of the American Arbitration Association in Atlanta, Georgia. The decision of the arbitrator(s) shall be final on all issues. _____ (Initials) _____ (Initials)

NO VERBAL ORDERS – THIS IS COMPLETE AGREEMENT
ALL TOYOTA DEPOSITS ARE STRICTLY NON-REFUNDABLE
SUBJECT TO BANK APPROVAL ON DEALER ARRANGED FINANCING.

BUYERS SIGNATURE _____ DATE 11/15/202

CO-BUYERS SIGNATURE _____ DATE 11/15/202

NOT VALID UNLESS ACCEPTED BY MANAGEMENT

*DELIVERY AND HANDLING REPRESENTS COSTS AND ADDITIONAL PROFIT TO THE DEALER FOR ITEMS SUCH AS INSPECTING, CLEANING, AND ADJUSTING NEW AND USED VEHICLES AND PREPARING DOCUMENTS RELATED TO THE SALE.

☐ -NEWSPAPER ☐ -TV ☐ -WALK-IN ☐ -REFERRAL ☐ -REPEAT
☐ -OTHER

ACCEPTED BY: _____
DEALER OR HIS AUTHORIZED REPRESENTATIVE

NOT VALID UNLESS ACCEPTED BY MANAGEMENT

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider acceptance of the Electric Cities of Georgia (ECG) Year End Settlement and Contract Payment Reimbursement in the amount of $7,862.05 and deposit into the Electric Department's Education, Training and Development fund with ECG. *Electric Director, Jennifer Freeman, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The ECG year-end settlement refund exceeds the adopted budget by $4,020.23. The FY21 contract payment reimbursement is $3,841.85, for a total of $7,862.05. The year-end settlement and contract reimbursement does not increase or decrease the this fiscal year's budget, but the YES funds can be added to the City's Education, Training and Development Fund.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The amount of $7,862.05 will be refunded via deposit into the Education, Training and Development Fund.

Submitted By:
Jennifer Freeman

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
2022 ECG YES and Contract Reimbursement.pdf

ECG – Year-End Settlement (YES) and Contract Payment Reimbursement Form
Fiscal Year 2022 (FY22)

The FY22 Year-End Settlement refund from Electric Cities of Georgia (ECG) applicable to the City of Griffin is $4,020.20. The FY22 Contract Payment reimbursement applicable to the City of Griffin is $3,841.85. The total amount available for distribution is $**7,862.05**.

Please complete the following form with respect to the distribution of the above refund. You may allocate all of your refund to one of the options or split the funds between the three options by indicating a dollar amount or percentage split. This election form is to be completed by your authorized official.

We hereby direct that ECG distribute the funds available from the FY22 Year-End Settlement and Contract Payment Reimbursement for Electric Cities of Georgia, Inc. as follows:

A. **EDUCATION, TRAINING & DEVELOPMENT FUND*** 100 % $ 7862.05

* These funds are specific to your utility, and you may use them for future training courses provided by ECG.

B. **REFUNDED VIA CHECK** _____ % $ _____

C. **REFUNDED VIA CREDIT ON ECG BILL** _____ % $ _____

By: _____ Date: _____
Chairperson -or- Secretary

Please return the form via mail, fax or e-mail scan based on the information below at your earliest convenience and no later than **November 30, 2022**. As a default, ECG will issue your refund via check for forms not received by the deadline.

Mail:
Electric Cities of Georgia, Inc.
Attention: Sallie Coleman
1470 Riveredge Parkway NW
Atlanta, Georgia 30328

Fax:
770.450.8496

E-mail:
scoleman@ecoga.org

ECG
electric cities of georgia

RECEIVED
NOV -4 2022
BY:

Memorandum

Date: ***November 1, 2022***
To: ***ECG Members***
From: ***Sallie Coleman, Senior VP & CFO***
Re: ***Fiscal Year 2022 (FY22) Year-End Settlement (YES) and Contract Payment Reimbursement***

At the October 20, 2022, Electric Cities of Georgia (ECG) Board Meeting, the ECG Board approved the FY22 Financial Audit, the related YES amounts, and the Contract Payment reimbursement for each ECG Member.

The Final ECG FY22 YES total was $109,647

ECG determined the FY22 YES as the amount of actual ECG revenue earned over expenses and allocated to Members based on their allocations for each service.

The ECG FY22 Contract Payment reimbursement was $73,441

When ECG first spun off from MEAG Power in 2009, the 52 ECG members provided us with startup funding for working capital. The current Inter-Participant Contract requires ECG to pay that funding back over time using net revenues received from 3rd parties. Each fiscal year we determine that amount and allocate it ratably back to each Member based on the initial contributions in 2009. We refer to this payment as a Contract Payment reimbursement.

ECG Members will have three options for distribution of their FY22 YES and Contract Payment funds:

1) Allocation of the funds into a Member-specific Education, Training and Development Fund.
2) A refund check.
3) Credit to next succeeding ECG bill(s).

Each Member must make their individual choice as to which option they prefer, and remember, you may use any combination of options as long as the total equals 100% of your FY22 YES and Contract Payment.

Attached to this memo is your FY22 YES and Contract Payment Reimbursement Election Form. Please complete the form, have one of your Authorized Officials sign and date for approval and then return it via mail, fax or e-mail based on the information below at your earliest convenience and no later than **November 30, 2022**. As a default, ECG will issue refund checks for forms not received by the deadline.

Mail:	***Fax:***	***E-Mail:***
Electric Cities of Georgia Attention: Sallie Coleman 1470 Riveredge Parkway NW Atlanta, Georgia 30328	770.450.8496	scoleman@ecoga.org

I want to thank all ECG Members for your continued support of our services and the value they provide.

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a TOF with Paragon Consulting Group for the 2023 CDBG Rushton Mills Phase II preliminary engineering report in the amount of $8,500.00. *Director of Watershed Management, Brandon Lewis, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a TOF in accordance with our Master Services Agreement with Paragon Consulting Group. Paragon will provide a report of the existing water and sewer infrastructure conditions and associated impact on the environment along with recommendations for improvement of infrastructure as detailed on the approved CDBG for 2023.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Budgeted FY23 funds in Professional Services (505-4405-52-1200) in the amount of $25,000.00 for CDBG pre-engineering. This TOF is for $8,500.00.

Submitted By:
Brandon Lewis

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
TOF 2023 CDBG Rushton Mills Phase II.pdf

TASK ORDER FORM
2023 CDBG REDEVELOPMENT PROJECT
RUSHTON MILLS PHASE II
for City of Griffin
Project No. PCG3152-22070
October 28, 2022

Paragon Consulting Group (PCG) has prepared this Task Order Form (TOF) in accordance with the Master Services Agreement. This TOF has been prepared to provide a Preliminary Engineering Report to the City of Griffin related to the Community Development Block Grant (CDBG) Redevelopment Project – Rushton Mills Phase II.

SCOPE OF WORK

The Scope of work for this TOF will be to provide a concise report detailing the existing conditions of the water and sewer infrastructure, the environment, alternatives and recommendations for the Rushton Mills Phase II Redevelopment Project as detailed on the Community Development Block Grant. The report will also explain land acquisitions, permitting and approvals, anticipated construction issues and estimated project costs.

SCHEDULE

Upon receipt of the signed notice to proceed, PCG anticipates completion of the scope of work within 8 weeks of receipt of utility condition data from the City of Griffin Water and Wastewater Department.

FEE ESTIMATE

In accordance with the Master Services Agreement, the project team will complete the task detailed above for the following fee: **$8,500.00**

Any work requested outside of the above scope of work will be invoiced on a time and expenses basis in accordance with our current Unit Rates.

AUTHORIZATION

As our authorization, please sign in the space provided below.

City of Griffin, Georgia

Signature:_____
Douglas S. Hollberg
Mayor

Date:_____

Paragon Consulting Group, Inc.

Signature: Brian K. Upson
Brian K. Upson, P.E.
Principal

Date: 10/28/22

Attested by:
City of Griffin, Georgia

Signature:_____
Jessica O'Connor, City Manager

Date:_____

TASK ORDER FORM
2023 CDBG REDEVELOPMENT PROJECT
RUSHTON MILLS PHASE II
for City of Griffin
Project No. PCG3152-22070
October 28, 2022

Paragon Consulting Group (PCG) has prepared this Task Order Form (TOF) in accordance with the Master Services Agreement. This TOF has been prepared to provide a Preliminary Engineering Report to the City of Griffin related to the Community Development Block Grant (CDBG) Redevelopment Project – Rushton Mills Phase II.

SCOPE OF WORK

The Scope of work for this TOF will be to provide a concise report detailing the existing conditions of the water and sewer infrastructure, the environment, alternatives and recommendations for the Rushton Mills Phase II Redevelopment Project as detailed on the Community Development Block Grant. The report will also explain land acquisitions, permitting and approvals, anticipated construction issues and estimated project costs.

SCHEDULE

Upon receipt of the signed notice to proceed, PCG anticipates completion of the scope of work within 8 weeks of receipt of utility condition data from the City of Griffin Water and Wastewater Department.

FEE ESTIMATE

In accordance with the Master Services Agreement, the project team will complete the task detailed above for the following fee: **$8,500.00**

Any work requested outside of the above scope of work will be invoiced on a time and expenses basis in accordance with our current Unit Rates.

AUTHORIZATION

As our authorization, please sign in the space provided below.

City of Griffin, Georgia

Signature:_____
Douglas S. Hollberg
Mayor

Date:_____

Paragon Consulting Group, Inc.

Signature: Brian K. Upson
Brian K. Upson, P.E.
Principal

Date: 10/28/22

Attested by:
City of Griffin, Georgia

Signature:_____
Jessica O'Connor, City Manager

Date:_____

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a TOF with Paragon Consulting Group for the 2022 CDBG Rushton Mills Phase I engineering services in the amount of $144,510.00. *Director Watershed Management, Brandon Lewis, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a TOF in accordance with our Master Services Agreement with Paragon Consulting Group. The scope of this work includes the following: Preliminary Engineering Design, Final Design, Drafting, Bid Administration, and Construction Management services associated with the Department of Community Affairs awarded 2022 CDBG project.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Budgeted FY23 funds in CDBG Special Fund (235-4000-54-1400) in the amount of $1,473,781.00. This TOF is for $144,510.00.

Submitted By:
Brandon Lewis

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
TOF 2022 CDBG Rushton Mill Phase I Design.pdf

TASK ORDER FORM

2022 CDBG
RUSHTON MILLS REDEVELOPMENT AREA PHASE I

for City of Griffin

Project No. PCG3152-21101
October 27, 2022

Paragon Consulting Group (PCG) has prepared this Task Order Form (TOF) in accordance with the Master Services Agreement. This TOF has been prepared to provide civil engineering design and consulting services to the City of Griffin related to the 2022 Community Development Block Grant (CDBG) Rushton Mills Redevelopment Area – Phase I.

SCOPE OF WORK

The Scope of Work for this TOF will be to provide a topographic and planimetric survey including the area generally including June Street, Posey Street, Garrett Street, Moody Street, and Lyndon Avenue in Griffin, Georgia as established in the Preliminary Engineering Report. Topographical drawing to note existing grades, existing planimetrics, visible utilities above ground, buried utilities located and marked or painted by others prior to field survey, and tree locate at surveyor's discretion.

PCG will perform a preliminary engineering design for the redevelopment project. Upon approval from City officials, PCG will prepare the final engineering design including water drawings, sewer drawings, and erosion and sedimentation plans. PCG will also provide easement drawings for the parcels located in the encroachment area of new public utilities, if required. This scope of work includes facilitating permitting services with necessary governmental agencies for issuance of required permitting.

PCG will produce construction specifications for this project and will facilitate the project bid phase. During construction, PCG will provide construction management in the field including testing verification and review, periodic field observation, pay request verification, change orders, and provide necessary reporting to attain compliance with the project specifications.

PCG to perform survey and design scope above with the project bid phase anticipated to begin in May 2023. PCG to begin the Construction Observation scope of work after award of the construction project contract and throughout the duration of the construction phase.

ATTACHMENTS

Community Development Block Grant – Terms and Conditions
Contractor Affidavit and Agreement
Mandatory Section 3 Solicitation Package

FEE ESTIMATE

In accordance with the Master Services Agreement, the project team will complete the tasks detailed above for the following fees:

Survey Services	**$ 6,400.00**
Design	**$ 101,925.00**
Preliminary Engineering Design	*$ 28,875.00*
Final Design	*$ 37,625.00*
Drafting	*$ 30,625.00*
Bid Administration	$ *4,800.00*
Direct Costs	**$ 55.00**
Construction Observation	**$ 36,000.00**
Construction Observation Direct Costs	**$ 130.00**
	$ 144,510.00

Any work requested outside of the above scope of work will be invoiced on a time and expenses basis in accordance with our current Unit Rates.

AUTHORIZATION

As our authorization, please sign in the space provided below.

City of Griffin, Georgia

Signature:_____

Douglas Hollberg, Jr.
Mayor

Date:_____

Paragon Consulting Group, Inc.

Signature: Brian K. Upson

Brian K. Upson, P.E.
Principal

Date: 10/27/22

Attested by:

City of Griffin, Georgia

Signature:_____

Jessica O'Connor
Secretary

Date:_____

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a Resolution to amend the City of Griffin's Fiscal Year 2021-2022 Operating and Capital Budget in the amount of $19,388,741.19 and also amend the Fiscal Year 2022-2023 Operating and Capital Budget in the amount of $19,631,154.88. *Budget Analyst, Angela Thompson, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The amendments contained in the "Roll-Over" budget attachment will reduce the budgeted appropriations in Fiscal Year 2022 and increase the budgeted appropriations in Fiscal Year 2023 per the attached lists.
The amendments contained in the Fiscal Year 2022 Year End Housekeeping Amendment recognizes additional revenues and makes additional appropriations in Fiscal Year 2022 only.
The amendments contained in the Fiscal Year 2023 Housekeeping Amendment #1 recognizes additional revenue and makes additional appropriations in Fiscal Year 2023 only.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The budget rollover amendment and resolution amends out $19,584,198.45 from Fiscal Year 2021-2022 and amends in $19,584,198.45 to Fiscal Year 2022-2023 for project rollovers that will be completed in Fiscal Year 2023.
The fiscal year 2021-2022 year-end housekeeping budget amendment recognizes additional net revenue totaling $3,332,769.68 and appropriates additional net expenditures totaling $3,137,312.42. Net Revenues over Net Expenditures in the amount of $195,457.26 are implied to be reserved to fund balance.
The fiscal year 2022-2023 housekeeping budget amendment #1 recognizes additional net revenue totaling $20,000.00 and appropriates additional net expenditures totaling $66,956.43. Net Expenditures over Net Revenues in the amount of $46,956.43 are implied to be a use of fund balance or reduction in cash to be reserved.

Submitted By:
Angela Thompson

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
AGENDA ITEM 20221122 BA Rollover Resolution.pdf
FY 2022-2023 Rollover Budget Amendment with FY 2022 and FY 2023 Housekeeping Budget

Amendments.pdf

RESOLUTION

A RESOLUTION TO AMEND THE FISCAL YEAR 2021-2022 CAPITAL AND OPERATING BUDGET IN THE AMOUNT OF $19,388,741.19

WHEREAS, the Board of City Commissioners is charged with the preparation of an annual budget for the City of Griffin; and

WHEREAS, on June 8, 2021, the Board of City Commissioners adopted the Fiscal Year 2021-2022 Capital and Operating Budget; and

WHEREAS, the Board of City Commissioners approve amending the City of Griffin's Fiscal Year 2021-2022 Capital and Operating Budget by decreasing operating and capital outlay expenditures in the amount of $19,388,741.19 for Fiscal Year 2022, for the purpose set forth below; and

BE IT RESOLVED by the Board of City Commissioners this 22nd day of November 2022, that the Fiscal Year 2021-2022 Capital and Operating Budget be, and is hereby, amended in the amount of $19,388,741.19 as follows:

ACCOUNT DISTRIBUTION

SEE ATTACHED
FY 2022-2023 Rollover Budget Amendment with FY 2022 and FY 2023 Housekeeping Budget Amendments.pdf

_____
Douglas Hollberg, Mayor

_____
Jessica O'Connor, Secretary

RESOLUTION

A RESOLUTION TO AMEND THE FISCAL YEAR 2022-2023 CAPITAL AND OPERATING BUDGET IN THE AMOUNT OF $19,631,154.88

WHEREAS, the Board of City Commissioners is charged with the preparation of an annual budget for the City of Griffin; and

WHEREAS, on June 14, 2022, the Board of City Commissioners adopted the Fiscal Year 2022-2023 Capital and Operating Budget; and

WHEREAS, the Board of City Commissioners approve amending the City of Griffin's Fiscal Year 2022-2023 Capital and Operating Budget by increasing operating and capital outlay expenditures in the amount of $19,631,154.88 for Fiscal Year 2023, for the purpose set forth below; and

BE IT RESOLVED by the Board of City Commissioners this 22nd day of November 2022, that the Fiscal Year 2022-2023 Capital and Operating Budget be, and is hereby, amended in the amount of $19,631,154.88 as follows:

ACCOUNT DISTRIBUTION

SEE ATTACHED
FY 2022-2023 Rollover Budget Amendment with FY 2022 and FY 2023 Housekeeping Budget Amendments.pdf

_____
Douglas Hollberg, Mayor

_____
Jessica O'Connor, Secretary

Budget Rollovers
From Fiscal Year 2022 into Fiscal Year 2023

Item or Project for Budgetary Roll-Over	Account Number	Account Description	Fiscal Year 2022 Budgetary Debit	Fiscal Year 2022 Budgetary Credit	Fiscal Year 2023 Budgetary Debit	Fiscal Year 2023 Budgetary Credit
GENERAL FUND						
Commission Contingency	101-1110-57-9000-0000	Contingency		(285,223.50)	285,223.50	
City Manager Contingency	101-1320-57-9000-0000	Contingency		(18,161.00)	18,161.00	
Billboard Program	101-1570-52-3300-0000	Advertising		(5,400.00)	5,400.00	
Facilities Contingency	101-1665-57-9000-0000	Contingency		(65,352.18)	65,352.18	
Security Doors for One Griffin Center	101-1665-52-2200-0000	Repair & Maintenance Services		(17,820.00)	17,820.00	
Windows for Welcome Center	101-6520-52-2200-0000	Repair & Maintenance Services		(33,600.00)	33,600.00	
Police Vehicles	101-3223-54-2200-0000	Vehicles		(26,223.56)	26,223.56	
Repairs to PD Range	101-3240-52-2200-0000	Repair & Maintenance Services		(57,310.00)	57,310.00	
Unspent Inmate Housing Fees	101-3226-52-1200-0000	Professional Fees		(44,969.00)	44,969.00	
FLOCK Cameras	101-3223-52-2320-0000	Rental of Equipment		(28,500.00)	28,500.00	
FLOCK Cameras	101-3223-52-1300-0000	Technical Services		(3,000.00)	3,000.00	
Fire Tools & Small Equipment	101-3520-53-1600-0000	Tools & Small Equipment		(23,846.00)	23,846.00	
Fire Suppression Uniforms	101-3520-53-1710-0000	Uniforms		(5,000.00)	5,000.00	
Fire Suppression Turnout Gear	101-3520-53-1710-0000	Turn Out Gear		(25,000.00)	25,000.00	
Cemetery Entrance Gates	101-4910-54-1400-0000	Infrastructure		(15,120.00)	15,120.00	
Golf Cart	101-4210-54-2500-0000	Other Equipment		(8,000.00)	8,000.00	
Pickup Truck	101-4270-54-2200-0000	Vehicles		(34,770.00)	34,770.00	
Chappell Street Pocket Park	101-5220-54-1200-0000	Site Improvements		(40,000.00)	40,000.00	
Downtown Griffin Re-development Plan	101-6210-52-1200-0000	Professional Services		(25,000.00)	25,000.00	
Travel	101-7510-53-3500-0000	Travel		(2,029.00)	2,029.00	
Tuition & Conference Registration	101-7510-52-3700-0000	Tuition & Conference Registration		(760.00)	760.00	
Wayfinding Signs	101-7510-53-1700-0000	Other Supplies		(117,431.30)	117,431.30	
Wayfinding Sign Grant Project - Grant Revenue	101-7510-33-6100-0000	Grant Revenue	7,000.00			(7,000.00)
Wayfinding Sign Grant Project - Donations from Private Sources	101-7510-37-1000-0000	Donations from Private Sources	99,431.30			(99,431.30)
Access Control - One Griffin Center	101-1535-52-2200-0000	Repair & Maintenance Services		(78,382.66)	78,382.66	
ACS Support	101-1535-52-2200-0000	Repair & Maintenance Services		(16,626.00)	16,626.00	
Billing Invoice Modifications	101-1535-52-1200-0000	Professional Fees		(15,225.00)	15,225.00	
Central Square Upgrade	101-1535-52-1300-0000	Technical Services		(15,015.00)	15,015.00	
2020 CDBG GRANT FUND						
Grant Administration Fees	232-4000-52-1200-0000	Professional Fees		(5,650.00)	5,650.00	
Beck Street Phase II 2020 CDBG Grant Construction Costs	232-4300-54-1400-0000	Infrastructure		(413,207.66)	413,207.66	
Beck Street Phase II 2020 CDBG Grant Construction Costs	232-4400-54-1400-0000	Infrastructure		(64,414.83)	64,414.83	
City Match for 2020 CDBG Project	232-0000-39-1210-0000	Transfers from Water & WW	436,127.00			(436,127.00)
CDBG Grant Revenue	232-0000-33-4310-0000	CDBG Grant Revenue	114,160.86			(114,160.86)
2021 CDBG GRANT FUND						
Grant Administration Fees	233-4300-52-1200-0000	Professional Fees		(6,890.00)	6,890.00	
Grant Administration Fees	233-4400-52-1200-0000	Professional Fees		(23,000.00)	23,000.00	
DF Fuller Phase I 2021 CDBG Grant Construction Costs	233-4300-54-1400-0000	Infrastructure		(127,393.27)	127,393.27	
DF Fuller Phase I 2021 CDBG Grant Construction Costs	233-4400-54-1400-0000	Infrastructure		(941,585.73)	941,585.73	
City Match for 2021 CDBG Project	233-0000-39-1210-0000	Transfers from Water & WW	401,075.50			(401,075.50)
CDBG Grant Revenue	233-0000-33-4310-0000	CDBG Grant Revenue	699,853.50			(699,853.50)
2016 SPLOST FUND						
Blight Program	321-7324-54-1100-0000	Sites		(221,058.41)	221,058.41	
Transportation Projects	321-4220-54-1400-0000	Infrastructure		(1,614,826.28)	1,614,826.28	
Transportation Projects (Milling & Paving)	321-4220-52-2200-0000	Repair & Maintenance Services				
TRANSPORTATION SPLOST FUND						
Transportation SPLOST Projects	335-4220-54-1400-0000	Infrastructure		(1,072,415.77)	1,072,415.77	

Budget Rollovers
From Fiscal Year 2022 into Fiscal Year 2023

Item or Project for Budgetary Roll-Over	Account Number	Account Description	Fiscal Year 2022 Budgetary Debit	Fiscal Year 2022 Budgetary Credit	Fiscal Year 2023 Budgetary Debit	Fiscal Year 2023 Budgetary Credit
WATERSHED MANAGEMENT FUND						
Post Equalization Basin Handrails	505-4332-54-1400-0000	Infrastructure		(20,000.00)	20,000.00	
Sludge Management Facility at Potato Creek WWTP (GEFA	505-4332-54-1400-0000	Infrastructure		(494,363.12)	494,363.12	
Potato Creek WWTP Plant Modifications	505-4332-54-1400-0000	Infrastructure		(111,885.00)	111,885.00	
F-250 Truck with Goose Neck Trailer Hookup	505-4332-54-2200-0000	Vehicles		(39,500.00)	39,500.00	
Hoist System	505-4332-54-2500-0000	Other Equipment		(45,000.00)	45,000.00	
Capital Projects/Items rolled for Potato Creek WWTP	505-4332-54-9999-0000	Capital Outlay Distributed	710,748.12			(710,748.12)
F-250 Truck with Goose Neck Trailer Hookup	505-4333-54-2200-0000	Vehicles		(39,500.00)	39,500.00	
Capital Projects/Items rolled for Cabin Creek WWTP	505-4333-54-9999-0000	Capital Outlay Distributed	39,500.00			(39,500.00)
Lift Station #6 Rehab	505-4336-54-1400-0000	Infrastructure		(67,177.74)	67,177.74	
Capital Projects/Items rolled for Wastewater Lift Stations	505-4336-54-9999-0000	Capital Outlay Distributed	67,177.74			(67,177.74)
Renewals & Extensions	505-4340-54-1400-0000	Infrastructure		(115,000.00)	115,000.00	
Manhole Liners	505-4340-54-1400-0000	Infrastructure		(43,540.00)	43,540.00	
Sewer Vac Truck	505-4340-54-2200-0000	Vehicles		(24,561.00)	24,561.00	
Sewer Jetter Nozzle Set	505-4340-54-2500-0000	Other Equipment		(10,000.00)	10,000.00	
Capital Projects/Items rolled for Wastewater Collections	505-4340-54-9999-0000	Capital Outlay Distributed	193,101.00			(193,101.00)
Replacement Motor for Dewatering Press	505-4331-53-1130-0000	Repair & Maintenance Supplies		(1,885.00)	1,885.00	
Replacement ATS Contactor	505-4336-52-2200-0000	Repair & Maintenance Services		(5,221.83)	5,221.83	
Potato Creek Outfall Sewer Main Pipe Assessment	505-4340-52-2200-0000	Repair & Maintenance Services		(35,392.05)	35,392.05	
Head's Creek Dam (GEFA Project)	505-4431-54-1400-0000	Infrastructure		(6,826,406.00)	6,826,406.00	
Simmons Dam Project (Head's Creek, not GEFA project)	505-4431-54-1400-0000	Infrastructure		(58,112.00)	58,112.00	
Sludge Management Facility at Simmons WTP (GEFA project)	505-4431-54-1400-0000	Infrastructure		(258,313.37)	258,313.37	
Capital Projects/Items rolled for Simmons Water Treatment	505-4431-54-9999-0000	Capital Outlay Distributed	7,142,831.37			(7,142,831.37)
Storage Barn Electricity	505-4432-54-1400-0000	Infrastructure		(35,623.00)	35,623.00	
Sodium Permanganate Feed System	505-4432-54-1400-0000	Infrastructure		(45,000.00)	45,000.00	
Liquid Fluoride Feed	505-4432-54-1400-0000	Infrastructure		(45,000.00)	45,000.00	
Still Branch Generators (GEFA Project)	505-4432-54-1400-0000	Infrastructure		(498,486.84)	498,486.84	
Sludge Management Facility at Still Branch WTP (GEFA Project)	505-4432-54-1400-0000	Infrastructure		(174,968.19)	174,968.19	
F-250 Truck with Goose Neck Trailer Hookup	505-4432-54-2200-0000	Vehicles		(39,500.00)	39,500.00	
Filter Backwash Optimizer	505-4432-54-2500-0000	Other Equipment		(50,000.00)	50,000.00	
Capital Projects/Items rolled for Still Branch Water Treatment	505-4432-54-9999-0000	Capital Outlay Distributed	888,578.03			(888,578.03)
Renewals & Extensions	505-4440-54-1400-0000	Infrastructure		(17,550.00)	17,550.00	
Backflow Device	505-4440-54-1400-0000	Infrastructure		(7,600.00)	7,600.00	
One Ton Crew Cab 4x4 Truck	505-4440-54-2200-0000	Vehicles		(50,578.00)	50,578.00	
Jack Hammer attachment for mini-excavator	505-4440-54-2500-0000	Other Equipment		(9,000.00)	9,000.00	
Mulcher Head for mini-excavator	505-4440-54-2500-0000	Other Equipment		(11,722.00)	11,722.00	
Capital Projects/Items rolled for Water Distribution	505-4440-54-9999-0000	Capital Outlay Distributed	96,450.00			(96,450.00)
F-250 Truck with Service Body	505-4450-54-2200-0000	Vehicles		(41,472.00)	41,472.00	
Capital Projects/Items rolled for Meter Division	505-4450-54-9999-0000	Capital Outlay Distributed	41,472.00			(41,472.00)
Wastewater Master Plan	505-4405-52-1200-0000	Professional Fees		(12,090.00)	12,090.00	
Water Master Plan	505-4405-52-1200-0000	Professional Fees		(35,400.00)	35,400.00	
Shoal Creek & Blanton Mill Corrective Action Plan	505-4405-52-1200-0000	Professional Fees		(25,500.00)	25,500.00	
Simmons Pump Rebuild	505-4431-52-2200-0000	Repair & Maintenance Services		(88,640.00)	88,640.00	
Maintenance Lift Station Pumps 1 & 2	505-4431-52-2200-0000	Repair & Maintenance Services		(1,431.00)	1,431.00	
Auma Actuators	505-4432-52-2200-0000	Repair & Maintenance Services		(16,826.00)	16,826.00	
Pump Repair	505-4432-52-2200-0000	Repair & Maintenance Services		(3,863.96)	3,863.96	
High Service Pump #5 Repairs	505-4431-52-2200-0000	Repair & Maintenance Services		(15,825.00)	15,825.00	
Wet Prime Pump & Demo Saws	505-4440-53-1600-0000	Tools & Small Equipment		(9,162.30)	9,162.30	
Transfer to CDBG 2020 - City Grant Match	505-0000-61-1045-0000	Transfer to CDBG 2020		(436,127.00)	436,127.00	
Transfer to CDBG 2021 - City Grant Match	505-0000-61-1046-0000	Transfer to CDBG 2021		(401,075.50)	401,075.50	

Budget Rollovers
From Fiscal Year 2022 into Fiscal Year 2023

Item or Project for Budgetary Roll-Over	Account Number	Account Description	Fiscal Year 2022 Budgetary Debit	Fiscal Year 2022 Budgetary Credit	Fiscal Year 2023 Budgetary Debit	Fiscal Year 2023 Budgetary Credit
ELECTRIC FUND						
Pickup Truck	510-4610-54-2200-0000	Vehicles		(34,270.00)	34,270.00	
Capital Projects/Items rolled for Office of Director	510-4610-54-9999-0000	Capital Outlay Distributed	34,270.00			(34,270.00)
Circuit 20 Relocation	510-4630-54-1400-0000	Infrastructure		(35,000.00)	35,000.00	
City Street Light Conversion	510-4630-54-1400-0000	Infrastructure		(99,946.30)	99,946.30	
Downtown Beautification	510-4630-54-1400-0000	Infrastructure		(350,000.00)	350,000.00	
Line Maintenance & Improvements	510-4630-54-1400-0000	Infrastructure		(103,318.82)	103,318.82	
New Customer Construction	510-4630-54-1400-0000	Infrastructure		(136,758.20)	136,758.20	
Security Lighting LED Conversion	510-4630-54-1400-0000	Infrastructure		(18,584.39)	18,584.39	
Walden Pointe LED Upgrade	510-4630-54-1400-0000	Infrastructure		(39,000.00)	39,000.00	
System Protection	510-4630-54-1400-0000	Infrastructure		(195,729.62)	195,729.62	
Station Eight Reconfiguration	510-4630-54-1400-0000	Infrastructure		(255,534.00)	255,534.00	
Crescent Village LED Conversion	510-4630-54-1400-0000	Infrastructure		-	-	
Flint River Regional Library LED Upgrade	510-4630-54-1400-0000	Infrastructure		(15,000.00)	15,000.00	
Still Branch Water Treatment Plant LED Upgrade	510-4630-54-1400-0000	Infrastructure		(13,000.00)	13,000.00	
Utility Relocations	510-4630-54-1400-0000	Infrastructure		(50,000.00)	50,000.00	
Automated Switching	510-4630-54-1400-0000	Infrastructure		(159,563.00)	159,563.00	
Courthouse Annex Parking Lot LED	510-4630-54-1400-0000	Infrastructure		(60,000.00)	60,000.00	
Caterpillar Primary Feed Underground Reconductor	510-4630-54-1400-0000	Infrastructure		(500,000.00)	500,000.00	
The Lakes at Green Valley New Customer Rinnai	510-4630-54-1400-0000	Infrastructure		-	-	
Digger Derrick	510-4630-54-2200-0000	Vehicles		(275,000.00)	275,000.00	
Digger Derrick	510-4630-54-2200-0000	Vehicles		(258,610.00)	258,610.00	
Bucket Trucks (2)	510-4630-54-2200-0000	Vehicles		(598,800.00)	598,800.00	
Underground Service Thumper Fault Finder	510-4630-54-2500-0000	Other Equipment		-	-	
Skid Steer Cutter	510-4630-54-2500-0000	Other Equipment		(13,500.00)	13,500.00	
Capital Projects/Items rolled for Line Construction	510-4630-54-9999-0000	Capital Outlay Distributed	3,177,344.33			(3,177,344.33)
SCADA Control Room Infrastructure-Video Wall	510-4660-54-1400-0000	Infrastructure		(150,000.00)	150,000.00	
SCADA Outage Management System OMS/IVR	510-4660-54-2500-0000	Other Equipment		(130,835.00)	130,835.00	
Capital Projects/Items rolled for Systems Operations	510-4660-54-9999-0000	Capital Outlay Distributed	280,835.00			(280,835.00)
Battery Backup for Shop Building	510-4670-54-2300-0000	Furniture & Fixtures		(41,000.00)	41,000.00	
Capital Projects/Items rolled for Systems Operations	510-4670-54-9999-0000	Capital Outlay Distributed	41,000.00			(41,000.00)
Furniture for Building Addition	510-4670-53-1600-0000	Tools & Small Equipment		(18,000.00)	18,000.00	
Line Clearance	510-4630-52-1200-0000	Professional Fees		(70,000.00)	70,000.00	
Distribution Contractor Services	510-4630-52-1300-0000	Technical Services		(320,000.00)	320,000.00	
SOLID WASTE FUND						
Paving at C&D Landfill	540-4532-54-1200-0000	Site Improvements		(50,000.00)	50,000.00	
Broom Sweeper	540-4532-54-2100-0000	Machinery		(40,000.00)	40,000.00	
Capital Projects/Items rolled for C&D Landfill	540-4532-54-9999-0000	Capital Outlay Distributed	90,000.00			(90,000.00)
CAT Skid Steer	540-4531-54-2500-0000	Other Equipment		(52,477.00)	52,477.00	
Capital Projects/Items rolled for Transfer Station	540-4531-54-9999-0000	Capital Outlay Distributed	52,477.00			(52,477.00)
Limb Grinding	540-4532-52-1300-0000	Technical Services		(10,000.00)	10,000.00	
AIRPORT FUND						
Property Acquisition - Existing Airport	550-6513-54-1100-0000	Sites		(40,000.00)	40,000.00	
Capital Project/Items rolled for Existing Airport	550-6513-54-9999-0000	Capital Outlay Distributed	40,000.00			(40,000.00)
STORMWATER FUND						
Tandem Dump Truck	560-4720-54-2200-0000	Vehicles		(142,740.00)	142,740.00	
Capital Project/Items rolled for Existing Airport	560-4720-54-9999-0000	Capital Outlay Distributed	142,740.00			(142,740.00)

Budget Rollovers
From Fiscal Year 2022 into Fiscal Year 2023

Item or Project for Budgetary Roll-Over	Account Number	Account Description	Fiscal Year 2022 Budgetary Debit	Fiscal Year 2022 Budgetary Credit	Fiscal Year 2023 Budgetary Debit	Fiscal Year 2023 Budgetary Credit
TELECOMMUNICATIONS FUND						
Fiberoptic Expansion - 8th Street Medical Site 1	570-4750-54-1400-0000	Infrastructure		(144,453.87)	144,453.87	
Fiberoptic Lines to The Lakes At Green Valley Industrial Park	570-4750-54-1400-0000	Infrastructure		(48,186.40)	48,186.40	
Capital Projects/Items rolled for Telecommunications	570-4750-54-9999-0000	Capital Outlay Distributed	192,640.27			(192,640.27)
Regulatory Compliance Filing Services	570-4750-52-1200-0000	Professional Services		(5,541.65)	5,541.65	
GOLF COURSE FUND						
Reel Grinder	591-5130-54-2500-0000	Other Equipment		(35,530.00)	35,530.00	
Capital Projects/Items rolled for Golf Course	591-5130-54-9999-0000	Capital Outlay Distributed	35,530.00			(35,530.00)
MOTOR POOL FUND						
Rollback Wrecker	601-4800-54-2200-0000	Vehicles		(96,500.00)	96,500.00	
Capital Projects/Items rolled for Motor Pool	601-4800-54-9999-0000	Capital Outlay Distributed	96,500.00			(96,500.00)
DOWNTOWN DEVELEPMENT AUTHORITY FUND						
Façade Grants	953-6555-57-3001-0000	Payments to Others		(46,888.65)	46,888.65	
Travel for DDA Board Members	953-6555-52-3500-0000	Travel		(900.00)	900.00	
Tuition & Conference Registration for DDA Board Members	953-6555-52-3700-0000	Tuition & Conference Registration		(230.00)	230.00	
			15,120,843.02	(20,421,400.95)	20,421,400.95	(15,120,843.02)
					-	-
		Revenues and Other Financing Sources Total	920,445.66	-	-	(920,445.66)
		Expenditures/Expenses Total	13,363,194.86	(19,584,198.45)	19,584,198.45	(13,363,194.86)
		Transfers IN Total	837,202.50	-	-	(837,202.50)
		Transfers OUT Total	-	(837,202.50)	837,202.50	-
		Total Budgetary Debits and Credits	15,120,843.02	(20,421,400.95)	20,421,400.95	(15,120,843.02)
			-	-	-	-
		Summary of Rollovers by Fund				
		General Fund		(1,007,764.20)	1,007,764.20	
		2020 CDBG Grant Fund		(483,272.49)	483,272.49	
		2021CDBG Grant Fund		(1,098,869.00)	1,098,869.00	
		2016 SPLOST Fund		(1,835,884.69)	1,835,884.69	
		Transportation SPLOST Fund		(1,072,415.77)	1,072,415.77	
		Water & Wastewater Fund		(10,268,297.90)	10,268,297.90	
		Electric Fund		(3,941,449.33)	3,941,449.33	
		Solid Waste Fund		(152,477.00)	152,477.00	
		Airport Fund		(40,000.00)	40,000.00	
		Stormwater Fund		(142,740.00)	142,740.00	
		Telecommunications Fund		(198,181.92)	198,181.92	
		Golf Course Fund		(35,530.00)	35,530.00	
		Motor Pool Fund		(96,500.00)	96,500.00	
		DDA Fund		(48,018.65)	48,018.65	
			-	(20,421,400.95)	20,421,400.95	-

Fiscal Year 2021-2022 Budget
End of Fiscal Year Housekeeping Budget Amendment

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
Year End Amendment #1				
To Allocate the Claims Contingency	101-1555-55-2200-0000	Claims		(358,276.20)
To Allocate the Claims Contingency	101-1502-52-2200-0000	Claims	15.00	
To Allocate the Claims Contingency	101-1535-52-2200-0000	Claims	10,000.00	
To Allocate the Claims Contingency	101-1665-55-2200-0000	Claims	172,503.51	
To Allocate the Claims Contingency	101-3221-55-2200-0000	Claims	5,161.95	
To Allocate the Claims Contingency	101-3223-55-2200-0000	Claims	112,638.11	
To Allocate the Claims Contingency	101-3224-55-2200-0000	Claims	30.00	
To Allocate the Claims Contingency	101-3520-55-2200-0000	Claims	26,624.70	
To Allocate the Claims Contingency	101-4220-55-2200-0000	Claims	30,538.02	
To Allocate the Claims Contingency	101-4910-55-2200-0000	Claims	764.91	
			358,276.20	(358,276.20)
Year End Amendment #2				
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	550-6510-55-2200-0000	Claims	150.00	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	550-6510-53-1710-0000	Uniforms		(150.00)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	591-5130-55-2200-0000	Claims	35.00	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	591-5130-53-1110-0000	Office Supplies		(35.00)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	505-4340-55-2200-0000	Claims	3,792.01	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	505-4431-55-2200-0000	Claims	471.14	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	505-4440-55-2200-0000	Claims	25,936.28	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	505-4460-55-2200-0000	Claims	3,570.31	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	505-4340-53-1720-0000	Landscaping Supplies		(3,792.01)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	505-4431-53-1130-0000	Repair & Maintenance Supplies		(471.14)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	505-4440-53-1120-0000	Operating Supplies		(25,936.28)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	505-4460-52-3400-0000	Printing & Binding		(1,017.36)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	505-4460-52-1600-0000	Tools & Small Equipment		(2,552.95)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	510-4630-55-2200-0000	Claims	33,589.72	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	510-4630-52-1300-0000	Technical Services		(33,589.72)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	560-4710-55-2200-0000	Claims	30.00	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	560-4710-53-1110-0000	Office Supplies		(30.00)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	560-4720-55-2200-0000	Claims	1,175.33	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	560-4720-53-1120-0000	Operating Supplies		(1,175.33)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	540-4510-55-2200-0000	Claims	30.00	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	540-4510-53-1110-0000	Office Supplies		(30.00)
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	540-4522-55-2200-0000	Claims	2,261.05	
To Allocate Unspent Funds to Cover Unbudgeted Claims Expense	540-4522-52-1200-0000	Professional Fees		(2,261.05)
			71,040.84	(71,040.84)
Year End Amendment #3				
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	101-4220-52-3950-0000	Temporary Staffing Agency Services	79,900.50	
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	101-4220-51-1100-0000	Salaries & Wages		(79,900.50)
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	540-4521-52-3950-0000	Temporary Staffing Agency Services	121,987.12	
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	540-4521-51-1100-0000	Salaries & Wages		(117,743.65)
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	540-4521-51-2410-0000	GMEBS Contributions		(4,243.47)
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	540-4522-52-3950-0000	Temporary Staffing Agency Services	21,025.73	
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	540-4522-51-1100-0000	Salaries & Wages		(21,025.73)
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	540-4532-52-3950-0000	Temporary Staffing Agency Services	31,132.50	
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	540-4532-52-1100-0000	Salaries & Wages		(11,797.42)
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	540-4532-52-2100-0000	Group Insurance		(19,335.08)
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	601-4800-52-3950-0000	Temporary Staffing Agency Services	6,339.12	
To Allocate Unspent Salaries & Benefits to Cover Unbudgeted Temporary Staffing Agency Expenses	601-4800-51-1100-0000	Salaries & Wages		(6,339.12)
			260,384.97	(260,384.97)
Year End Amendment #4				
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-1320-51-1300-0000	Overtime	419.80	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-1320-51-2410-0000	GMEBS Contributions		(419.80)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-1540-51-1300-0000	Overtime	76.50	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-1540-51-2960-0000	FSA Costs		(76.50)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-1665-51-1300-0000	Overtime	645.96	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-1665-51-1100-0000	Salaries & Wages		(450.18)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-1665-51-2410-0000	GMEBS Contributions		(195.78)

Fiscal Year 2021-2022 Budget
End of Fiscal Year Housekeeping Budget Amendment

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3221-51-1300-0000	Overtime	34,956.14	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3210-51-1300-0000	Overtime		(516.12)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3223-51-1300-0000	Overtime		(2,166.95)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3224-51-1300-0000	Overtime		(9,206.59)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3910-51-1300-0000	Overtime		(6,986.75)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3210-51-2100-0000	Group Insurance		(11,044.27)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3223-51-2100-0000	Group Insurance		(5,035.46)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3250-51-1300-0000	Overtime	7.21	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3250-51-1100-0000	Salaries & Wages		(7.21)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3520-51-1300-0000	Overtime	236.92	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-3520-51-2960-0000	FSA Costs		(236.92)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-4210-51-1300-0000	Overtime	2,403.30	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-4210-51-1100-0000	Salaries & Wages		(2,403.30)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-4220-51-1300-0000	Overtime	29,561.77	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-4220-51-1100-0000	Salaries & Wages		(29,561.77)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-4270-51-1300-0000	Overtime	5,096.78	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-4270-51-1100-0000	Salaries & Wages		(5,096.78)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-5220-51-1300-0000	Overtime	1,149.64	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-5220-51-1100-0000	Salaries & Wages		(1,149.64)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-6210-51-1300-0000	Overtime	597.02	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-6210-51-1100-0000	Salaries & Wages		(597.02)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-7510-51-1300-0000	Overtime	171.43	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	101-7510-51-1100-0000	Salaries & Wages		(171.43)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4331-51-1300-0000	Overtime	1,535.78	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4331-51-1100-0000	Salaries & Wages		(1,535.78)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4332-51-1300-0000	Overtime	9,117.32	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4332-51-1100-0000	Salaries & Wages		(9,117.32)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4333-51-1300-0000	Overtime	8,800.18	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4333-51-1100-0000	Salaries & Wages		(8,800.18)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4334-51-1300-00000	Overtime	80.34	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4334-51-1100-0000	Salaries & Wages		(80.34)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4335-51-1300-0000	Overtime	275.60	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4335-51-1100-0000	Salaries & Wages		(275.60)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4340-51-1300-0000	Overtime	3,244.84	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4340-51-1100-0000	Salaries & Wages		(3,244.84)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4431-51-1300-0000	Overtime	3,999.81	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4431-51-1100-0000	Salaries & Wages		(3,999.81)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4432-51-1300-0000	Overtime	1,254.73	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4432-51-1100-0000	Salaries & Wages		(1,254.73)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4440-51-1300-0000	Overtime	12,994.03	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4440-51-1100-0000	Salaries & Wages		(12,994.03)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4450-51-1300-0000	Overtime	2,494.39	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4450-51-1100-0000	Salaries & Wages		(2,494.39)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4460-51-1300-0000	Overtime	1,189.71	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4460-51-3500-0000	Travel		(224.97)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4460-53-1110-0000	Office Supplies		(569.69)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	505-4460-53-1120-0000	Operating Supplies		(395.05)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	510-4630-51-1300-0000	Overtime	29,768.14	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	510-4630-51-1100-0000	Salaries & Wages		(29,768.14)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	510-4640-51-1300-0000	Overtime	390.27	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	510-4620-51-1130-0000	Overtime		(390.27)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	510-4660-51-1300-0000	Overtime	16,606.32	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	510-4660-51-2100-0000	Group Insurance		(4,095.68)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	510-4660-51-2200-0000	Repair & Maintenance Services		(12,510.64)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4510-51-1300-0000	Overtime	2,950.85	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4510-51-1100-0000	Salaries & Wages		(430.01)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4510-51-2410-0000	GMEBS Contributions		(2,520.84)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4521-51-1300-0000	Overtime	42,591.96	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4521-51-2100-0000	Group Insurance		(42,591.96)

Fiscal Year 2021-2022 Budget
End of Fiscal Year Housekeeping Budget Amendment

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4522-51-1300-0000	Overtime	38,933.12	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4522-51-1100-0000	Salaries & Wages		(21,662.11)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4522-51-2100-0000	Group Insurance		(17,271.01)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4531-51-1300-0000	Overtime	26,946.22	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4531-51-1100-0000	Salaries & Wages		(10,095.22)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4531-52-1300-0000	Technical Services		(4,145.57)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4531-52-2110-0000	Disposal Services		(12,705.43)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4532-51-1300-0000	Overtime	5,395.69	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	540-4532-51-2100-0000	Group Insurance		(5,395.69)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	550-6510-51-1300-0000	Overtime	305.46	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	550-6510-51-1100-0000	Salaries & Wages		(305.46)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	560-4710-51-1300-0000	Overtime	4.69	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	560-4710-51-2100-0000	Group Insurance		(4.69)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	560-4720-51-1300-0000	Overtime	3,557.58	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	560-4720-51-1100-0000	Salaries & Wages		(3,557.58)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	591-5130-51-1300-0000	Overtime	11,419.43	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	591-5130-51-2100-0000	Group Insurance		(7,766.21)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	591-5130-52-2200-0000	Repair & Maintenance Services		(3,653.22)
To Allocate Unspent Funds to Cover Unbudgeted Overtime	601-4800-51-1300-0000	Overtime	3,573.55	
To Allocate Unspent Funds to Cover Unbudgeted Overtime	601-4800-51-1100-0000	Salaries & Wages		(3,573.55)
			302,752.48	(302,752.48)
Year End Amendment #5				
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1110-51-2700-0000	Workers Compensation	192.76	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1501-51-2700-0000	Workers Compensation	55.07	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1502-51-2700-0000	Workers Compensation	140.25	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1506-51-2700-0000	Workers Compensation	27.54	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1507-51-2700-0000	Workers Compensation	27.54	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1530-51-2700-0000	Workers Compensation	27.54	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1535-51-2700-0000	Workers Compensation	383.01	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1540-51-2700-0000	Workers Compensation	190.25	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1555-51-2700-0000	Workers Compensation	27.54	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1570-51-2700-0000	Workers Compensation	27.54	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1665-51-2700-0000	Workers Compensation	1,627.62	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-3250-51-2700-0000	Workers Compensation	49.73	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-4210-51-2700-0000	Workers Compensation	730.31	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-6210-51-2700-0000	Workers Compensation	110.21	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-6580-51-2700-0000	Workers Compensation	27.54	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-7510-51-2700-0000	Workers Compensation	82.61	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-1320-51-2700-0000	Workers Compensation		(47.37)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-2500-51-2700-0000	Workers Compensation		(1,988.31)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-3510-51-2700-0000	Workers Compensation		(116.67)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-3520-51-2700-0000	Workers Compensation		(1,430.50)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	101-3530-51-2700-0000	Workers Compensation		(144.21)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4310-51-2700-0000	Workers Compensation	908.64	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4332-51-2700-0000	Workers Compensation	1,201.79	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4333-21-2700-0000	Workers Compensation	601.91	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4334-51-2700-0000	Workers Compensation	599.05	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4335-51-2700-0000	Workers Compensation	3.03	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4337-51-2700-0000	Workers Compensation	269.17	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4340-51-2700-0000	Workers Compensation	1,405.94	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4405-51-2700-0000	Workers Compensation	587.76	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4432-51-2700-0000	Workers Compensation	266.65	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4460-51-2700-0000	Workers Compensation	55.07	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4331-51-3700-0000	Workers Compensation		(37.55)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4410-51-2700-0000	Workers Compensation		(954.37)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4431-51-2700-0000	Workers Compensation		(373.74)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4440-51-2700-0000	Workers Compensation		(636.90)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4450-51-2700-0000	Workers Compensation		(1,365.39)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4332-51-2100-0000	Group Medical Insurance		(1,100.00)

Fiscal Year 2021-2022 Budget
End of Fiscal Year Housekeeping Budget Amendment

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	505-4340-51-2100-0000	Group Medical Insurance		(1,431.06)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	510-1590-51-2700-0000	Workers Compensation	378.66	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	510-4660-51-2700-0000	Workers Compensation	165.22	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	510-4620-51-2700-0000	Workers Compensation		(543.88)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	540-4510-51-2700-0000	Workers Compensation	733.51	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	540-4531-51-2700-0000	Workers Compensation	139.89	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	540-4532-51-2700-0000	Workers Compensation		(873.40)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	560-4710-51-2700-0000	Workers Compensation	41.15	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	560-4720-51-2700-0000	Workers Compensation	15.59	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	560-4730-51-2700-0000	Workers Compensation		(56.74)
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	570-4750-51-2700-0000	Workers Compensation	187.64	
To Re-Allocate Workers Compensation Funds Based on Final Year End Adjusted Premiums	570-4750-52-1200-0000	Professional Fees		(187.64)
			11,287.73	(11,287.73)
Year End Amendment #6				
To Amend FY22 Revenue to reflect actual activity	101-6210-32-2210-0000	Zoning & Land Use Fees		(7,610.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-32-2230-0000	Sign Permit Fees		(5,405.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-32-3110-0000	Permit Application Fees	5,435.00	
To Amend FY22 Revenue to reflect actual activity	101-6210-32-3120-0000	Building Inspection Fees	1,333.00	
To Amend FY22 Revenue to reflect actual activity	101-6210-32-3130-0000	Plumbing Inspection Fees		(9,906.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-32-3140-0000	Electrical Inspection Fees		(6,760.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-32-3150-0000	Gas Inspection Fees		(554.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-32-3190-0000	Mechanical Permit Fees		(11,113.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-34-1394-0000	Plan Review Fees		(14,419.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-34-1393-0000	Zoning Application Fees		(1,880.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-34-6923-0000	Credit Card Fees		(6,286.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-38-9003-0000	Miscellaneous Revenue		(12,560.00)
To Amend FY22 Revenue to reflect actual activity	101-6210-52-1200-0000	Professional Fees	66,893.00	
To Amend FY22 Revenue to reflect actual activity	101-6210-52-3860-0000	Bank Fees	2,832.00	
			76,493.00	(76,493.00)
Year End Amendment #7				
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-3200-0000	Gift Certificate Sales		(679.30)
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5211-0000	Greens Fees		(57,723.09)
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5212-0000	Handicap Fees	600.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5213-0000	Golf Cart Rentals		(40,688.80)
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5214-0000	Merchandise Sales		(10,944.86)
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5215-0000	Driving Range Fees		(5,570.86)
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5216-0000	Senior Fees	6,500.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5217-0000	Special Fees	1,800.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5218-0000	Membership Fees		(16,950.00)
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5219-0000	Food & Beverage Sales		(10,243.66)
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5220-0000	Beer Sales		(1,555.91)
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5221-0000	Pull Cart Rentals		(3,689.23)
To amend the FY22 Budget for additional revenues and expenses	591-5130-34-5222-0000	Tournament Fees		(9,468.69)
To amend the FY22 Budget for additional revenues and expenses	591-5130-38-1009-0000	Equipment Rental Fees		(420.00)
To amend the FY22 Budget for additional revenues and expenses	591-5130-38-9001-0000	Over & Short	84.43	
To amend the FY22 Budget for additional revenues and expenses	591-5130-38-9003-0000	Miscellaneous Revenue		(295.10)
To amend the FY22 Budget for additional revenues and expenses	591-5130-51-1100-0000	Salaries & Wages	44,023.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-51-2110-0000	Life Insurance	48.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-51-2200-0000	Social Security FICA Contributions	2,140.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-51-2300-0000	Medicare	501.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-51-2410-0000	GMEBS Contributions	3,587.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-51-2700-0000	Workers' Compensation	1,064.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-52-1200-0000	Professional Fees	210.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-52-1300-0000	Technical Fees	456.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-52-3100-0000	Insurance, Other than Employee Benefits	216.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-52-3500-0000	Travel	853.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-52-3860-0000	Bank Fees	2,559.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-53-1120-0000	Operating Supplies	368.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-53-1270-0000	Gasoline & Diesel Fuel	16,242.00	

Fiscal Year 2021-2022 Budget
End of Fiscal Year Housekeeping Budget Amendment

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
To amend the FY22 Budget for additional revenues and expenses	591-5130-53-1591-0000	Purchases for Resale Merchandise	23,976.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-53-1592-0000	Purchases for Resale Food & Beverage	7,189.00	
To amend the FY22 Budget for additional revenues and expenses	591-5130-53-1593-0000	Purchases for Resale - Beer	1,281.00	
To adjust FY22 Interfund Transfer from General Fund to Golf due to additional net revenue recognized	591-0000-39-1200-0000	Transfers in from General Fund	44,532.07	
To adjust FY22 Interfund Transfer from General Fund to Golf due to additional net revenue recognized	101-0000-61-1048-0000	Transfers out to Golf Course Fund		(44,532.07)
			158,229.50	(202,761.57)
Year End Amendment #8				
To amend the FY22 Budget to Actual	210-3221-35-1232-0000	State Confiscations	68,728.68	
To amend the FY22 Budget to Actual	210-3221-35-1321-0000	Federal Confiscations	20,000.00	
To amend the FY22 Budget to Actual	210-3229-35-1321-0000	Federal Confiscations - Treasury		(13,745.77)
To amend the FY22 Budget to Actual	210-0000-39-2200-0000	(Gain) Loss on Sale of Assets		(46,005.79)
To amend the FY22 Budget to Actual	210-3221-52-3300-0000	Advertising	1,000.00	
To amend the FY22 Budget to Actual	210-3227-53-1600-0000	Tools & Small Equipment	2,378.00	
To amend the FY22 Budget to Actual	210-3221-54-2200-0000	Vehicles		(13,944.00)
To amend the FY22 Budget to Actual	210-3221-54-2500-0000	Other Equipment	7,000.00	
To amend the FY22 Budget to Actual	210-3221-57-1004-0000	Spalding County District Attorney	7,242.79	
To amend the FY22 Budget to Actual	210-3221-57-1005-0000	Spalding County Clerk of Courts	1,557.00	
To amend the FY22 Budget to Actual	210-3221-57-3001-0000	Payments to Others	450.00	
			108,356.47	(73,695.56)
Year End Amendment #9				
To amend the FY22 Budget to Actual	220-3221-33-1120-0000	Grants - Cops Hiring Program		(33,133.14)
To amend the FY22 Budget to Actual	220-3223-33-1120-0000	Grants - Cops Hiring Program	42,844.49	
To amend the FY22 Budget to Actual	220-3221-51-1100-0000	Salaries & Wages	21,338.20	
To amend the FY22 Budget to Actual	220-3221-51-2100-0000	Group Insurance	3,175.12	
To amend the FY22 Budget to Actual	220-3221-51-2110-0000	Life Insurance	62.34	
To amend the FY22 Budget to Actual	220-3221-51-2200-0000	Social Security FICA Contributions	1,637.92	
To amend the FY22 Budget to Actual	220-3221-51-2300-0000	Medicare	383.07	
To amend the FY22 Budget to Actual	220-3221-51-2410-0000	GMEBS Contributions	5,720.80	
To amend the FY22 Budget to Actual	220-3221-51-2700-0000	Workers' Compensation	815.69	
To amend the FY22 Budget to Actual	220-3223-51-1100-0000	Salaries & Wages		(34,245.84)
To amend the FY22 Budget to Actual	220-3223-51-2100-0000	Group Insurance		(4,505.79)
To amend the FY22 Budget to Actual	220-3223-51-2110-0000	Life Insurance		(120.41)
To amend the FY22 Budget to Actual	220-3223-51-2200-0000	Social Security FICA Contributions		(1,625.84)
To amend the FY22 Budget to Actual	220-3223-51-2300-0000	Medicare		(380.50)
To amend the FY22 Budget to Actual	220-3223-51-2410-0000	GMEBS Contributions		(1,590.55)
To amend the FY22 Budget to Actual	220-3223-51-2700-0000	Workers' Compensation		(375.56)
			75,977.63	(75,977.63)
Year End Amendment #10				
To amend the FY22 Budget to Actual	251-0000-33-1100-0000	Bank Account Interest		(15.78)
			-	(15.78)
Year End Amendment #11				
To amend the FY22 Budget to Actual - to close out grant	231-4300-52-1200-0000	Professional Fees		(2,187.50)
To amend the FY22 Budget to Actual - to close out grant	231-4400-52-1200-0000	Professional Fees		(2,187.50)
To amend the FY22 Budget to Actual - to close out grant	231-4300-54-1400-0000	Water Infrastructure		(72,124.11)
To amend the FY22 Budget to Actual - to close out grant	231-0000-39-1210-0000	Transfer from Water & Wastewater Fund	76,499.11	
To amend the FY22 Budget to Actual - to close out grant	505-0000-61-1044-0000	Transfer to CDBG 2019		(76,499.11)
			76,499.11	(152,998.22)
Year End Amendment #12				
To amend the FY22 Budget to Actual	271-7310-31-1100-0000	Property Taxes Current COG		(7,747.58)
To amend the FY22 Budget to Actual	271-7310-31-1101-0000	Property Taxes Current Spalding County		(14,658.60)
			-	(22,406.18)
Year End Amendment #13				
To amend the FY22 Budget to Actual	272-7310-31-1100-0000	Property Taxes Current COG		(27,850.54)
To amend the FY22 Budget to Actual	272-7310-31-1101-0000	Property Taxes Current COG		(50,509.49)
To amend the FY22 Budget to Actual	272-7310-58-1100-0000	Bond Principal		(7.00)
To amend the FY22 Budget to Actual	272-7310-58-2100-0000	Bond Interest		(7.96)
			-	(78,374.99)
Year End Amendment #14				
To amend the FY22 Budget to Actual	275-0000-31-4100-0000	Hotel Motel Tax		(8,497.84)

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Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
To amend the FY22 Budget to Actual	275-7540-57-1049-0000	Payments to GSBTA	3,717.80	
To amend the FY22 Budget to Actual	275-0000-61-1000-0000	Transfer to General Fund	4,780.04	
	101-0000-39-1204-0000	Transfer from Hotel Motel Tax Fund		(4,780.04)
			8,497.84	(8,497.84)
Year End Amendment #15				
To amend the FY22 Budget to Actual	282-2500-35-1178-0000	Court Technology Fees		(1,500.00)
			-	(1,500.00)
Year End Amendment #16				
To amend the FY22 Budget to Actual	335-4220-33-7400-0000	Transportation SPLOST 2022 Proceeds		(328,665.77)
To amend the FY22 Budget to Actual	335-4220-54-1400-0000	Infrastructure	328,665.77	
			328,665.77	(328,665.77)
Year End Amendment #17				
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Received	234-0000-3-2100-0000	ARPA 2021 Fiscal Recovery Funds		(2,430,897.07)
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1320-51-1100-0000	Wages	3,395.47	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1320-51-2200-0000	Social Security (FICA) Contributions	210.52	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1320-51-2300-0000	Medicare	49.23	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1501-51-1100-0000	Wages	1,485.60	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1501-51-2200-0000	Social Security (FICA) Contributions	92.11	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1501-51-2300-0000	Medicare	21.54	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1502-51-1100-0000	Wages	5,812.00	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1502-51-2200-0000	Social Security (FICA) Contributions	360.34	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1502-51-2300-0000	Medicare	84.27	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1506-51-1100-0000	Wages	1,808.00	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1506-51-2200-0000	Social Security (FICA) Contributions	112.10	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1506-51-2300-0000	Medicare	26.22	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1507-51-1100-0000	Wages	1,514.76	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1507-51-2200-0000	Social Security (FICA) Contributions	93.92	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1507-51-2300-0000	Medicare	21.96	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1535-51-1100-0000	Wages	11,306.25	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1535-51-2200-0000	Social Security (FICA) Contributions	700.99	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1535-51-2300-0000	Medicare	163.94	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1540-51-1100-0000	Wages	5,478.80	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1540-51-2200-0000	Social Security (FICA) Contributions	339.69	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1540-51-2300-0000	Medicare	79.45	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1555-51-1100-0000	Wages	908.00	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1555-51-2200-0000	Social Security (FICA) Contributions	56.30	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1555-51-2300-0000	Medicare	13.17	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1590-51-1100-0000	Wages	36,208.52	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1590-51-2200-0000	Social Security (FICA) Contributions	2,244.94	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1590-51-2300-0000	Medicare	525.04	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1665-51-1100-0000	Wages	2,403.55	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1665-51-2200-0000	Social Security (FICA) Contributions	149.02	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-1665-51-2300-0000	Medicare	34.85	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-2500-51-1100-0000	Wages	6,445.67	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-2500-51-2200-0000	Social Security (FICA) Contributions	399.63	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-2500-51-2300-0000	Medicare	93.46	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3221-51-1100-0000	Wages	40,236.40	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3221-51-2200-0000	Social Security (FICA) Contributions	2,494.65	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3221-51-2300-0000	Medicare	583.44	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3223-51-1100-0000	Wages	64,221.07	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3223-51-2200-0000	Social Security (FICA) Contributions	3,981.72	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3223-51-2300-0000	Medicare	931.20	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3224-51-1100-0000	Wages	19,224.88	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3224-51-2200-0000	Social Security (FICA) Contributions	1,191.94	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3224-51-2300-0000	Medicare	278.77	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3250-51-1100-0000	Wages	3,230.91	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3250-51-2200-0000	Social Security (FICA) Contributions	200.31	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3250-51-2300-0000	Medicare	46.85	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3510-51-1100-0000	Wages	4,282.69	

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3510-51-2200-0000	Social Security (FICA) Contributions	265.53	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3510-51-2300-0000	Medicare	62.10	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3520-51-1100-0000	Wages	143,332.49	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3520-51-2200-0000	Social Security (FICA) Contributions	8,886.61	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3520-51-2300-0000	Medicare	2,078.37	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3530-51-1100-0000	Wages	2,534.80	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3530-51-2200-0000	Social Security (FICA) Contributions	157.16	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3530-51-2300-0000	Medicare	36.76	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3910-51-1100-0000	Wages	4,324.25	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3910-51-2200-0000	Social Security (FICA) Contributions	268.10	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-3910-51-2300-0000	Medicare	62.70	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4210-51-1100-0000	Wages	607.20	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4210-51-2200-0000	Social Security (FICA) Contributions	37.65	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4210-51-2300-0000	Medicare	8.80	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4220-51-1100-0000	Wages	35,651.06	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4220-51-2200-0000	Social Security (FICA) Contributions	2,210.39	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4220-51-2300-0000	Medicare	516.95	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4270-51-1100-0000	Wages	2,699.25	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4270-51-2200-0000	Social Security (FICA) Contributions	167.35	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4270-51-2300-0000	Medicare	39.14	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4331-51-1100-0000	Wages	8,544.55	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4331-51-2200-0000	Social Security (FICA) Contributions	529.77	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4331-51-2300-0000	Medicare	123.91	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4332-51-1100-0000	Wages	7,938.88	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4332-51-2200-0000	Social Security (FICA) Contributions	492.21	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4332-51-2300-0000	Medicare	115.12	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4333-51-1100-0000	Wages	5,772.21	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4333-51-2200-0000	Social Security (FICA) Contributions	357.89	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4333-51-2300-0000	Medicare	83.71	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4335-51-1100-0000	Wages	3,366.05	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4335-51-2200-0000	Social Security (FICA) Contributions	208.70	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4335-51-2300-0000	Medicare	48.81	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4340-51-1100-0000	Wages	7,549.98	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4340-51-2200-0000	Social Security (FICA) Contributions	468.09	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4340-51-2300-0000	Medicare	109.47	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4405-51-1100-0000	Wages	633.60	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4405-51-2200-0000	Social Security (FICA) Contributions	39.28	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4405-51-2300-0000	Medicare	9.19	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4410-51-1100-0000	Wages	4,418.15	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4410-51-2200-0000	Social Security (FICA) Contributions	273.93	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4410-51-2300-0000	Medicare	64.06	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4431-51-1100-0000	Wages	13,715.27	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4431-51-2200-0000	Social Security (FICA) Contributions	850.36	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4431-51-2300-0000	Medicare	198.88	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4432-51-1100-0000	Wages	12,354.60	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4432-51-2200-0000	Social Security (FICA) Contributions	765.98	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4432-51-2300-0000	Medicare	179.15	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4440-51-1100-0000	Wages	17,693.95	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4440-51-2200-0000	Social Security (FICA) Contributions	1,097.02	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4440-51-2300-0000	Medicare	256.58	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4450-51-1100-0000	Wages	8,548.30	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4450-51-2200-0000	Social Security (FICA) Contributions	530.00	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4450-51-2300-0000	Medicare	123.94	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4460-51-1100-0000	Wages	3,338.50	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4460-51-2200-0000	Social Security (FICA) Contributions	206.99	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4460-51-2300-0000	Medicare	48.41	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4510-51-1100-0000	Wages	6,296.98	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4510-51-2200-0000	Social Security (FICA) Contributions	390.42	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4510-51-2300-0000	Medicare	91.30	

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4521-51-1100-0000	Wages	22,044.01	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4521-51-2200-0000	Social Security (FICA) Contributions	1,366.74	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4521-51-2300-0000	Medicare	319.63	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4522-51-1100-0000	Wages	12,430.25	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4522-51-2200-0000	Social Security (FICA) Contributions	770.68	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4522-51-2300-0000	Medicare	180.23	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4531-51-1100-0000	Wages	3,990.05	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4531-51-2200-0000	Social Security (FICA) Contributions	247.39	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4531-51-2300-0000	Medicare	57.86	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4532-51-1100-0000	Wages	6,905.70	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4532-51-2200-0000	Social Security (FICA) Contributions	428.15	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4532-51-2300-0000	Medicare	100.13	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4610-51-1100-0000	Wages	1,283.40	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4610-51-2200-0000	Social Security (FICA) Contributions	79.57	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4610-51-2300-0000	Medicare	18.61	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4620-51-1100-0000	Wages	19,684.53	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4620-51-2200-0000	Social Security (FICA) Contributions	1,220.47	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4620-51-2300-0000	Medicare	285.42	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4630-51-1100-0000	Wages	15,006.81	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4630-51-2200-0000	Social Security (FICA) Contributions	899.41	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4630-51-2300-0000	Medicare	217.60	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4660-51-1100-0000	Wages	9,933.31	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4660-51-2200-0000	Social Security (FICA) Contributions	615.86	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4660-51-2300-0000	Medicare	144.03	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4710-51-1100-0000	Wages	1,930.00	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4710-51-2200-0000	Social Security (FICA) Contributions	119.66	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4710-51-2300-0000	Medicare	27.99	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4720-51-1100-0000	Wages	14,619.40	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4720-51-2200-0000	Social Security (FICA) Contributions	906.40	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4720-51-2300-0000	Medicare	211.98	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4730-51-1100-0000	Wages	5,202.70	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4730-51-2200-0000	Social Security (FICA) Contributions	322.56	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4730-51-2300-0000	Medicare	75.44	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4750-51-1100-0000	Wages	982.00	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4750-51-2200-0000	Social Security (FICA) Contributions	60.88	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4750-51-2300-0000	Medicare	14.24	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4800-51-1100-0000	Wages	15,140.25	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4800-51-2200-0000	Social Security (FICA) Contributions	938.71	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4800-51-2300-0000	Medicare	219.55	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4910-51-1100-0000	Wages	7,916.36	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4910-51-2200-0000	Social Security (FICA) Contributions	490.81	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-4910-51-2300-0000	Medicare	114.80	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-5130-51-1100-0000	Wages	10,320.76	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-5130-51-2200-0000	Social Security (FICA) Contributions	639.88	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-5130-51-2300-0000	Medicare	149.64	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-5220-51-1100-0000	Wages	4,255.47	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-5220-51-2200-0000	Social Security (FICA) Contributions	325.55	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-6210-51-1100-0000	Wages	5,897.69	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-6210-51-2200-0000	Social Security (FICA) Contributions	365.66	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-6210-51-2300-0000	Medicare	85.52	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-6510-51-1100-0000	Wages	5,617.38	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-6510-51-2200-0000	Social Security (FICA) Contributions	348.27	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-6510-51-2300-0000	Medicare	81.45	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-6580-51-1100-0000	Wages	1,638.40	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-6580-51-2200-0000	Social Security (FICA) Contributions	101.58	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-6580-51-2300-0000	Medicare	23.76	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-7510-51-1100-0000	Wages	3,216.75	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-7510-51-2200-0000	Social Security (FICA) Contributions	199.43	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Premium Pay	234-7510-51-2300-0000	Medicare	46.64	

Fiscal Year 2021-2022 Budget
End of Fiscal Year Housekeeping Budget Amendment

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Broadband Fiber	234-4750-52-1200-0000	Professional Fees	59,381.20	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Roof at One Griffin Center	234-1665-54-1300-0000	Buildings	382,650.00	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds Used for Potato Creek Outfall	234-4340-54-1400-0000	Infrastructure	156,139.70	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds used for Purchase of Roseview Property	234-7324-54-1100-0000	Sites	627,718.77	
To appropriate American Rescue Plan Act 2021 Fiscal Recovery Funds used for purchase of 323 E Solomon Street	234-7324-54-1300-0000	Buildings	488,845.01	
			2,430,897.07	(2,430,897.07)
Year End Amendment #18				
To re-allocate funds for upkeep of land bank properties from provided by LBA to provided by private company	101-7320-57-2007-0000	Payments to Landbank Authority		(19,350.00)
To re-allocate funds for upkeep of land bank properties from provided by LBA to provided by private company	101-7320-52-1200-0000	Professional Fees	19,350.00	
			19,350.00	(19,350.00)
Year End Amendment #19				
To use Commission Contingency for costs related to Re-apportionment	101-1110-57-9000-0000	Commission Contingency		(4,580.00)
To use Commission Contingency for costs related to Re-apportionment	101-1110-57-9000-0000	Commission Contingency		(28,696.50)
To use Commission Contingency for costs related to Re-apportionment	101-1110-52-3300-0000	Advertising	4,580.00	
To use Commission Contingency for costs related to Re-apportionment	101-1110-52-1200-0000	Professional Fees	28,696.50	
			33,276.50	(33,276.50)
Year End Amendment #20				
To move unused appropriations for professional fees to Motor Pool R&M for unanticipated services on unit 182	101-1110-52-1200-0000	Professional Fees		(501.00)
To move unused appropriations for professional fees to Motor Pool R&M for unanticipated services on unit 182	101-1110-52-2210-0000	Motor Pool Repairs & Maintenance	501.00	
To move unused appropriations for Motor Pool R&M to cover overages in Travel, Dues & Fees	101-1570-52-2210-0000	Motor Pool Repairs & Maintenance		(160.00)
To move unused appropriations for Motor Pool R&M to cover overages in Travel, Dues & Fees	101-1570-52-3500-0000	Travel	30.00	
To move unused appropriations for Motor Pool R&M to cover overages in Travel, Dues & Fees	101-1570-52-3600-0000	Dues & Fees	130.00	
To amend motor pool budget to reflect changes in budgeted motor pool expenses from user departments	601-4800-34-1751-0000	Motor Pool Charges for Services	341.00	
To amend motor pool budget to reflect changes in budgeted motor pool expenses from user departments	601-4800-53-1130-0000	Repair & Maintenance Supplies		(341.00)
			1,002.00	(1,002.00)
Year End Amendment #21				
To use uncommitted rollover funds for an outside distribution contractor to cover the "Plant the Future" program	510-4630-52-1300-0000	Technical Services		(10,000.00)
To use uncommitted rollover funds for an outside distribution contractor to cover the "Plant the Future" program	510-4640-53-1720-0000	Landscaping Supplies	10,000.00	
			10,000.00	(10,000.00)
Year End Amendment #22				
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	505-4333-37-1004-0000	GMA Safety Grant		(1,480.91)
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	505-4333-53-1600-0000	Tools & Small Equipment	1,480.91	
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	101-3520-37-1004-0000	GMA Safety Grant		(2,450.00)
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	101-3520-53-1120-0000	Operating Supplies	2,450.00	
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	505-4331-37-1004-0000	GMA Safety Grant		(2,790.47)
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	505-4331-53-1120-0000	Operating Supplies	2,790.47	
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	505-4432-37-1004-0000	GMA Safety Grant		(1,992.87)
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	505-4432-53-1600-0000	Tools & Small Equipment	1,992.87	
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	101-3590-37-1004-0000	GMA Safety Grant		(2,570.00)
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	101-3590-53-1120-0000	Operating Supplies	2,570.00	
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	510-1590-37-1004-0000	GMA Safety Grant		(2,700.00)
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	510-1590-53-1600-0000	Tools & Small Equipment	2,700.00	
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	101-6190-37-1004-0000	GMA Safety Grant		(520.00)
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	101-6190-53-1600-0000	Tools & Small Equipment	520.00	
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	505-4440-37-1004-0000	GMA Safety Grant		(5,495.75)
To record award of GMA Safety and Workers' Compensation Grants and appropriate funds for items purchased	505-4440-53-1120-0000	Operating Supplies	5,495.75	
			20,000.00	(20,000.00)
Year End Amendment #23				
To move appropriation for Power Quality Monitor from Tools & Small Equipment to Capital Equipment	510-4620-54-2500-0000	Capital Equipment	12,010.00	
To move appropriation for Power Quality Monitor from Tools & Small Equipment to Capital Equipment	510-4620-54-9999-0000	Capital Outlay Distributed		(12,010.00)
To move appropriation for Power Quality Monitor from Tools & Small Equipment to Capital Equipment	510-4620-53-1600-0000	Tools & Small Equipment		(12,010.00)
			12,010.00	(24,020.00)
Year End Amendment #24				
To re-allocate budgeted advertising funds for OneGriffin billboard	101-1570-52-3300-0000	Advertising	5,965.00	
To re-allocate budgeted advertising funds for Downtown Banners	101-1570-53-1600-0000	Tools & Small Equipment (or 53-1120 Op Supp)	17,635.00	
To re-allocate budgeted advertising funds to Citizen Engagement for OneGriffin billboard and Downtown Banners	505-4460-52-3300-0000	Advertising		(5,200.00)
To re-allocate budgeted advertising funds to Citizen Engagement for OneGriffin billboard and Downtown Banners	505-4460-52-3400-0000	Printing & Binding		(5,000.00)
To re-allocate budgeted advertising funds to Citizen Engagement for OneGriffin billboard and Downtown Banners	510-4640-52-3300-0000	Advertising		(13,324.00)
To re-allocate budgeted advertising funds to Citizen Engagement for OneGriffin billboard and Downtown Banners	510-4640-52-3400-0000	Printing & Binding		(76.00)

Fiscal Year 2021-2022 Budget
End of Fiscal Year Housekeeping Budget Amendment

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
			23,600.00	(23,600.00)
Year End Amendment #25				
To move funds budgeted for Uniforms in Code Enforcement to Operating Supplies	101-3250-53-1710-0000	Uniforms		(148.00)
To move funds budgeted for Uniforms in Code Enforcement to Operating Supplies	101-3250-53-1120-0000	Operating Supplies	148.00	
			148.00	(148.00)
Year End Amendment #26				
To move a portion of unused appropriation for One Griffin Center Roof Repair to Welcome Center for Windows	101-1665-52-2200-0000	Repair & Maintenance Services		(33,600.00)
To move a portion of unused appropriation for One Griffin Center Roof Repair to Welcome Center for Windows	101-6520-52-2200-0000	Repair & Maintenance Services	33,600.00	
			33,600.00	(33,600.00)
Year End Amendment #27				
To correct PD only items included in Training Range Budget in error	101-3240-53-1120-0000	Operating Supplies		(3,948.00)
To correct PD only items included in Training Range Budget in error	101-3210-53-1120-0000	Operating Supplies	-	
To correct PD only items included in Training Range Budget in error	101-3221-53-1120-0000	Operating Supplies	1,348.00	
To correct PD only items included in Training Range Budget in error	101-3223-53-1120-0000	Operating Supplies	2,360.00	
To correct PD only items included in Training Range Budget in error	101-3224-53-1120-0000	Operating Supplies	240.00	
To correct Spalding County Contribution for Training Range due to PD only items included in budget in error	101-3240-33-6006-0000	Spalding County Reimbursement Police Training Range	2,000.00	
			5,948.00	(3,948.00)
Year End Amendment #28				
To adjust year end budgets	101-3210-53-1120-0000	Operating Supplies		(770.00)
To adjust year end budgets	101-3221-53-1120-0000	Operating Supplies	770.00	
			770.00	(770.00)
Year End Amendment #29				
To recognize and appropriate additional Insurance Claims received in FY22	101-3223-38-3001-0000	Insurance Claims		(38,867.89)
To recognize and appropriate additional Insurance Claims received in FY22	101-3221-38-3001-0000	Insurance Claims		(5,957.44)
To recognize and appropriate additional Insurance Claims received in FY22	101-3223-52-2200-0000	Repair & Maintenance Services	38,867.89	
To recognize and appropriate additional Insurance Claims received in FY22	101-3223-52-2200-0000	Repair & Maintenance Services	5,957.44	
			44,825.33	(44,825.33)
Year End Amendment #30				
To recognize and appropriate insurance claim proceeds for shredder in excess of loan payoff	540-4532-38-3001-0000	Insurance Claims		(188,532.22)
To recognize and appropriate insurance claim proceeds for shredder in excess of loan payoff	540-4532-52-2200-0000	Repair & Maintenance Expense	188,532.22	
			188,532.22	(188,532.22)
Year End Amendment #31				
To recognize and appropriate gains on sales of fire vehicles to be used for Fire Tools & Small Equipment	101-3520-39-2200-0000	Gains on Sales of Assets		(7,846.00)
To recognize and appropriate gains on sales of fire vehicles to be used for Fire Tools & Small Equipment	101-3520-53-1600-0000	Tools & Small Equipment	7,846.00	
			7,846.00	(7,846.00)
Year End Amendment #32				
To recognize and appropriate proceeds from rental of fire station property for a backup communications system	101-3570-38-1001-0000	Property Rental		(7,000.00)
To recognize and appropriate proceeds from rental of fire station property for a backup communications system	101-3520-53-1600-0000	Tools & Small Equipment	7,000.00	
			7,000.00	(7,000.00)
Year End Amendment #33				
To recognize and appropriate contributions from Health Insurer for Employee Wellness Program incentives	101-1540-38-9003-0000	Miscellaneous Income		(14,282.86)
To recognize and appropriate contributions from Health Insurer for Employee Wellness Program incentives	101-1540-53-1700-0000	Miscellaneous Supplies	14,282.86	
			14,282.86	(14,282.86)
Year End Amendment #34				
To Re-allocate funds budgeted for Line Construction Capital Equipment to Tools & Small Equipment	510-4630-54-2500-0000	Capital Equipment		(8,000.00)
To Re-allocate funds budgeted for Line Construction Capital Equipment to Tools & Small Equipment	510-4630-54-9999-0000	Capital Outlay Distributed	8,000.00	
To Re-allocate funds budgeted for Line Construction Capital Equipment to Tools & Small Equipment	510-4630-53-1600-0000	Tools & Small Equipment	8,000.00	
			16,000.00	(8,000.00)
		Total Revenue	147,666.60	(3,480,436.28)
		Total Expenditures/Expenses	4,432,071.70	(1,294,759.28)
		Total Transfers In	121,031.18	(4,780.04)
		Total Transfers Out	4,780.04	(121,031.18)
		Total Budgetary Debits/Credits	4,705,549.52	(4,901,006.78)

Fiscal Year 2022-2023 Budget
Housekeeping Amendment #1

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
Amendment #1				
To appropriate contributions from Health Insurer for Plan Year 2022-2023 Employee Wellness Program	101-1540-38-9003-0000	Miscellaneous Income		(20,000.00)
To appropriate contributions from Health Insurer for Plan Year 2022-2023 Employee Wellness Program	101-1540-53-1740-0000	Miscellaneous Supplies	20,000.00	
			20,000.00	(20,000.00)
Amendment #2				
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4332-54-2200-0000	Vehicles		(39,500.00)
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4332-54-9999-0000	Capital Outlay Distributed	39,500.00	
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4333-54-2200-0000	Vehicles		(39,500.00)
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4333-54-9999-0000	Capital Outlay Distributed	39,500.00	
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4432-54-2200-0000	Vehicles		(24,366.00)
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4432-54-9999-0000	Capital Outlay Distributed	24,366.00	
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4440-54-2200-0000	Vehicles		(50,578.00)
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4440-54-9999-0000	Capital Outlay Distributed	50,578.00	
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4450-54-2200-0000	Vehicles	1,000.00	
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4440-54-9999-0000	Vehicles		(1,000.00)
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4410-54-2200-0000	Vehicles	46,459.00	
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4410-54-9999-0000	Capital Outlay Distributed		(46,459.00)
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	505-4310-54-2200-0000	Vehicles	46,004.00	
To re-allocate budget funds for vehicles within the Watershed Management Fund to align with operational changes	510-4310-54-9999-0000	Capital Outlay Distributed		(46,004.00)
			247,407.00	(247,407.00)
Amendment #3				
To appropriate use of court technology fees to fund upgrade to leased court copier/printer Nov 22 to June 23	282-2500-52-2320-0000	Rental of Equipment & Vehicles	980.00	
To reclass funds budgeted for existing court copier/printer from Municipal Court Services to Police Support Services	101-2500-52-2320-0000	Rental of Equipment & Vehicles		(154.00)
To reclass funds budgeted for existing court copier/printer from Municipal Court Services to Police Support Services	101-3224-52-2320-0000	Rental of Equipment & Vehicles	154.00	
			1,134.00	(154.00)
Amendment #4				
To Reclassify funds for purchase of flag poles for Historic City Hall	101-1665-52-2200-0000	Repair & Maintenance Services		(3,373.00)
To Appropriate funds for Flag Poles at Historic City Hall	101-6190-53-1600-0000	Tools & Small Equipment	3,373.00	
			3,373.00	(3,373.00)
Amendment #5				
To Reclassify funds for Rotary Cutter at Blanton Mill Land Application Site from Tools & Small Equipment to Capital	505-4334-53-1600-0000	Tools & Small Equipment		(16,000.00)
To Reclassify funds for Rotary Cutter at Blanton Mill Land Application Site from Tools & Small Equipment to Capital	505-4334-54-2500-0000	Capital Equipment	16,000.00	
To Reclassify funds for Rotary Cutter at Blanton Mill Land Application Site from Tools & Small Equipment to Capital	505-4334-54-9999-0000	Capital Outlay Distributed		(16,000.00)
			16,000.00	(32,000.00)
Amendment #6				
To reclassify funds rolled for Distribution Contractor Services to provide funding for Line Construction Overtime & Taxes	510-4630-52-1300-0000	Technical Services		(320,000.00)
To reclassify funds rolled for Distribution Contractor Services to provide funding for Line Construction Overtime & Taxes	510-4630-51-1300-0000	Overtime	295,520.00	
To reclassify funds rolled for Distribution Contractor Services to provide funding for Line Construction Overtime & Taxes	510-4630-51-2200-0000	FICA	19,840.00	
To reclassify funds rolled for Distribution Contractor Services to provide funding for Line Construction Overtime & Taxes	510-4630-51-2300-0000	Medicare	4,640.00	
			320,000.00	(320,000.00)
Amendment #7				
To reclassify Electric Systems Operations Rollover Funds to align with nature of purchase and depreciation method	510-4660-53-1400-0000	Infrastructure		(150,000.00)
To reclassify Electric Systems Operations Rollover Funds to align with nature of purchase and depreciation method	510-4660-53-2500-0000	Other Equipment	150,000.00	
			150,000.00	(150,000.00)
Amendment #8				
To reclassify funds rolled for Golf Cart from Office of Director Equipment to Cemetery Infrastructure for Gates	101-4210-54-2500-0000	Other Equipment		(8,000.00)
To reclassify funds rolled for Golf Cart from Office of Director Equipment to Cemetery Infrastructure for Gates	101-4910-54-1400-0000	Infrastructure	8,000.00	
			8,000.00	(8,000.00)

Fiscal Year 2022-2023 Budget
Housekeeping Amendment #1

Item or Project	Account Number	Account Description	Budgetary Debit	Budgetary Credit
Amendment #9				
To reclass Wayfinding Signs to a designated Contingency Account	101-7510-53-1700-0000	Other Supplies		(117,431.00)
To reclass Wayfinding Signs to a designated Contingency Account	101-7510-57-9000-0000	Contingency	117,431.00	
			117,431.00	(117,431.00)
Amendment #10				
To reclassify funds rolled for Fire Uniforms & Turnout Gear to cover repair costs for fire apparatus	101-3520-53-1710-0000	Uniforms		(5,000.00)
To reclassify funds rolled for Fire Uniforms & Turnout Gear to cover repair costs for fire apparatus	101-3520-53-1730-0000	Turnout Gear		(25,000.00)
To reclassify funds rolled for Fire Uniforms & Turnout Gear to cover repair costs for fire apparatus	101-3520-52-2200-0000	Repair & Maintenance Services	30,000.00	
			30,000.00	(30,000.00)
Amendment #11				
To reclassify 2016 SPLOST transportation project money to replace doors at Historic City Hall	321-4220-54-1400-0000	Infrastructure		(24,294.50)
To reclassify 2016 SPLOST transportation project money to replace doors at Historic City Hall	321-1665-54-1300-0000	Buildings	24,294.50	
			24,294.50	(24,294.50)
Amendment #12				
To reclassify FY23 funds for Water Renewals & Extensions for Hillandale Water Main Repair	505-4440-54-1400-0000	Infrastructure		(50,000.00)
To reclassify FY23 funds for Wastewater Renewals & Extensions for Hillandale Water Main Repair	505-4340-54-1400-0000	Infrastructure		(50,000.00)
To reclassify rollover funds for Water & WW Renewals & Extensions for Hillandale Water Main Repair	505-4440-54-1400-0000	Infrastructure		(17,550.00)
To reclassify rollover funds for Water & WW Renewals & Extensions for Hillandale Water Main Repair	505-4440-54-9999-0000	Capital Outlay Distributed	17,550.00	
To reclassify rollover funds for Water & WW Renewals & Extensions for Hillandale Water Main Repair	505-4340-54-1400-0000	Infrastructure		(60,331.00)
To reclassify rollover funds for Water & WW Renewals & Extensions for Hillandale Water Main Repair	505-4340-54-9999-0000	Capital Outlay Distributed	60,331.00	
To reclassify Renewal & Extensions Funds for both Water & WW for Hillandale Water Main Repair	505-4440-52-2200-0000	Repair & Maintenance Services	177,881.00	
			255,762.00	(177,881.00)
Amendment #13				
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-1100-0000	Salaries & Wages		(110,532.24)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-2200-0000	FICA		(6,852.99)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-2300-0000	Medicare		(1,602.72)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-2410-0000	Gmebs Contributions		(25,709.80)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-2100-0000	Group Insurance		(28,828.92)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-2130-0000	Dental Insurance		(721.08)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-2110-0000	Life Insurance		(347.52)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-2120-0000	Long-term Disability Insurance		(342.65)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-2950-0000	EAP		(4.00)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3223-51-2900-0000	Employee Events		(24.00)
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-1100-0000	Salaries & Wages	63,030.24	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-2200-0000	FICA	3,907.87	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-2300-0000	Medicare	913.94	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-2410-0000	Gmebs Contributions	14,660.83	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-2100-0000	Group Insurance	16,745.04	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-2130-0000	Dental Insurance	591.96	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-2110-0000	Life Insurance	196.08	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-2120-0000	Long-term Disability Insurance	195.39	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-2950-0000	EAP	2.00	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3221-51-2900-0000	Employee Events	12.00	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3224-51-1100-0000	Salaries & Wages	54,600.00	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3224-51-2200-0000	FICA	3,386.00	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3224-51-2300-0000	Medicare	792.00	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3224-51-2950-0000	EAP	4.00	
Re-Organize Police Uniform Patrol Division, Criminal Investigation Division and Support Services Division	101-3224-51-2900-0000	Employee Events	24.00	
			159,061.35	(174,965.92)
		Total Revenue	-	(20,000.00)
		Total Expenditures/Expenses	1,352,462.85	(1,285,506.42)
		Total Transfers In	-	-
		Total Transfers Out	-	-
		Total Budgetary Debits/Credits	1,352,462.85	(1,305,506.42)

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a request to rezone property located at 954 Experiment Street consisting of 0.21+/- acres from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Sky Vision, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to put a convenience stop at this location. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is located at 954 Experiment Street on a 0.21 + acre tract of land and the rezoning would apply to 0.21 acres.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (22-REZ-05) to rezone 0.21+/- acres tract of land located at 954 Experiment Street from Medium Density Residential to Planned Commercial Development.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 954 Experiment St.pdf
22-REZ-05, 954 Experiment St Staff Report.pdf
Rezoning Ordinance 22-REZ-05, 954 Experiment St - PCD.pdf

8438

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 9-29-2022 Application Number: 22-REZ-05

Applicant: Sky Vision Properties Telephone Number: 770-224-9996

Email Address: Skyvisionproperties@gmail.com

Address: 612 West Solomon St Griffin GA 30223

Project Name/Description: 954 Experiment Convenience Store

Address/Location: 954 Experiment St Griffin GA 30223

Tax Map Griffin-TAD #2 ~~Block~~ Parcel # 062 00001 Lot Number 128/03

Zoning MDR Parcel(s) Size: 0.21 (acres or square feet)

Applicant is: Property Owner_____ Engineer:_____ Architect:_____

Realtor:_____ Other: Sky Vision Properties has property under contract.

Application fee amount: $350.00

Paid by: ✓ Check (check # 6739) _____Cash

_____Cashier's Check _____ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

_____ Date: 10/4/22

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: 9-29-2022 Application Number: 22-REZ-05

Applicant Name: Sky Vision Properties

Address of Property: 954 Experiment St. Griffin GA 30223

Tax Map, Block and Lot Number: 062 06001 , 128/03

Applicable Zoning Ordinance Section: _____

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

954 Experiment St Griffin

A 1- Site plan for this building would be the same. We would not be adding to or taking away from the structure. We would be upgrading the outside parking area and outside building as needed. Just making necessary upgrades to this building to make it a convenience store location.We want to get rezoned for a convenience store with beer and wine sales.

B 1- Existing uses are grandfathered in commercial MDR. It is vacant but it was Harris Rental. It looked to be an appliance rental building. It is an open 2520 sq ft building.

2 - This will be a reasonable economic use and best potential use for this building.

3 - Yes we believe this property is suitable to be rezoned commercially for a convenience store. The city projects this area to become further more commercial use in the years to come. We are asking to change from MDR to the proper zoning to sell beer and wine here as well.

4 - The public gain from this convenience store is the income it will bring into the area.The convenience to the store location is good. The new updated location will bring a new clean look to the building in this area.

5 - This building is in the city. It has city sewer, water and power. We will work during our due diligence of our contract to find out about natural gas or propane.

6 - This company is compatible with the other stores and shops in this area.

7 - None that we are aware of

8 - The business that was here was opened until April 2022 it was closed and put on the market.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that:
Sky Vision Properties
(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

- ✓ Rezoning
- ____ Special Use Request
- ____ Variance Request
- ____ Minor Site Plan
- ____ Preliminary Site Plan
- ____ Final Site Plan/ Subdivision Plat

Applicant: Sky Vision Properties Telephone Number: 770-224-9996
Address: 612 West Solomon St Griffin GA 30223

_____ Date: 10/4/22
Signature of Owner

_____ Date: _____
Signature of Representative

_____
Notary Signature and Seal
Commission expiration date: 11/25/2022

MELISHA D TURNER NOTARY PUBLIC PIKE COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 25, 2022

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

_____ Yes ___✓___ No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

_____ Date:_____

Signature of Applicant

_____

Printed Name

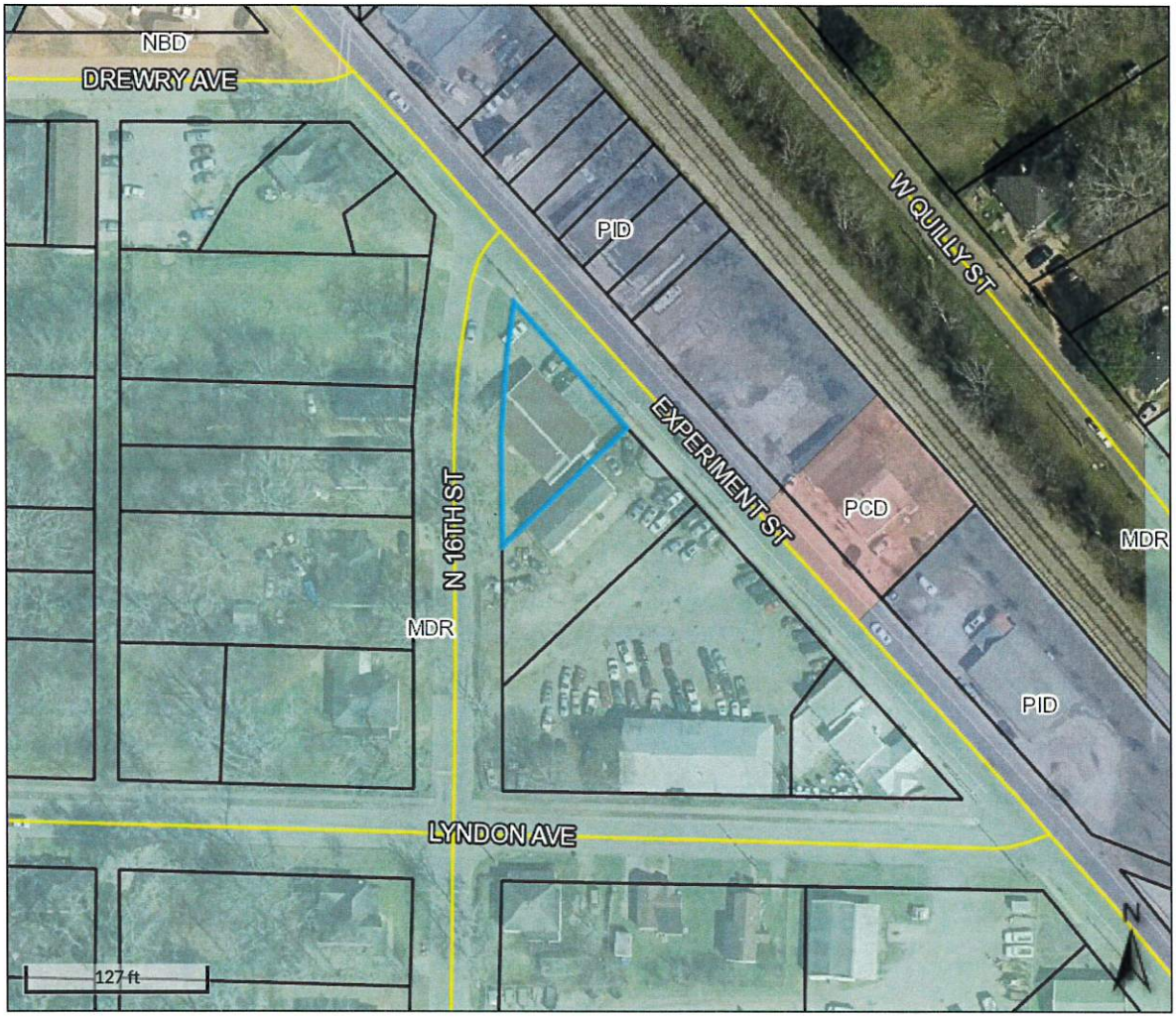
_____ Date:_____

Signature of Applicant's Attorney or Representative

_____

Printed Name

qPublic.net™ Spalding County, GA





Legend

- Parcels
- Roads

Zoning - City

- CBD
- HDR-A
- HDR-B
- INST
- LDR-A
- LDR-B
- MDR
- NBD
- PCD
- PID
- PRD

Parcel ID	062 06001	**Owner**	ROOTS RENTALS LLC
Class Code	Commercial		954 EXPERIMENT ST
Taxing District	GRIFFIN-TAD#2		GRIFFIN, GA 30223
	TAD#2	**Physical Address**	954 EXPERIMENT ST
Acres	0.21	**Assessed Value**	Value $88726
		Land Value	Value $12600

Last 2 Sales

Date	Price	Reason	Qual
11/1/2017	0	GF	U
8/19/2002	$80000	FM	Q

(Note: Not to be used on legal documents)

Date created: 9/26/2022
Last Data Uploaded: 9/26/2022 6:42:43 AM

Developed by Schneider GEOSPATIAL

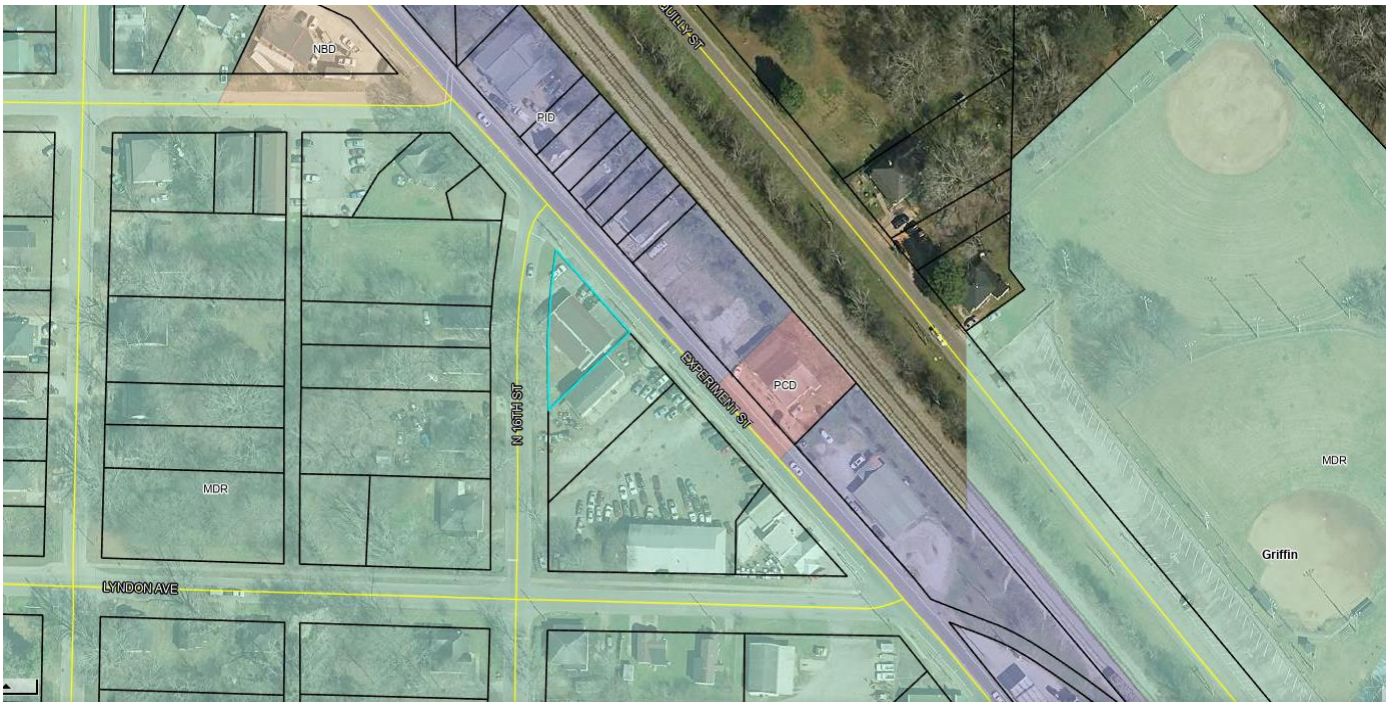
Permit #: 8438
Permit Type:
Address: 954 EXPERIMENT ST
City:
State:
Zip: 30223
Owner: HARRIS RENTALS
Owner Address: 954 EXPERIMENT ST
Owner City: GRIFFIN
Owner State: GA
Owner Zip: 30223
Owner Phone:
Owner Email:
Receipt #: 8768
Date: 10/06/2022
Paid By:
Description:
Payment Type: Check
Payment Type Description: 6739
Accepted By: Tracie Pryor

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Commercial - Rezoning	Zoning - Land Use Permit		0.00	350.00	350.00
				Total:	**$350.00**

954 Experiment Street
REZONING REQUEST
(Project No. 22-REZ-05)

Applicant: Sky Vision Properties
Owner: Sky Vision Properties



Current Land Use Classification	Commercial
Current Zoning	Medium Density Residential
Proposed Zoning	Planned Commercial District
Future Land Use Designation	Commercial
Proposed Use	Commercial
Parcel Size	0.21 +/- acres
Map, Block & Lot Number	Map 062 Block 06 Lot 001
Planning & Zoning Board	November 21, 2022
City Commission	November 22, 2022
City Commission Member	District 1 Cynthia Ward
Planning Board Member	District 1 Pamela Sutton
Citizen Notification	Legal notice was run in the November 4, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on November 4, 2022 as well.

Proposal/Site Location:

The applicant, Sky Vision, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to put a convenience stop at this location. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is currently located at 954 Experiment Street on a 0.21 ± acre tract of land and the rezoning would apply to 0.21 acres.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 708 – Medium Density Residential (MDR)
- Article 7. Section 714 – Planned Commercial Development (PCD)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	No	Future Land Use Map (FLUM) has the subject property planned as Commercial.
Citizen Notification & Participation	Yes	Legal Notice ran in the November 4, 2022 edition of the *Griffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on November 4, 2022.
Economic Development	Yes	Provide commercial services
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and the associated FLUM. FLUM has the subject property planned as Commercial.

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	PID	Industrial
South	MDR	Residential
East	PID	Industrial
West	MDR	Residential

The subject property is currently zoned Medium Density Residential (MDR). The properties immediately surrounding to the south and west are all zoned Medium Density Residential (MDR). The parcels to the north and east are zoned Planned Industrial Development except one parcel which is zoned Planned Commercial Development (PCD).

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal may not have a reasonable economic use as currently zoned. The property is currently zoned Medium Density Residential, but the existing use is commercial. The owner is requesting this parcel to be rezoned to Planned Commercial Development (PCD). For several decades, this property has had a commercial use.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The adjacent properties to the east, are zoned Planned Industrial Development (PID) and properties are currently used as commercial. The parcels to the south are also zoned Medium Density Residential (MDR) but have a legal non-conforming commercial use.

This parcel is located in a Approved State Opportunity Zone. The Experiment Street Corridor inside this Opportunity Zone shows this parcel and the surrounding parcels on both sides of Experiment Street as commercial uses. The proposed zoning of PCD is considered suitable.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the 0.21 acre tract. Rezoning to Planned Commercial Development is compatible with the intent of the Comprehensive Plan which is commercial. The building is a commercial structure and would need to be demolished in order to put a dwelling on this parcel should it stay Residential. The rezoning would allow the commercial use to continue and will remove the legal nonconformity (grandfathering) that has been associated with this property.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Future Land Use Map (FLUM) which identifies this property as commercial. The rezoning is also consistent with the Approved State Opportunity Zone which shows this parcel as commercial. The use of this parcel has been commercial and the City of Griffin supplies the water, sewer, and electric.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses to the north and east. The parcel is adjacent to other properties that are currently zoned Medium Density Residential but have legal non-conforming commercial uses. The Comprehensive Plan and the associated FLUM indicate this parcel as commercial. The rezoning would allow the commercial use to continue and will remove the legal nonconformity (grandfathering) that is associated with this property. Without a successful rezoning, this address will not be viable.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of any historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes of the subject property or others in the vicinity.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property is developed but is currently vacant. The applicant purchased the property last year and has been unable to have a commercial business due to the residential zoning. The commercial business that occupied this parcel before is Harris Rentals. This property has had a legal nonconforming (grandfathered) commercial use for years.

Staff Comments:

The applicant, Sky Vision Properties, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to keep the use commercial for the property. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). Currently, this parcel has a nonconforming use and without a successful rezoning, this address will not be viable. By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is currently located at 954 Experiment Street on a 0.21 $\pm$ acre tract of land and the rezoning would apply to 0.21 acres.

Planning and Development Staff Recommendation(s):

Planning staff recommends APPROVAL of the request (22-REZ-05) to rezone 0.21+/- acres tract of land located at 954 Experiment Street from Medium Density Residential to Planned Commercial Development.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

NO. 22 -

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 062 06001) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Medium Density Residential (MDR) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Sky Vision Properties
Owner: Sky Vision Properties
Properties: Spalding County Tax Parcel 062 06001, (0.21 +/- acres) located at 954 Experiment Street

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, November 22, 2022

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider adoption of the revised official zoning map for the City of Griffin. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The current zoning map was adopted in 2019 and does not reflect recent approved rezonings.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Zoning - Signed.pdf

CITY OF GRIFFIN ZONING

Griffin
Growing, TOGETHER

N
W E
S

Legend

- Central Business District
- High Density Residential A
- High Density Residential B
- Institutional
- Low Density Residential A
- Low Density Residential B
- Medium Density Residential
- Neighborhood Business District
- Planned Commercial District
- Planned Industrial District
- Planned Residential District

This is to certify that this Official Zoning Map supersedes and replaces any other Official Zoning Map adopted prior to date authorized by the Chairman of the Board of Commissioners, as part of the City of Griffin Code of Ordinances and Unified Development Code.

This _____ Day of _____, 2022

Signed: _____ Attest: _____
Douglas S. Hollberg, Mayor Jessica W. O'Connor, Secretary

Griffin GIS Department

1 inch = 1,000 feet

0 1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 Feet

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider the adoption of the revised City of Griffin Downtown Urban Redevelopment Plan. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The purpose of this Griffin Downtown Urban Redevelopment Plan is to support the City of Griffin and its partners to revitalize the downtown area and stimulate sustainable economic growth. It also serves as an update to the 2008 Urban Redevelopment Plan which was re-adopted in March of 2022. Long-term goals, themes and strategies can be found in this plan.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Downtown Griffin URP Final Draft November 2022 with Appendix (1).pdf
Resolution_to_Adopt_Downtown_Griffin_Urban_Redevelopment_Plan__11-22-22.pdf

Final Draft

CITY OF GRIFFIN DOWNTOWN REDEVELOPMENT PLAN

November 2022



Prepared by Three Rivers Regional Commission

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Acknowledgements

Griffin City Commission

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Cora Flowers, District 2

Holly Murray, District 3

David Brock, District 4

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Chad Jacobs, Planning and Development Director

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Regional Commission Staff

Paul Jarrell, Project Planner

Stephanie Wagner, Planner

Shari Selch, GIS Technician



Process and Stakeholder Engagement

The City of Griffin Downtown Urban Redevelopment Plan process involved engagement with city staff regarding current needs and priorities regarding the future of the downtown core of the city. A kick-off public meeting was held at the Historic City Hall where many stakeholders, residents, property owners, and downtown council staff attended.

The city put together an advisory committee with key downtown constituents to help guide the plan update. The committee met to discuss key aspects of downtown redevelopment topics.

The committee and planning team conducted two "walk-about" events to canvass the downtown area for special needs and observe important redevelopment opportunities.

Advisory Committee
Ross DeBono, Downtown Council and Main Street Board
Todd Gulledge, The Cotton Mill
Jason Chance, Downtown Development Authority
Bruce Ballard, Griffin – Spalding County Schools
Cindy Jones, Chamber of Commerce
Newton Galloway, Galloway & Lyndall LLP
Alison Pollard, Chamber of Commerce
Jude Fils-Aime, Sealth Inc.
Latonia Fils-Aime, Fils-Aime & Associates
Josh Abernathy, City Church and Downtown Council

Section 1- Introduction

Purpose

The purpose of this Griffin Downtown Redevelopment Plan (URP) is to support the City of Griffin and its partners to revitalize the downtown area and stimulate sustainable economic growth. It also serves as an update to the 2008 Urban Redevelopment Plan. Long-term goals, themes and strategies can be found in this plan.



The plan specifically lays out the current conditions showing the need for an urban redevelopment plan, concepts that could be implemented as part of future redevelopment efforts, and an implementation plan that includes tools and action steps.

Implementation of this plan and other redevelopment powers are granted to the City of Griffin through the Georgia Urban Redevelopment Act, O.C.G.A Title 36, Chapter 61 also titled the "Urban Redevelopment Law". Other tools and programs that support redevelopment projects and initiatives are mentioned in Section 3 of the plan.

The Act defines an urban redevelopment area as an area considered a "slum" or blighted area designated as appropriate for urban redevelopment projects. Blighted or "slum" areas contain a substantial number of buildings and structures, both residential or nonresidential which are dilapidated or deteriorated, defective or inadequate street layout, deteriorated sites, faulty lot layout (accessibility, usefulness, unsafe conditions), tax or other assessment delinquency exceeding fair value of the land, other conditions which endanger life or property, or any combination of factors that impairs growth of the municipality, slows the provision of housing accommodations, contributes to economic or social liability, and is a menace to the public health, safety, morals, or welfare by its present condition and use.

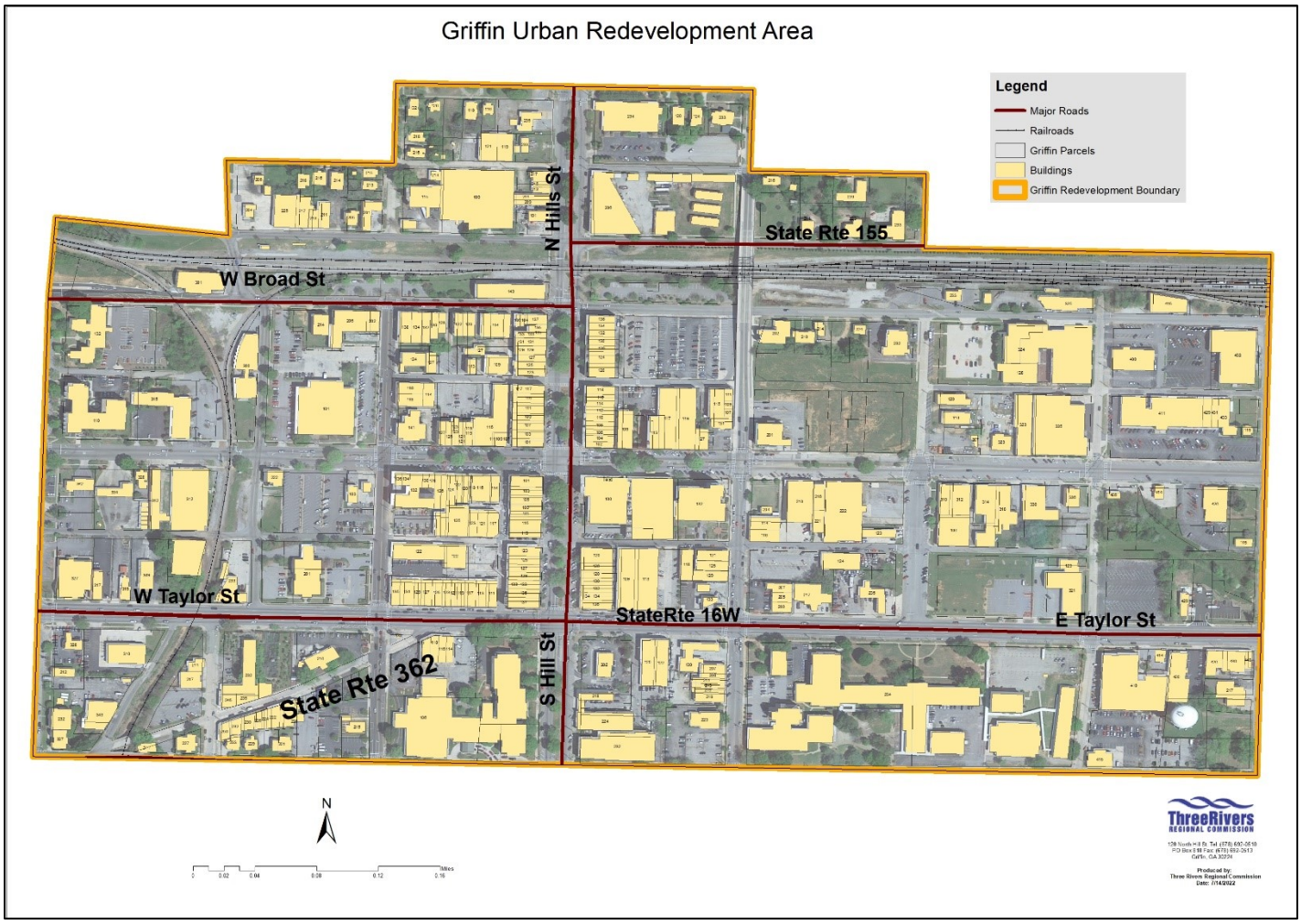
Urban Redevelopment Plan Boundaries and Description

The area is bound by 10th Street to the west, 3rd Street to the east, roughly Chappell Street to the north and Poplar Street to the south. The URP area includes the official central business zoning district plus adjacent blocks containing commercial and residential uses.

Unique in comparison to other southern towns and other towns of similar size in the region, downtown Griffin's streets are laid out in a grid pattern. Taylor and Hill Streets serve as the two main arteries, funneling car traffic through the area. Both Hill and Solomon Streets have recently undergone streetscapes.

The boundary traverses significant physical barriers including Taylor Street and the Norfolk Southern Railroad. Future redevelopment efforts will focus on increased access and connectivity across these perceived and realistic obstacles.

Downtown Griffin URP Area Map



Plan Consistency with the Local Comprehensive Plan

The 2018 Griffin Comprehensive plan specifically mentions the previous downtown redevelopment plan as part of the city's economic development strategy. The plan includes priority goals and policies supporting comprehensive downtown redevelopment and should be considered as part of the implementation of the URP. The following policy statements and implementation strategies are taken directly from the comprehensive plan. Goals and concepts from this urban redevelopment plan will be supported and carried into the next update of the comprehensive plan. That plan is due to be updated in the fall of 2023.



Economic development and redevelopment:

- A comprehensive approach to economic development to create a vibrant community
- Encourage development strategies which promote a live, learn, work, play and retire model for the City
- Establish public-private partnerships with developers that primarily focus on neighborhood revitalization
- Promote downtown revitalization
- Create business improvement districts and community improvement districts
- Embrace local history and the preservation of historic resources and neighborhoods
- Promote adaptive reuse of historic buildings
- Provide infrastructure necessary to promote economic development in a sustainable manner

Housing:

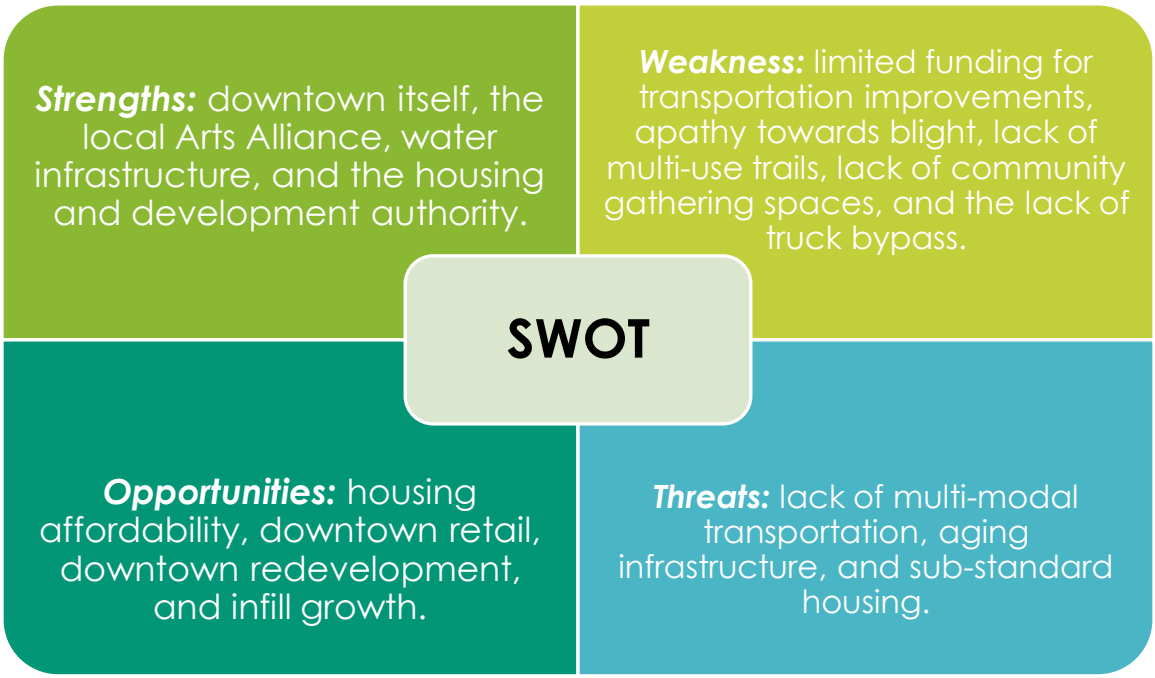
- Promote appropriate infill housing
- Promote mixed use housing development
- Promote housing around existing community facilities and amenities
- Continue evaluation of housing and property maintenance codes

Transportation and public infrastructure:

- Promote multi-modal transportation network including the expansion of sidewalks, greenways trails, and bike lanes
- Establish public-private partnerships for the establishment of public transit options
- Research and seek to adopt a local Complete Streets policy
- Promote the beautification and increased functionality of highway corridors within the city

- Increase infrastructure that supports electric cars and other future transportation needs
- Provide infrastructure and resources to support sustainability and new development
- Neighborhood parks

The comprehensive plan included a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. The SWOT mentioned a number of items that relate to the redevelopment efforts.



The Needs and Opportunities section of the plan listed issues that the City of Griffin should address to advance the future vision. These include:

Needs

- Public buy-in with local city initiatives
- Additional community gathering spaces
- Address high poverty level
- Pursue ways to encourage a live, work, and stay community
- Increase options for entertainment and night life
- Address blight
- Address substandard properties
- Need higher density housing close to amenities
- Increase economic diversity and tax base
- Attract more small businesses

- Promote comprehensive downtown revitalization
- Promote the use of preservation tax incentives for the rehabilitation of historic structures
- Additional downtown events
- Promote Griffin's livability and small town lifestyle
- Increase public transportation options
- Increase bike and pedestrian network and connectivity
- Create multi-modal and alternative transportation options
- Need for truck bypass around downtown
- Increase mixed-use developments
- Reduce vacancy rate of commercial spaces
- Lessen the proliferation of auto-oriented land uses along Taylor and Experiment Streets
- Identify additional historic properties and districts
- Promote local history and cultural sites
- Additional greenspace and parks

Opportunities

- Residential infill opportunities
- Housing rehabilitation programs
- The city land bank to address substandard housing
- Availability and improvements of public infrastructure and utilities
- Feasibility of a truck bypass around downtown
- Increased opportunity for mixed use development
- Promotion of appropriate infill development and ordinance
- Increased intergovernmental collaboration
- Griffin Housing Authority redevelopment efforts
- Local organizations, churches, and citizens
- Neighborhood partnership focused on revitalization
- Increased preservation and re-use of historic buildings
- Assessment and inventory of historic structures
- Preservation of local history through Griffin-Spalding Archives
- New recreational facilities and parks

In the future land use section of the comprehensive plan, downtown Griffin was designated a specific character area. The Department of Community Affairs (DCA) defines a Character Area as a specific area within the community that contains unique or special characteristics to be preserved or enhanced. Downtown Griffin certainly fits this definition and this redevelopment plan is intended to promote the preservation and enhancement of the area. Each character area includes a description of desired development patterns, preferred land uses, and implementation strategies. Those listed in the comprehensive plan support the overall goals and strategies of this urban redevelopment plan.

Development Patterns:

- Promote mixed-use development within the area
- Continue to encourage residential above commercial storefronts
- Promote the adaptive reuse of historic structures
- Enhance connectivity by maintaining sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring residential areas and major destinations
- Encourage shared parking among uses
- Promote the redevelopment and enhancement of alleyways

Primary Land Uses:

- Commercial (retail and office)
- Mixed-use development
- Multi-family residential
- Public/Institutional

Implementation Strategies

- Enforce updated infill ordinance
- Maintain existing sidewalk network to connect downtown with adjacent neighborhoods
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale
- Continue to promote the use of façade grant program
- Incorporate bike lanes and other bike infrastructure such as bike racks for increased accessibility
- Incorporate landscaping of parking lots
- Incorporate quality signs that are scaled and placed appropriately
- Protect tree canopy

Section 2 – Assessment of Need

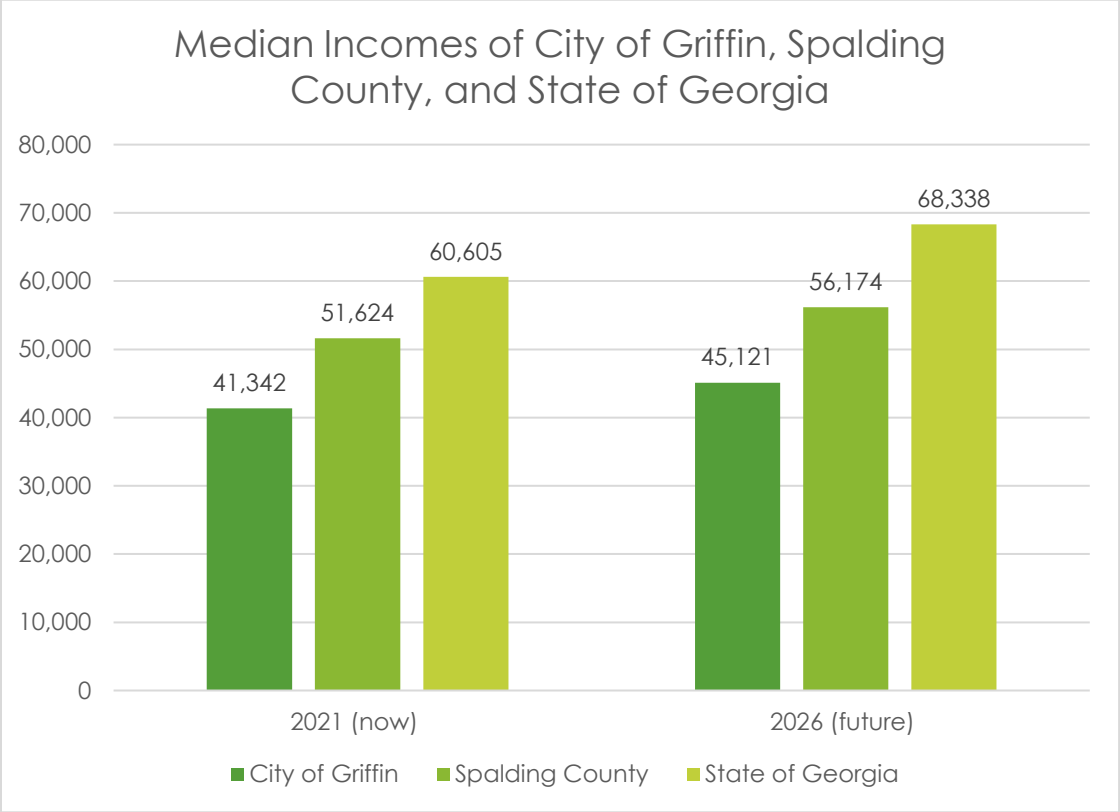
Demographics

This section of the plan discusses various demographics that relate to the redevelopment needs of downtown Griffin.

Historical and Estimated Population Change							
Area	**Year**			**Historic Population Change 2010-2020**		**Estimated Population Change 2020-2026**	
	2010	2020	2026 Estimated	#	%	#	%
City of Griffin	23,656	23,478	25,482	-178	-0.75%	2,004	7.86%
Spalding County	64,073	66,043	72,996	1,970	3.07%	6,953	9.53%
State of Georgia	9,687,653	10,711,908	11,392,648	1,024,255	10.57%	680,740	5.98%
*Source: U.S. Census, *ESRI Forecasts*							

In the last 10 years, the City of Griffin has decreased in population by 0.75% versus the Spalding County growth rate of 3.07% and the state rate of 10.57%. The 2010 and 2020 population counts come directly from official census record and may not reflect local projections. The City of Griffin is estimated to increase in population by 7.86% over the next 5 years, which is higher than the state rate of 5.98% but lower than the county rate of 9.53%. In total, slightly over 2,000 persons are estimated to be added to the City of Griffin population by 2026.

The median income for households in Griffin is $10,282 (20%) less than residents in Spalding County and $19,263 (32%) less than residents in the State of Georgia.



In 2021, Griffin residents make 19.92% less than Spalding residents, and 31.78% less than Georgia residents. In 2026, Griffin residents are estimated to make 19.68% less than Spalding residents, and 33.97% less than Georgia residents. Source U.S. Census and ESRI Forecasts.

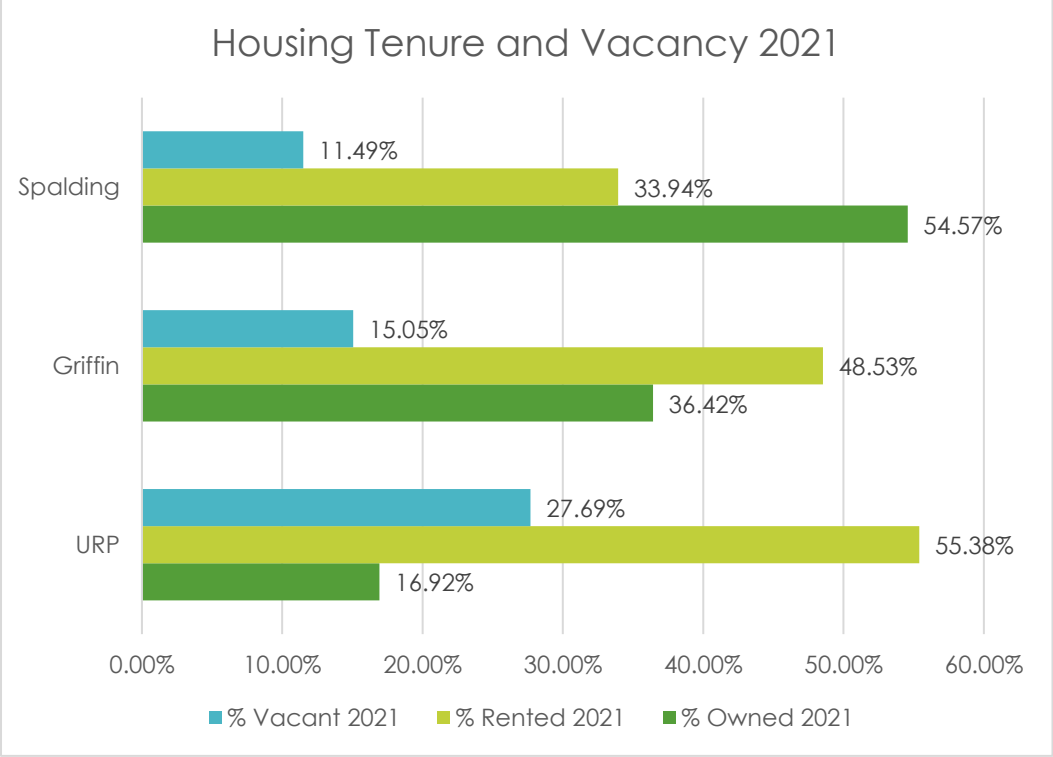
Household Poverty Rate		
Geography	Number	Percentage
URP Area	20	41%
City of Griffin	2,050	22.9%
Spalding County	4,194	17%
Source: US Census, (ACS 2015-2019 estimates)		

An estimated 41% of households in the URP Area lived below the poverty level in 2015-2019 compared to 23% in the City of Griffin and 17% in Spalding County. The percentage of poverty is likely attributed to the minimal number of single-family residential units in the study area which are primarily low income households.

Business and Residential Comparison			
Geography	Total Businesses	Total Employees	Residential Population
URP Area	300	2,471	107
City of Griffin	1,416	14,327	24,650
Source: ESRI, 2021 Data Axle, Inc.			

The residential population is much smaller than the number of employees in the downtown area.

Housing Profile									
	URP Area			City of Griffin			Spalding County		
	2010	2021	2026	2010	2021	2026	2010	2021	2026
Total Housing Units	63	65	67	10,530	11,020	11,552	26,777	28,854	30,961
Occupied	47	47	49	8,945	9,361	9,693	23,565	25,539	27,237
Owner	12	11	12	3,517	4,013	4,254	14,362	15,745	17,359
Rented	35	36	37	5,428	5,348	5,439	9,203	9,794	9,878
Vacant	16	18	18	1,585	1,659	1,859	3,212	3,315	3,724
Source: U.S. Census, 2010 Summary File, ESRI Forecasts									



The housing vacancy rate in the study area is higher than both the city limits of Griffin and Spalding County.

Inventory of Housing Units Over the Last Decade				
Area	# Units 2010	# Units 2021	# Change Units 2010-2021	% Change Units 2010-2021
Plan Area	63	65	2	3.17%
City of Griffin	10,530	11,020	490	4.65%
Spalding County	26,7777	28,854	2,077	7.76%
Source: U.S. Census, Census 2010, ESRI Forecasts				

Over the last decade, the planning area has added housing inventory at a slower rate than the city and county. The county has over double the percent change of housing unit growth than the planning area. Since 2021, there has been an influx of loft residential conversions which is not reflected in the present inventory.

Existing Conditions

Negative Conditions

Despite the great assets that exist in downtown Griffin, many areas need improvement to take downtown to the next level of economic prosperity and revitalization. Opportunity to address critical issues still exists. Retail has increased yet there exist many empty spaces, especially at key intersections where visible blight is most apparent. The greatest needs and issues are outlined below.

Negative conditions in the area:

- Vacant spaces and structures
- Vacant lots and underutilized parcels
- Aging public infrastructure
- Lack of greenspace, parks, and community gathering space
- High volume traffic and connectivity barriers

Vacant spaces and structures. This occurs in existing buildings and in underutilized lots within the URP area. The rate of vacancy may not be alarming but enough is present to where it visually creates a sense of a lack of vitality. This type of blight occurs predominately along the edges and entryways of the downtown area which attributes to a negative first impression to would be patrons, citizens and visitors.



Vacant space on ground level of the old Griffin Hotel



Vacant retail space along Broad Street



Vacant retail space along East Solomon



Two levels of vacant commercial space along 6th Street

Vacant lots and underutilized parcels. These spaces contribute to visual blight and could be put into productive use. These exist as empty lots and as overbuilt parking lots that are never filled to capacity.



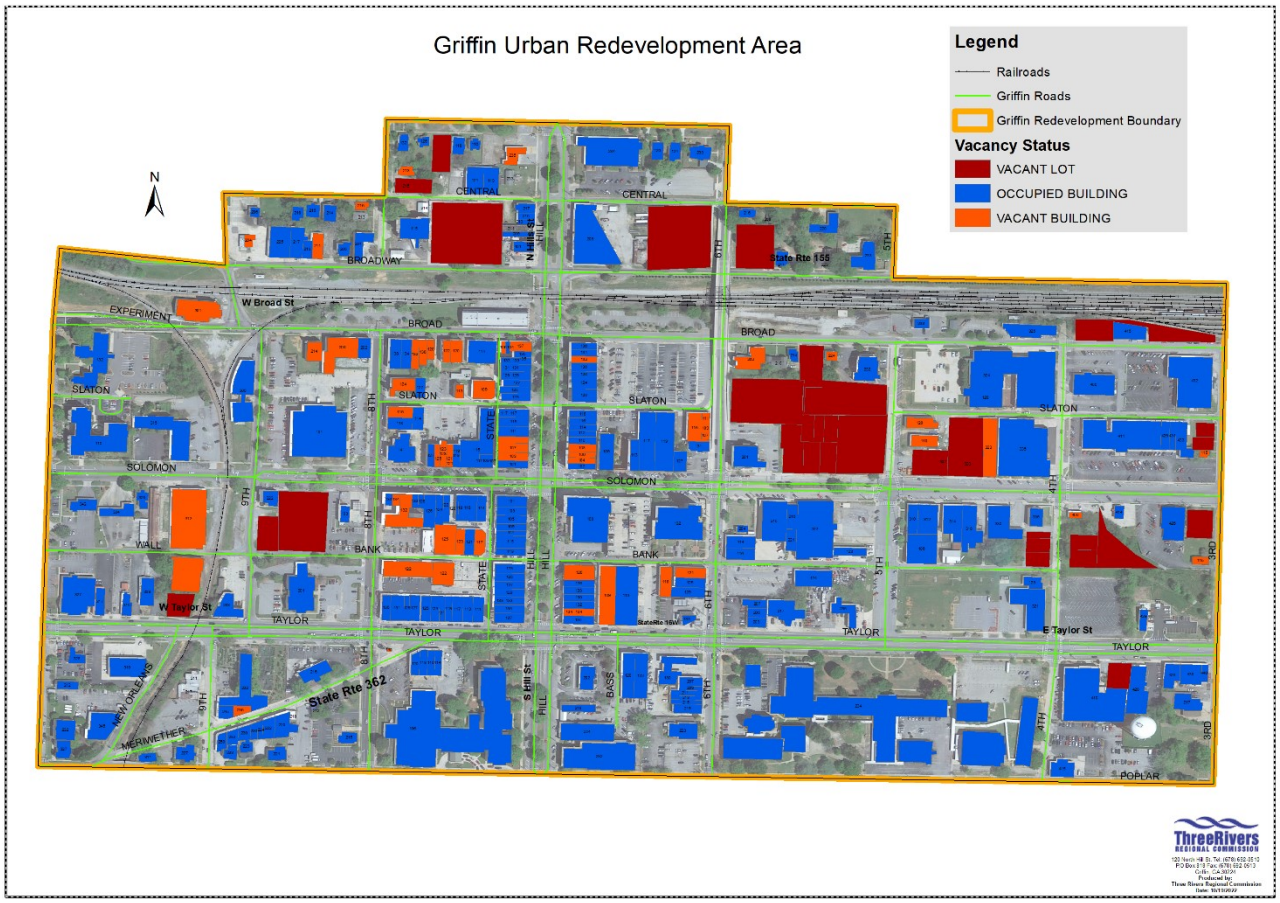
Vacant slab along Norfolk Southern RR and Central Avenue



Vacant lot along Broad Street and 6th Street

The map on the following page shows existing distribution of vacant lots and buildings within the urban redevelopment area.

Downtown Griffin URP Vacancy Map



Aging public infrastructure. Critical downtown public infrastructure in various locations and along highly traveled corridors has deteriorated. Examples include old light poles, hazardous sidewalk conditions, nonexistent sidewalks and utility infrastructure intrusion.



Example of the current condition of sidewalks along the north side of Taylor Street.



Current government parking deck along Solomon Street.

Other public infrastructure needs to address in the redevelopment plan are the public parking facilities. Existing parking lots are underused and in need of beautification. One of the most important public infrastructure projects and a top priority of the city is the replacement of the 1970s government parking deck. The deck requires immediate structural repairs. Other improvements will increase functionality and aesthetics.



Example of the current condition of sidewalks along the north side of Taylor Street.



City and county owned parking lot located east of Hill Street and south of Broadway.

Lack of greenspace, parks, and community gathering space. Downtown Griffin is also deficient of general greenspace and ample tree canopy. Greenspace in downtowns creates a place to cool down, picnic, to gather as a community. The majority of the green "spaces" in the downtown area exists along the boulevards of Hill Street and Solomon Street. These tree lined corridors beautify and soften the hardscape of structures. The City of Griffin has created, in recent years, pocket parks from vacant lots and spaces where a building once stood. While useful, these spaces are not enough to make up for the larger scale greenspace needed within the downtown.



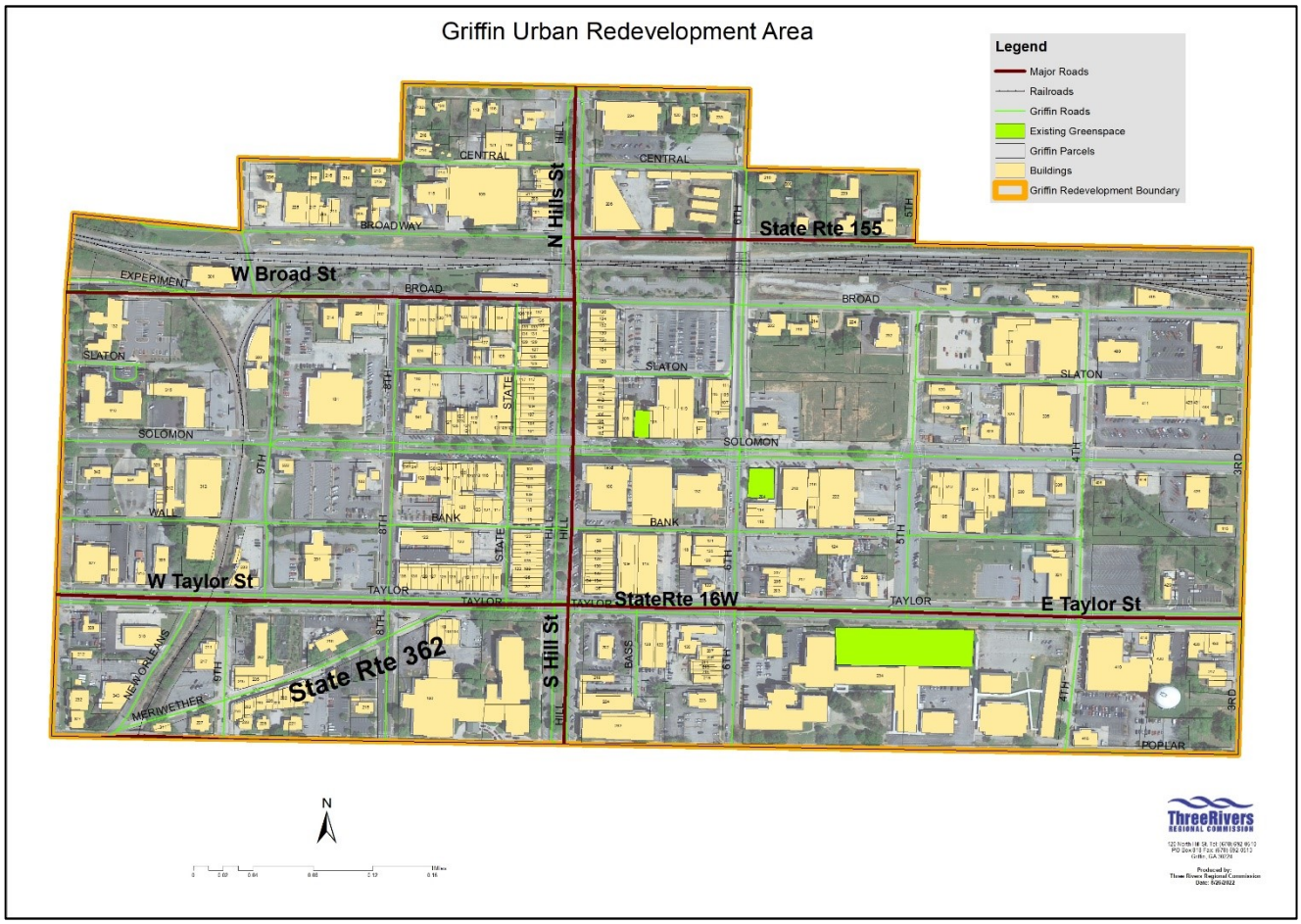
Pocket park created in the former footprint of the Imperial Theatre along Solomon Street

Downtown Pocket Parks:

- Imperial Theatre Park
- J. William Edwards Pavilion

The other substantial greenspace within the area is the lawn in front of the Griffin Auditorium. This space has limited access and utilization. On the eastern edge of the urban redevelopment area is the historic Oak Hill Cemetery. This is a substantial greenspace and passive park setting that, with increased connectivity, could serve the downtown area.

As shown in the map below, the amount of dedicated greenspace, in comparison to the downtown area as a whole, is minimal. The largest existing greenspace is the lawn area at the Griffin Auditorium complex. Though seems extensive on the map and does contribute aesthetically to the area, is nonfunctional. The provision of greenspace and parks within a downtown is an important factor in downtown redevelopment and the overall revitalization of the area.



High volume traffic and connectivity barriers: Another critical need to address in the redevelopment of downtown Griffin are existing traffic hazards and barriers to pedestrian connectivity. The core of downtown is bordered on the north by the Norfolk Southern Railroad yard and south by Georgia State Route 16 (Taylor Street).

Taylor Street is a four lane roadway with median turn lane and a major freight corridor with high traffic volume. This creates a physical and perceptual barrier to this part of the

downtown area, especially for pedestrians. Although there are existing crosswalks, the volume of traffic and distance one has to traverse, remains an issue.



GA State Rroute 16 (Taylor Street) near the intersection of 5th Street

A second State Route, GA 155, traverses downtown bringing additional truck traffic. A goal that has been a priority for the City of Griffin for many years is the relocation of State Route 155 away from the downtown area and to a roadway east of the area. State Route 155 enters the city from the south, along Hill Street, through downtown where it turns right and uses Broadway Street. Moving State Route 155 from Hill Street and Broadway Street would help reduce the volume of through traffic, especially trucks, and increase safety in the heart of downtown.



GA State Route 155 (Broadway Street) entering downtown from the east

Positive Conditions

The redevelopment need of downtown Griffin is apparent in a number of areas as previously described. Alongside those remaining areas in need of improvement, there have been a number of positive projects to have taken place since the previous urban redevelopment plan was completed. It is worth mentioning these accomplishments to give leverage to future initiatives and redevelopment efforts. These catalytic projects show the potential for the future growth and development of downtown Griffin.

Noteworthy Completed Projects:

- Streetscapes
- Restoration of Historic city hall
- Reconstruction of 6th Street bridge

Streetscapes: Streets within downtown Griffin have undergone beautification efforts and transportation improvements and streetscapes have been one of the main areas of improvement since the previous redevelopment plan. Hill Street, along with 5th Street and Solomon have all undergone a combination of road diet, beautification, and enhancements of parking and pedestrian facilities.



Hill Street and Solomon Street intersection



Mid-street crossing along Solomon Street

These improvements created safer and more pedestrian friendly environments along the established corridors of Hill Street and Solomon Street. On the east side of downtown the Solomon Street streetscape and 5th Street streetscape create enhanced access for existing businesses and the foundation for future redevelopment efforts.



5th Street before and after streetscape project

Restoration of Historic city hall: A major success story for downtown Griffin is the restoration and re-use of the Historic city hall. The structure sat empty for many years, unused and a blight on the eastern side of downtown. Historic City Hall is a contributing property to the National Register listed Griffin Commercial District. The city undertook a meticulous restoration of the beaux arts building and created office and community meeting space. The project received an award for excellence in rehabilitation by the Georgia Trust for Historic Preservation.



The project not only included the structure itself but also involved the purchase of adjacent parcels for a future catalytic project. As previously mentioned, the area would be well suited for a greenspace or other outdoor community venue.



Historic City Hall after restoration

Reconstruction of 6th Street Bridge: The replacement and reconstruction of the historic 6th Street bridge was a major undertaking in downtown Griffin. To many, the loss of the historic iron truss bridge was a loss of a major historic landmark. But, with its replacement came increased safety and pedestrian access all while replicating the historic feel of the former structure. The Sixth Street bridge offers a vital railroad crossing, as the at grade crossing along Hill Street is often blocked by local trains. This bridge also offers an additional connection to adjacent neighborhoods and the portion of downtown north of the railroad.



The new 6th Street bridge from Broad Street

Section 3 - Redevelopment Concepts

The following broad concepts are intended to guide future redevelopment projects, help address the needs in the previous section and assist the city and its development partners to envision what existing spaces, sites and structures, within the urban redevelopment area could become. Ideas and concepts were derived from the "Walk-About" events, surveys, and committee discussions that included projects already conceived from prior proposals. These concepts also take into account the specific redevelopment needs presented in the previous section of the plan.

Residential and Mixed Use Infill

Downtown Griffin contains much opportunity for residential and mixed-use infill. Increasing the number of downtown residents would be a significant positive. Vacant lots, underutilized parking lots, and lots with non-historic, non-functional structures are ideal for conversion into residential use.



Infill opportunity along 3rd Street



Infill opportunity along Broad Street



Infill opportunity along Solomon Street



Infill opportunity along 4th Street

Below are examples of types of infill development that could be replicated in the downtown Griffin area.



Example: Mixed use rendering from the City of Warren, Michigan



Example: Mixed use infill example from Woodstock, Ga



Example: Mixed use infill example from Woodstock, Ga



Example: Residential infill adjacent to mixed use example from Woodstock, Ga



Example: Residential infill example from Woodstock, Ga

Adaptive Reuse of Structures

Downtown Griffin's built environment includes a many unique historic structures that offer opportunities for adaptive reuse and redevelopment. The Hill Street corridor, with its historic commercial storefronts, has the highest concentration of structures. Many of these continue to see new businesses locate on the bottom floors while loft conversions continue on the upper floors.



Vintage photo of former Griffin Hotel at the intersection of Solomon Street and 8th Street

Types of Historic Structures:

- ✓ Old hotels
- ✓ Industrial
- ✓ Commercial structures
- ✓ Old gas/service stations
- ✓ Old abandoned churches

<u>Old Hotels</u>

Two former hotel structures are located in downtown Griffin. The Hotel Spalding and Griffin Hotel. The latter contains current retail on the ground floor while the Hotel Spalding remains vacant.

Both structures' upper floors offer space for a boutique hotel, office space, or condominiums.



Current photo of former Hotel Spalding at the intersection of Taylor Street and Hill Street



Example: Hawthorne Suites in Rome, GA



Exmaple: The Fitzpatrick Hotel in Washington, GA

Industrial and Commercial Buildings

Structures previously serving, and some still, industrial uses hold the potential for a variety of re-use activities. Successful projects in other communities include loft residential conversions, various retail, event space, and breweries/distilleries.



Current commercial structure along State Alley



Current commercial structure along Bank Street

Other industrial sites within Downtown Griffin, such as the mill below, offer opportunity for redevelopment and adaptive reuse.



Current industrial structure along Broadway and Norfolk Southern Railroad



Example: Gooderham Distillery District in Toronto, Canada.



Example: Oconee Brewing in Greensboro, GA

Old Gas Stations

Downtown Griffin contains a number of small-scale gas/service stations which offer opportunity for re-use as café, coffee shop, informational center, or a bar. There are at least four existing stations in the downtown area with potential for an adaptive re-use project. All but one are located on an entry roadway.



Abandoned service station at the intersection North Hill Street and Broadway



Example: Converted service station in Asheville, NC



Current service station at the intersection of Taylor Street and 5th Street



Example: Brake Pad restaurant in College Park, GA

Historic Abandoned Churches

Two historic African-American churches are located within downtown Griffin. Both are in state of disrepair and are no longer used. Their location makes them a blight on the landscape but also speak to their potential for re-use. Abandoned churches could be adapted for other uses including an event space, office, bar, museum, residence, and a music venue. Any of these options would be viable in downtown Griffin.



Historic 8th Street Church on the west side of downtown



Historic Heck Chapel Church adjacent to the 6th Street Bridge and Historic city hall property



Example: Former church now a café in Eskdale, Victoria, Australia



Example: Former church now event center in Cincinatti, Ohio

Public Infrastructure

Streetscapes and Connectivity

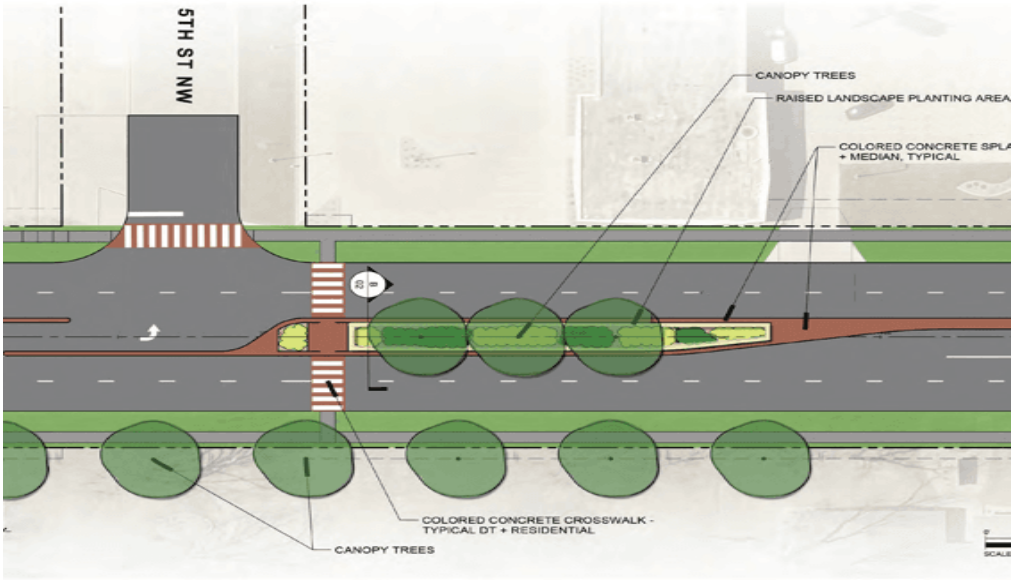
As discussed in the previous section of the plan, the continued streetscapes along other streets is needed. The streetscape concepts completed along the core streets of Hill and Solomon should continue along other connecting streets, where feasible.

This includes possible future bike lanes, sidewalk extensions and improvements, and parking enhancements.

Notably, a first effort towards this is the planned streetscape along Taylor Street. While not in the current scope of work, mid-road landscaped medians, such as those added to 5th Street, would go a long way to improving both safety and aesthetics of the entry corridor.



Photo of Taylor Street from property of First Baptist Church



Example: Rendering of landscape median with turn lanes from Sioux City, IA

Multi-Use Trails: Beyond streetscapes and sidewalks, downtown Griffin has other opportunities for increased connectivity. Trail studies have been conducted and could be implemented in conjunction with this plan.

An existing asset that may work in the city's favor in this regard are the railroad corridors that traverse the downtown area. These rail corridors connect to surrounding neighborhoods, mill redevelopment villages, and other activity centers such as the University of Georgia Griffin Campus.



Historic photo of FDR stopping at Griffin

Two active routes run through the downtown and serve local and regional freight needs. One of these railroads was formerly known as the Georgia Midland and Gulf Railroad and later owned by Southern Railway. This became known recently as the Roosevelt Railroad as it was the route taken by President Franklin Roosevelt to Warm Springs.



Example: Rail-with-trail in Idaho.

The best option will likely be a rails-with-trails type of multi-use path project.

The rails-to-trails and rails-with-trails combined with other route options will serve to increase connectivity to surrounding residential areas to downtown and provide a much needed city-wide recreational amenity.

Railroad viewing platform: Another railroad related asset in downtown Griffin that could be used to promote downtown is the platform on the Griffin Regional Welcome Center. The platform, which is located on the railroad side of the center, makes an ideal train watching venue. A number of communities take advantage of train enthusiasts also known as "railfans" and construct train viewing platforms. The welcome center could also serve as a future multi-use trailhead. The grassy area next to the center could also become a small park space in partnership with the railroad.



Recent photo of platform at the Griffin Regional Welcome Center



Recent photo of the park-like area next to the welcome Center with the potential for a trailhead park



Example: Railfans using a viewing platform in Rochelle, Illinois

Activation of Alley Ways

The facades of structures along Hill Street have seen improvements over the years. But, the rear of the buildings contain a conglomeration of utilities, trash containers, and other aspects that make them unsightly and uninviting. Behind the western block of buildings is a named roadway, State Alley. State Alley along with its adjoining courtyards, could be activated into usable space while enhancing the aesthetics, safety, and overall functionality.



Recent photo of State Alley looking south towards Soloman Street

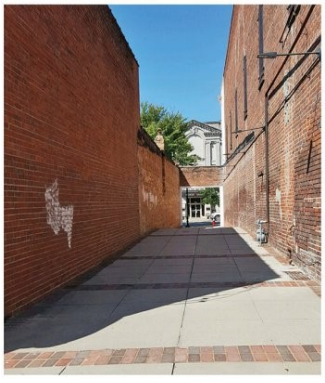




Example: Before and after of alley activated in Seattle, WA

Greenspace and Parks

As described in previous sections, the lack of dedicated greenspace and parks within downtown Griffin is a need that should be addressed as part of future redevelopment efforts. Even if large tracts are not available for greenspace, collectively small pocket parks, and shared spaces can create park-like outdoor settings.





Example: Alley activated in Camden, SC



Recent photo of an semi-improved space formerly occupied by a structure along Broad Street



Example: Shared space in an alley in the City of Brevard, NC

These small pocket parks or "parklets" can be ideal when there is limited public sidewalk widths and space is limited. Alleys, parking spaces, and empty areas where buildings once stood, all make ideal locations for "parklets."



Photo of potential "parklet" spaces along Broad Street in Griffin





Example: "Parklets" in Dallas (left) and in San Francisco (right)

Signage and Wayfinding

Defining the downtown area and increasing wayfinding to businesses and points of interest will contribute to the overall economic vitality and increase accessibility. Two key opportunities for signage are at the entry points into downtown and directional signage for the pedestrian within the downtown area. There are also existing billboards downtown that could be used to help define the identity and improve the aesthetics of the area.



Recent photo of downtown sign used for advertising



Example: Rendering of downtown sign used as welcome signage



Recent photo of downtown Griffin mural/sign to access parking



Example: Wayfinding and directional sign on Adamson Square in downtown Carrollton, GA.

Section 4 – Implementation Plan

Redevelopment Strategies

List of Goals and Strategies

The City of Griffin will implement this redevelopment plan by promoting the goals set forth, encouraging the implementation of the concepts presented, and utilizing the redevelopment tools most appropriate to achieve future projects and desired outcomes.

2022 Griffin Redevelopment Plan Strategies	
Infill Development	
Goal: Maximize land use potential, increase residential and mixed-use development by promoting infill in vacant and underutilized land within downtown Griffin.	
Strategy	**Partners**
Encourage residential development on vacant lots	City of Griffin, Downtown Development Authority
Encourage mixed use development on vacant lots	City of Griffin, Downtown Development Authority
Inventory and map underused and vacant lots for residential development opportunities	City of Griffin, GIS Department
Adopt and update design standards appropriate for developments	City of Griffin, Planning and Zoning, Historic Preservation Commission
Encourage pedestrian oriented design and parking in rear of site	City of Griffin, Planning and Zoning, Downtown Board
Collaborate with Norfolk Southern to implement a quiet zone through downtown and the adjacent DDA area to enhance future residential and community gathering opportunity	City of Griffin, Planning and Zoning, Downtown Board
Partner with service stations/garages to relocate to a more suitable location and enhance gateways into downtown and promote redevelopment	City of Griffin, Planning and Zoning, Downtown Development Authority

Public Space and Parks

Goal: Increase the amount of public space, greenspace and parks within in the downtown area for passive and active community gathering

Strategy	Partners
Inventory and survey what parcels and spaces could be utilized as greenspace, parks, and public use	City of Griffin, Downtown Development Authority, Public Works, Land Bank Authority
Partner with landowners to use spaces for common use	
Create shared spaces and pocket parks passive use and active use such as outdoor dining	City of Griffin, Downtown Development Authority, Public Works
Use public art to enhance areas that need added interest	Griffin Arts Alliance, Griffin-Spalding Schools, Griffin Economic Development and Main Street
Consider designating unofficial greenspaces as public parks	City of Griffin, Public Works
Increase lighting in key areas	City of Griffin, Downtown Development Authority, Main Street
Increase parking and park-like setting with the use of permeable pavers	City of Griffin, Downtown Development Authority, Public Works
Decrease the number of garbage cans and encourage consolidation of solid waste removal	City of Griffin, Downtown Development Authority, Public Works

Connectivity and Access

Goal: Increase connectivity and accessibility for all users by expanding and enhancing transportation and community facilities

Strategy	Partners
Expand streetscapes beyond Hill Street and Solomon Street	City of Griffin, Downtown Development Authority, Georgia Department of Transportation (GDOT)
Conduct streetscape on Taylor Street	
Consider a new crossing at Taylor Street and 5th Street	

Consider landscaped medians along Taylor where middle turn lanes are not needed (8th to 9th and 3rd to 6th)	
Implement multi-use trail and rail trail plans to connect downtown to surrounding neighborhoods, activity centers, and adjacent mill redevelopment	City of Griffin, Spalding County, Griffin-Spalding Transportation Committee
Consider re-opening the 4th Street tunnel for greater access to downtown from the northern residential neighborhoods	City of Griffin, Public Works, Norfolk Southern Railway
Expand sidewalk network along streets that do not have facilities	City of Griffin, Public Works
Increase bike infrastructure such as sharrows, bike lanes, bike racks (6th street example)	City of Griffin, Spalding County, Griffin-Spalding Transportation Committee
Conduct a feasibility study for the relocation of the historic 6th street bridge as a downtown landmark and additional connectivity	City of Griffin, Public Works, Downtown Development Authority, GDOT
Consider the installation of crossing beacons at non-signalized intersections and mid street crossings	

Preservation and Design

Goal: Maintain and enhance the historic identity and sense of place of downtown Griffin by promoting historic preservation, adaptive re-use and quality design standards

Strategy	Partners
Increase education of the Griffin Historic Preservation Commission and its role in design review and other preservation initiatives	City of Griffin, Historic Preservation Commission, DCA HPD
Increase public education on the role and strategies of the Griffin Downtown Development Authority	Downtown Development Authority
Promote the use of the façade grant program	Economic Development and Main Street
Promote the adaptive re-use of historic structures	City of Griffin, Historic Preservation Commission

Promote the history and importance of the Griffin Commercial Historic District	City of Griffin, Historic Preservation Commission, Historical Society
Consider the expansion of the local historic preservation commission district into additional areas within the downtown redevelopment area	City of Griffin, Historic Preservation Commission
Promote the use of state and federal tax incentives for the rehabilitation of structures	City of Griffin, Historic Preservation Commission, Downtown Development Authority
Consider an update of the historic resource survey	City of Griffin, Historic Preservation Commission
Activate alleyways and corridors increased use and safety	City of Griffin, Georgia Power, Griffin Information Technology
Promote the removal and disuse of chain-link fencing`	City of Griffin, Historic Preservation Commission, Downtown Development Authority
Update and enhance design standards such as ordinances and design guidelines	City of Griffin, Planning and Zoning, Historic Preservation Commission

Business Development

Goal: Support the expansion, growth, and exposure of new and existing businesses within the downtown area

Strategy	Partners
Create an 18-hour downtown with expanded and flexible business hours	City of Griffin, Economic Development
Conduct market analysis to determine gaps and needs for increased business	
Continue special events and promotional activities to increase business exposure	City of Griffin, Economic Development, Main Street
Expand and promote the downtown entertainment district	

Wayfinding and Signage

Goal: Utilize quality signage to increase ease of access to businesses and points of interest, wayfinding, and create a defined downtown area.

Strategy	Partners
Install appropriate welcome signage at key locations	City of Griffin, Public Works, Main Street
Update sign ordinance to enhance appropriate signage for downtown	City of Griffin, Planning and Zoning
Install informational and directional kiosks	City of Griffin, Economic Development, Main Street
Use signage and other landmarks to define the edges of the downtown area	
Install appropriate murals for directional and welcome signage	

Future Land Use and Zoning Strategy

Downtown is the historic commercial center of Griffin. Commercial and mixed uses are the predominant land uses in the area and include a number of institutional uses, such as city and county government, the U.S. Post Office, and churches. Land use in downtown Griffin will retain this ratio until redevelopment and infill development, as discussed in Section 3 of the plan, increase additional mixed-use and residential uses. Desired future land use objectives are supported by the current Central Business District (CBD) zoning designation.

Exceptions to Development Regulations

None

Description of Land Parcels to Be Acquired

The City of Griffin in recent years purchased the parcels immediately adjacent to the Historic City Hall building as part of a future project for the space. The City currently does not anticipate the acquisition of any additional parcels within the downtown area as part of any redevelopment projects at this time.

Structures to Be Demolished or Rehabilitated

Rehabilitation projects have been proposed by property owners. Future projects will likely occur as private investment projects and part of overall this redevelopment plan's overall strategy. No full-scale demolition by the city currently planned at this time.

Strategy for Relocating any Displaced Residents

None anticipated. Downtown Griffin contains very view residents especially single family.

Any Covenants / Restrictions to Be Placed on Properties

None

Public Infrastructure To Be Provided

The downtown Griffin redevelopment area is currently served by adequate, yet aging public infrastructure. Transportation infrastructure projects to enhance safety and accessibility such as streetscapes, street maintenance, and the extension of sidewalks remain priorities in downtown. Implementation of future multi-use trail and rail trails remain a viable opportunity to connect downtown to adjacent areas. Future relocation planning of State Route 155 are ongoing in partnership with the Georgia Department of Transportation. Water and sewer service meet current demand but will likely need continued upgrades and repairs. Other public infrastructure projects such as beautification, way-finding signage, lighting, and increased park space will also play a part in supporting future redevelopment in downtown Griffin.

Strategy for Leveraging Private Resources

The City of Griffin will utilize all the resources at its disposal for the implementation of redevelopment projects while maximizing local assets and to leverage private resources. A toolbox of resources and programs are listed below.

Local Redevelopment Powers

The completion of this urban redevelopment plan allows the City of Griffin to pursue enhanced code enforcement, policing, and property acquisition for projects. Refer to the Georgia Redevelopment Act for full authority given to municipalities.

Community Development Block Grant Program (CDBG)

The Georgia Department of Community Affairs administers the federally funded (Housing and Urban Development) progam that is focused on benefiting low-to moderate-income people by providing resources for livable neighborhoods. Funds can be used for purposes such as supplementing financing for development projects, expanding economic opportunities, and improving public facilities.

Specific program areas include:

- ✓ Annual Competition
- ✓ Employment Incentive Program Set Aside
- ✓ Immediate Threat and Danger Set-Aside
- ✓ Innovative Grant Program

- ✓ Redevelopment Fund
- ✓ Revitalization Area Strategies
- ✓ Revolving Loan Fund

Downtown Development Revolving Loan Fund (DDRLF)

The Georgia Department of Community Affairs administers the Downtown Development Revolving Loan Fund (DDRLF). The funds are used to assist cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below market rate "gap" financing to fund capital projects in the core historic downtown area and the adjacent historic neighborhoods where the funds will spur commercial redevelopment.

Georgia Environmental Finance Authority (GEFA)

GEFA offers loan financing to local governments for water, wastewater, and solid waste infrastructure.

Federal Opportunity Zones

The Griffin Urban Redevelopment Plan area is located within a Federal Opportunity Zone. The U.S. Department of the Treasury and the Internal Revenue Service (IRS) designate and administer Opportunity Zones along census tract boundaries. These zones are used to spur economic investment in distressed communities with preferential tax treatment for qualified projects. Census Tracts designated as Federal Opportunity Zones in Griffin are 1608 and 1609.

State Opportunity Zones

Through the designation of a "State Opportunity Zone" the Georgia Department of Community Affairs offers tax credit incentives to new or existing businesses that create two or more jobs as part of redevelopment and revitalization efforts

State Enterprise Zones

The Georgia Department of Community Affairs administers the Enterprise Zone program. The redevelopment tool is meant to improve areas within cities and counties that are suffering from disinvestment, underdevelopment and overall economic decline and to promote private investment and business.

Land Bank

The City of Griffin and Spalding County operate a land bank authority whose purpose is to return substandard, blighted, underutilized, nonrevenue generating, or non-tax producing properties back into use. The land bank has minimal impact in the downtown area due to few housing units.

Tax Allocation Districts (TAD)

According to the Georgia Department of Community Affairs, under Georgia Statute, Tax Allocation Districts can be created by legislation and approved by local voters to promote development activities such as renovate, construct, preserve, restore expand or demolish buildings for business, commercial, industrial, government, education, public or private housing, social activity, governmental services, historic properties, green spaces, mass transit and pedestrian facilities, telecommunications infrastructure, water and sewer lines, streets, sidewalks, parking facilities, public parks, building construction and rehabilitation, housing, and land assembly.

Community Improvement Districts (CID)

Similar to TADs, Community Improvement Districts are created by act of the Georgia General Assembly. It also requires the passing of a local resolution and approval or consent of property owners within the district that represent 75% of the value of real property. The special taxing district is used to help pay for needed infrastructure improvements including street and road construction or maintenance, parks and recreation facilities, stormwater and sewer systems.

Transportation Alternatives (TA)

The Georgia Department of Transportation (GDOT) administers the Transportation Alternatives (TA) program in partnership with the Federal Highway Administration to support pedestrian and bicycle facilities, including multi-use trails, and streetscape improvements.

Rails to Trails Conservancy

To implement a rails to trails or a rails with trails project, it is most advisable to partner with an organization that specializes in such an undertaking. The mission of the Rails-to-Trails Conservancy says, "At Rails-to-Trails Conservancy, we are building a nation connected by trails. We reimagine public spaces to create safe ways for everyone to walk, bike and be active outdoors." Resources for trail building include: a trail-building toolbox, webinars, railbanking, and grants.

Certified Local Government (CLG)

Local governments that have achieved CLG status have made historic preservation within their communities a priority. Two of the most important actions include the adoption of a local historic preservation ordinance and the establishment of a historic preservation commission. The City of Griffin is one of approximately 100 other CLG local governments in Georgia. One of the benefits of being a CLG is the eligibility for Historic Preservation Fund Grants. These small grants are appropriated annually through the National Park Service and administered by the Georgia Department of Community Affairs Historic Preservation Division. These grants can be used for historic resource or archaeological surveys, National Register nominations, planning projects, information and education projects and "brick and mortar" rehabilitation projects.

Historic Preservation Tax Incentives

State Incentives

The Georgia Department of Revenue makes available, every year, two tax incentive options for the owners of historic property who conduct substantial rehabilitation to historic properties. Work must be completed and certified according to the Secretary of the Interior's Standards.

- State Preferential Property Tax Assessment for Rehabilitated Historic Property
- State Income Tax Credit for Rehabilitated Historic Property

Federal Incentives

The federal tax incentives are available for owners of income producing property who carry out substantial rehabilitation.

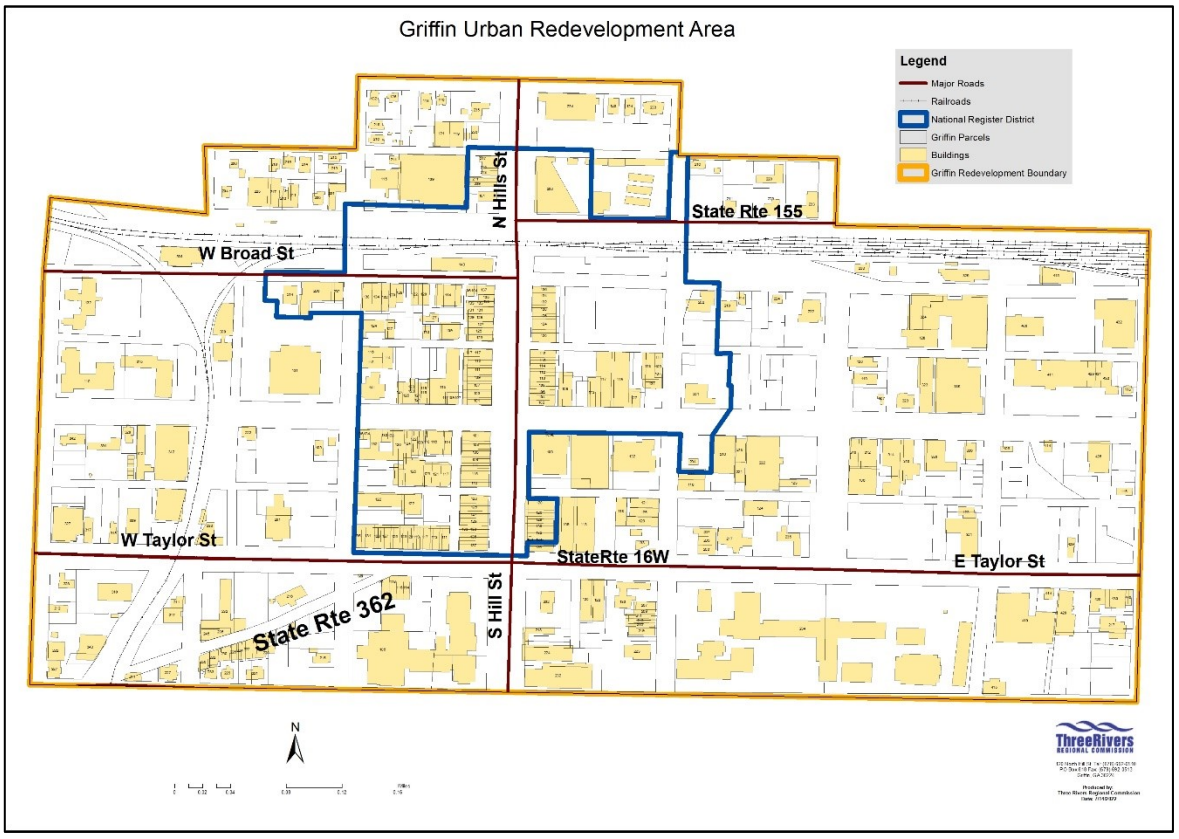
- Federal Rehabilitation Investment Tax Credit
- Charitable Contribution Deduction

Properties using either state or federal historic preservation tax incentives must be listed on the National Register of Historic Places, a contributing property to a National Register district, or eligible for listing. Located within the urban redevelopment area is the National Register listed Griffin Commercial Historic District.

The National Register district is roughly centered on Hill Street and Solomon Street. It includes most of the historic commercial storefront buildings along Hill Street, other structures such as various warehouse structures, historic African American churches, and the 1910 post office.

The Griffin Commercial District is outlined in blue within the urban redevelopment plan area in the map found on the next page.

Downtown Griffin URP Map with National Register District Boundary



AARP Livable Communities

The American Association of Retired Persons (AARP) Livable Communities program supports towns, cities, and rural areas in efforts to create safe, walkable streets, age-friendly housing, and transportation options with the goal to provide opportunities for residents for all ages. The program includes resources, publications, and other guides to assist local communities in successful projects and best practices. Topics include, "The Parks and Public Spaces Collection," "Creating Places That Pop," and "The Livability Economy."

Additionally, the AARP Livable Communities program provides funding for small scale projects through the AARP Community Challenge grant. Eligible projects include the improvement of public spaces, housing, transportation, diversity, equity, and civic engagement.

Strong Towns

Strong Towns is a 501(c)(3) nonprofit media advocacy organization whose mission is to replace America's post-war suburban pattern of development with those that are more sustainable and financially strong. Through media, education, and other resources, Strong Towns strives to cities to become safe, livable, and inviting. Specific

topics include complete streets, alternatives to traditional zoning, community engagement, and community blight.

Other Guides

The City of Roswell, Georgia, "East-West Alley Master Plan"

City of Tucker, Georgia, "Downtown Tucker Grid Plan LCI"

City of Birmingham, Alabama, "Shared Space Design Guide"

City of Chicago, Illinois, "Green Alley Handbook"

Redevelopment Action Plan

2008 Redevelopment Plan Project Status Report

The following list of projects comes from the 2008 Downtown Urban Redevelopment Plan. Some specific projects are still viable and part of the vision for downtown and are carried into the new action plan. Others may remain but only conceptually and part of the broader narrative of the plan.

2008 Griffin Redevelopment Plan Detailed Project List Status Report			
Description	**Improvement Type**	**Current Status**	**Action**
Historic City Hall Site			
Townhomes	Proposed	Site priorities and scope changed. Structure was restored for downtown development offices and event space	Removed
Multi-Family	Rehab/ Proposed		
Commercial	Rehab		
One Griffin Center			
Institutional	Existing	Structure rehabilitated for city hall uses	Removed
Parking Deck	Existing	Rehab planned and possible future reconstruction	Moved to new URP
Renaissance Griffin			
Mixed-Use (comm/res)	Rehab	Rehabilitation of some structures has taken place	Moved to new URP
Commercial/Retail	Rehab		
Commercial/Retail	Existing		
Griffin Hotel			
Commercial/Retail	Existing		Moved to new URP
Griffin Conference Center			
Commercial	Rehab	Structure rehabbed	Removed
Multi-Family	Proposed	Not complete	Removed

Norman Buggy Co			
Multi-Family	Proposed	Not complete	Moved to new URP
Mixed-Use (comm/res)	Rehab	Partially rehabbed.	Moved to new URP
Griffin Green			
Mixed-Use (retail/res)	Proposed	Not feasible for current location. City focused community greenspace moved to east side of downtown at Historic city hall.	Removed
Parking Deck	Proposed		Moved to new URP
Plaza with amphitheater, fountains	Open Space	See above	
Commuter Rail Parking			
Parking Deck	Proposed	Longer term if even possible. Dependent on GDOT future plans. City plans to improve parking lot	Moved to new URP
Retail	Proposed		
Griffin Cultural Center			
Institutional	Rehab/Proposed	Partially occupied. Many buildings make up the site.	Moved to new URP
New landscape design and improvements to enhance cultural facilities	Open Space	Prominent greenspace in front of property with most structures utilized for civic use	Moved to new URP
Hotel Spalding			
Commercial/Retail	Existing	Some work complete	Moved to new URP
Akins Feed & Seed			
Townhomes	Proposed	Scope change and remains used as movie studio and storage	Removed
Mixed-Use (Retail/Res)	Rehab	Not complete. See above	

Griffin Medical College			
Townhomes	Proposed	Remain a multi-family apartment building	
Multi-Family	Rehab		
HFM Plant			
Commercial/Retail	Rehab	Minimally used	Carry forward Conceptually?
Sock Shoppe			
Multi-Family	Proposed	Still occupied by current business with no future plans to vacate	Carry forward Conceptually?
Grocery Warehouse Block			
Mixed-Use (Commercial/Res	Rehab	Currently underused	Moved to new URP
Parking Deck	Proposed	Depending on future of site	
Grant's Sheet Metal			
Townhomes	Proposed	Currently used for retail	Moved to new URP
Single Family	Proposed		
Commercial/Retail	Rehab		
5th Street Mall			
Linear park with pedestrian trail, connected to relocated pedestrian truss bridge over railroad	Open Space	Streetscape complete with enhanced sidewalks, landscaped medians and parking	Long term
6th Street Bridge			
New GDOT project	Transportation	Complete	Removed
5th Street Bridge Relocation			
Historic truss as pedestrian overpass	Transportation	Bridge is currently stored and relocation change of scope for future use	Moved to new URP
Railroad Corridor Improvements (9th to 5th)			

Parking facilities, streetscaping, branding	Streetscape	The City enhanced these areas with added parking	Moved to new URP
Hill Street Improvements (Broadway to Poplar)			
Road diet with sidewalk widening	Streetscape, Transportation	Complete	
Solomon Street Improvements (9th to 4th)			
New / improved median, sidewalks	Streetscape	Complete	
Taylor Street Improvements (10th to 3rd)			
Road diet and streetscape	Streetscape, Transportation	Not feasible. Road diet eliminated. Streetscape improvements only	Moved to new URP
Slaton / Wall Streetscapes			
Themed pedestrian improvements	Streetscape	Not complete	Moved to new URP
9th Street Improvements (Poplar to Broadway)			
Upgraded street, new streetscape	Streetscape	Not a feasible or a priority. Alternative roadways to be studied	Removed
Central Ave Streetscape			
Themed pedestrian improvements	Streetscape, Transportation	Not complete. Scope depends on future land use	Removed
Mill Multiuse Trail			
New greenway trail	Streetscape, Transportation	Not complete. Part of longer term trail planning and implementation of current plans	Moved to new URP

2022 Redevelopment Plan Project List

Below is a list of action items and projects carried over from the previous plan along with new projects identified from the urban redevelopment plan update.

Draft 2022 Griffin Redevelopment Plan Detailed Project List			
Description	**Improvement Type**	**Status**	**Timeframe**
Historic City Hall			
Mixed-Use or Greenspace	Mixed-Use, Redevelopment, Beautification	Planning	Short term
Griffin City Hall Tower			
Parking Deck	Transportation	Rehab planned and possible future reconstruction	Long term
Griffin Hotel			
Commercial/Retail	Adaptive Reuse	Conceptual	Short term
Hotel Spalding			
Commercial/Retail	Adaptive Reuse	Some work complete	Short term
Old 6th Street Bridge Relocation			
Historic truss as pedestrian overpass	Transportation	Bridge is currently stored and relocation change of scope for future use. Possible future 5th Street crossing across Taylor Street.	Long term
Railroad Corridor Improvements (9th to 5th)			
Landscaping and beautification	Streetscape	The City enhanced these areas with added parking	Short term
Multi-Use Trail	Transportation and Recreation	Conceptual	Long term
Taylor Street Improvements (10th to 3rd)			
Sidewalk improvements	Streetscape, Transportation	Planning and Engineering	Short term

Landscaping along the street	Streetscape, Transportation	Planning and Engineering	Short term
Taylor Street Improvements (8th to 9th and 3rd to 6th)			
Landscaped medians	Streetscape, Transportation	Conceptual	Long term
Mid-Street Crossings	Streetscape, Transportation	Conceptual	Long term
Slaton / Wall Streetscapes			
Pedestrian improvements	Streetscape	Conceptual	Long term
Mill Multiuse Trails			
Segments connecting to downtown	Transportation and Recreation	Conceptual. Refer to Archway and TSW Plans	Long term
Rail to Trails links to downtown	Transportation and Recreation	Conceptual. Refer to Archway and TSW Plans	Long term
State Alley			
Beautification	Streetscape	Conceptual	Short term
Utility infrastructure consolidation	Infrastructure	Planning	Short term
Parking	Transportation	Planning	Short term
City/County Parking Lot			
Parking lot beatification	Infrastructure, Beautification	Planning, ECG Plans	Short term

Appendix

Community Outreach

- Kick-Off Meeting Flyer
- Kick-Off Meeting Summary
- Kick-Off Meeting Sign-In Sheet
- Community Survey Flyer
- Community Survey Results - Summary

Advisory Committee

- Committee Agendas and Sign-In Sheets

Enlarged Maps

DOWNTOWN Griffin

KICK OFF MEETING

DOWNTOWN REDEVELOPMENT PLAN

NOVEMBER 16TH @ 6P.M.
HISTORIC CITY HALL
201 E SOLOMON STREET

WE NEED YOUR INPUT





Meeting Notes
City of Griffin
Downtown Urban Redevelopment Plan – Kick Off Meeting
November 16, 2021

Attendance Overview

- 50 people in attendance
- Lead by City of Griffin and facilitated by TRRC
- Attendees included Griffin Mayor, Downtown Development Authority, Griffin Downtown Council, Griffin & Spalding Chamber of Commerce/Griffin Daily News, downtown business owners, downtown residents, TRRC Board, UGA Griffin, local nonprofits

Discussion: What people like about downtown Griffin

- Walkability
- Living downtown
- Restaurants
- Events
- Unique, old buildings have character
- Has a hometown, small-town, family feel but with sense of city
    - Many folks mentioned raising kids there
- Nightlife
- Something for all ages to do, people want to spend time here
- Developing a feeling of pride:
    - People are proud of the economic resurgence
    - Griffin restoring/earning a reputation to be proud of
    - Residents enjoy showing family/friends what Griffin has to offer
    - Continues to have feeling of great potential
- Courthouse helps guarantee people will be here during the day
- High quality of life for residents in terms of services being provided
- Generally feels safe
- Music through downtown
- Enthusiastic business owners, residents, and downtown stakeholders that have brought about change, kept downtown from dying
- Collaboration of stakeholders to promote downtown (e.g. tourism association)

Discussion: What people want changed in downtown Griffin

- Reduce homelessness
    - Can get in the way of people wanting to invest downtown
- Litter out of alleys and streets
    - Maybe need more trashcans
- Space behind old city hall should be developed
- Would be good to see Solomon Street Park improved
- Keep trucks out of downtown
- Clean up parking lots
    - Often look dirty, have trash, cigarettes, no landscaping, not used
- More diversity of restaurants
    - Can’t get Jamaican or Indian unless with food trucks (another issue)

- More diversity of businesses
    - Lots of antique stores and restaurants, need to target other types
- Increase feeling of security
    - Homeless people may become agitated/aggressive
    - View obstructions endanger pedestrians crossing street
    - Students don't feel safe waiting for buses or on sidewalks to get picked up after dance class
    - Lighting in alleys, including down 6th St past tracks and welcome center
- More housing
    - Possibly for seniors
- Grocery store to walk to
- More outdoor dining
- Target or Publix nearby
- Trolley
- Find way to include all businesses in downtown outreach/events
    - Some businesses didn't get any trick-or-treaters
- Keep expanding improvements; Taylor Street "needs a facelift"
- Some store fronts still rough looking
    - Stores along Route 16 rough looking
- Entryways into City of Griffin not very welcoming or encourage turning into downtown
    - Sun City residents could be good customer base
- Multimodal options – being able to use bikes or scooters to get around
- Parking
    - Downtown parking deck underused
    - Business owners, residents and city/county employees using parking spots that are in front of businesses
        - Some business owners have leased spots that they can't use
    - Perhaps it's not a parking problem, but a walkability problem
    - Create directional signs, well-located and welcoming parking lots and desirable destinations that make people want to park and walk a few blocks
    - Guide people to overflow parking
- Too many buildings still vacant
- Embrace new ideas, reduce obstacles to people chasing their dreams and trying to make money
- A spirit of support and celebrating what has been achieved without feelings of envy or ego getting in the way of other improvements
- Golf carts could be a "hidden gem"
- Make sure businesses have all the tools they need to thrive
- Ensure stakeholders stay involved through entire process of creating and implementing this plan
    - Challenge of people dropping out of process due to apathy, can result in plan that doesn't represent full community's goals and needs
- Support food trucks
- Extend redevelopment initiatives past plan's current boundaries to include other places that give the city character, including Experiment, the old mills, and the old Dundee strip center before they're lost opportunities
- Prevent investors from buying derelict buildings and letting them sit

DOWNTOWN Griffin

City of Griffin
Downtown Urban Redevelopment Plan | Kick Off Meeting
November 16, 2021

Please Print Clearly

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DOWNTOWN Griffin

City of Griffin
Downtown Urban Redevelopment Plan | Kick Off Meeting
November 16, 2021

Please Print Clearly

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DOWNTOWN Griffin

DOWNTOWN REDEVELOPMENT PLAN

Please complete this survey and share your thoughts on the future of downtown Griffin.

https://arcg.is/1i9rPD

We need your vision!







Griffin Downtown Urban Redevelopment Plan Update

Describe downtown Griffin using only one word.



Word	Count
Potential	14
quaint	9
Growing	9
Historic	7
Nice	5
Home	5
Evolving	5
Cute	5
Boring	5
Small	4

Congested	4
Pretty	3
Improving	3
Friendly	3
developing	3
Charming	3
lacking	3
vibrant	2
Unique	2
Rundown	2
Nostalgic	2
Inviting	2
Interesting	2
Hometown	2
Historical	2
Fun	2
dirty	2
Cluttered	2
Beautiful	2
Whimsical	1
Welcoming	1
Vintage	1
Updating	1

Upcoming	1
Unsafe	1
Unexpected	1
Underadvertised	1
Typical	1
Transitioning	1
Transitional	1
Traffic	1
Tight	1
Terrible	1
Tacky	1
Struggling	1
Sleepy	1
Simple	1
Sad	1
Revived	1
Restaurants	1
Renewal	1
Rejuvenated	1
Redneck	1
Quant	1
Promising	1
Progressive	1

Progressing	1
Photographic	1
Outdated	1
Old-school	1
culturally	1
bias	1
Neglected	1
Mess	1
Liberal	1
Inveterate	1
Improved	1
History	1
Hip	1
making	1
comeback	1
years	1
past	1
Great	1
GettingBetter	1
Flourishing	1
Family	1
Exciting	1
Emerging	1

Dowtown	1
Disjointed	1
Discombobulated/Disjointed	1
Dilapidated	1
Dated	1
Cozy	1
Congestion	1
Condensed	1
Comfortable	1
Cluster	1
CHANGING!	1
Changing	1
Busy	1
Bustling	1
Awkward	1
Average	1
Antiquated	1
Annoying	1

Answered: 195 Skipped: 14

What do you like most about downtown Griffin?



Response	Count
Restaurants	10
Food	4
Walkability	2
The restaurants	2
The food	2
Shops	2
Local restaurants	2
History	2
We have a rich Fine Arts Community. Three of the oldest businesses that have survived the longest d owntown are Main Street Players, Griffin Ballet theatre/Studio D, and Rick Blackshear. There is not m uch support form the city with these entities.	1
Walking to different stores	1
Walking distance, diversity, 2nd Sat events.	1
Walking distance	1
walkable shops	1

Walkable	1
Walkability, restaurants, friendliness, accessibility	1
Walkability, minimal chain stores	1
Walkability, large sidewalks, tree lighting	1
Walk abillity to dinner and entertainment.	1
Variety of stores/ restaurants in walking distance to	1
Variety of small businesses and Second Saturday events	1
Variety of shoppes	1
Variety	1
Unfortunately I do not see any.	1
Turkey Ruben at Corner cafe	1
Tipsy Daisy and Bank Street Cafe	1
Tipsy daisy	1
The welcoming people	1
The weekend events that everyone can get involved in	1
The weekend activities. Like the concerts in the square.	1
The variety of stores and restaurants	1
The summer concert series	1
The shops and cool buildings	1
The return of "life" downtown.	1
The restaurants and shops. We need to continue to bring in, and keep, interesting and diverse shops.	1
The restaurant variety	1
The potential! It’s there and I see it!! Some stores with revitalized storefronts-there are diamonds in th e rough.	1

the old buildings	1
The new, but old, appeal	1
The new speakers paying music	1
The new restaurants and shops that have been added in addition to the greenery/flowers/landscaping.	1
The murals !	1
The mixture of nice retail shops and quality restaurants.	1
The little shops	1
The lights	1
The history, atmosphere, and the food	1
The history of the buildings	1
The history of Griffin	1
The historical character and restaurants. We LOVE that the City of Griffin wants to revitalize the down town area.	1
The historic store front charm	1
The high number of interesting locally-owned small businesses	1
The great restaurants	1
The friendly people	1
The few restaurants are the only reason I go downtown. I like how everything is in walking distance. Parking is usually not an issue.	1
The downtown area has so much potential to be great. The historical look and feel of the area should and could bring small successful businesses to the area.	1
The closeness of all the different businesses, you can just park and walk to everything.	1
The businesses and restaurants that we are slowly getting.	1
The ability to walk to restaurants, stores, and other amenities.	1

The ability to walk from business to business without having to get back into your car.	1
That you can walk to most shops	1
That it is coming back to life and that it is home.	1
Stores and activities	1
Some of the people	1
Some decent eateries	1
Small Town, good food	1
Small town feel	1
Small town	1
Small start up businesses	1
Small shops and a few restaurants	1
Small shops	1
Small local restaurants and stores.	1
Small businesses	1
Sidewalks and lights are nice	1
showcases history ; variety of businesses; community feel	1
shops, restaurants, art projects	1
Shops & historical factors.	1
Shopping and food	1
Shopping and dining	1
Seen the movies on the sidewalkwalk that was made in Griffin	1
Seeing the people shopping and dining and the music	1
Rustic Lantern Co	1

restaurants; music playing in streetlamp speakers	1
restaurants, walking path	1
Restaurants, historic feel, safety	1
Restaurants, Bars, Second Saturday, and Activities	1
Restaurants that are in walking distance to office locations.	1
Restaurants and walkability	1
Restaurants and bars, the outdoor music	1
Restaurants all within my walking distance - Music on Hill Street - beautiful flowers - gorgeous decorations at Christmas-	1
Restaurants / Amenities	1
Restaurant	1
Reminds me of home	1
Quiet, refurbished, traffic signals coordinated, Mainstreet Players, some good restaurants.	1
Pretty good food choices.	1
Pedestrian friendly streetscapes, particularly on Hill St.; thriving businesses welcoming a diverse set of people (including variety in age, race, and gender identity - this is a good thing)	1
Parking is relatively easy, the restaurants are good	1
Parking	1
Opera house	1
Old Time Shops	1
Nothing hing	1
Nothing as of now	1
Nothing	1
Not much. I never go there even though I'm less than a mile away. I do like the antiques shops on rare occasion.	1

Non chain restaurants and shops	1
Nice looking and different stores and restaurants.	1
New businesses, restaurants, events	1
New businesses	1
Music playing, opera house, restaurants, the life and vibe	1
Movie in the park, 2nd Saturday's, clean streets	1
Most of the businesses that are there, even if I don't visit particular ones much. I'm happy the space is filled and busy.	1
More shops	1
Milltowne and Safehouse, Jan's Thrift shop	1
Main Street Players	1
Love Rustic Lantern and Cotton Mill type shops	1
Local restaurants with great dining; brick pavers, planters, tree lined streets, historic buildings, cleanliness	1
Local restaurants and small businesses and shops	1
Local eateries	1
Local business and community interaction	1
Local business	1
Local (not chain!) restaurants and stores. I love our downtown gallery.	1
Layout	1
Just my opinion and there was not another place to put this information but the businesses in the Coke building should be included in the Downtown things. They are left out of the Christmas tree decorating and other events.	1
It's compact.	1
It's clean and maintained well. I like the restaurants and shops.	1

It's a pretty area	1
Its a nice area. So much character and history!	1
It’s home	1
It’s charming! I love the new changes. There are some good restaurants, too.	1
It’s become so quaint in the past few years! I love the antique stores and home stores. I also LOVE th at parking is free!	1
I love the walkability of downtown. There are great restaurants, nice quaint shops, good places to go f or food, live music and beverage.	1
I love the diversity and the energy of Downtown Griffin	1
I love the beautiful buildings and all the small shops ! I love supporting small businesses whenever po ssible and downtown has so many exciting new stores !!	1
I love that there is a consolidated downtown area. You could park in one spot and potentially walk to e verything else. A decent variety of businesses. I can tell the city is really trying to improve itself.	1
I feel like they are trying to bring in growth	1
I like seeing in revival of downtown. Fond memories of walking downtown in/out of businesses to sho p.	1
How it's historical looking, and beautiful! Love the blooming trees and flowers.	1
Hometown feeling	1
Hometown businesses	1
Home town feeling of small community	1
Historical buildings	1
Historic Charm	1
Great potential in downtown for business	1
Great eating places and shops	1
good local restaurants - live music	1

Good food	1
Good dining and shopping	1
GA AXE	1
Friendly community	1
Feels safe and walkable. Parking is close (not a paid parking garage ordeal) to stores/restaurants. Good restaurant variety.	1
Eventful	1
Emerging restaurants and activities foster an atmosphere that people desire. Family owned small businesses and eateries are great. Golf carts can come into town but only from the courthouse side that doesn't cross over Hill.	1
Eating atmosphere	1
Easy to get around	1
Downtown seems to be the only part of Griffin that is trying to change/grow. I love that home decor/boutique shops have opened like RLCO, Hollowood Home, and the Cotton Mill. These businesses have brought class, trend, and set the vibe.	1
Downtown Griffin is experience a resurgence of dinning, entertainment and loft style living.	1
Down town dinning/entertainment options	1
Diverse stores	1
Dinning with local bands playing	1
Dining and entertainment.	1
Dining and entertainment	1
Daytime restaurants and shops	1
Cute shops, locally owned	1
CORNER CAFE	1
Clean and laid back	1

Choices for dining and shopping.	1
character, traditional architectural style	1
Being able to walk to different stores and restaurants	1
Beer and music	1
Bars	1
Bar hopping	1
Antiques	1
Antique stores	1
Activities, places to eat and shop all centrally located.	1
Able to walk to several different things	1
Able to walk different places without traveling too far	1
A small hometown.	1
A few decent restaurant choices. Clean and bright at night. 2nd Saturdays.	1
2nd Saturday festivities, friendly for young adults to older adults	1
-	1

Answered: 196 Skipped: 13

What do you dislike most about downtown Griffin?



Response	Count
Parking	13
Traffic	4
No parking	4
The parking	3
Lack of parking	3
Homelessness	2
Empty buildings	2
Crime	2
Would like more variety in the restaurants (something more upscale would be nice), need more things to do besides eat and shop	1
Very outdated and limited attractions (restaurants/fun)	1
Vacant storefronts	1
Vacancy of key buildings. Under utilization of alleys.	1
Va Tacky signs and tacky businesses and woody Heath. Get rid of his junk. And get rid of that eyesor e Smoking Margaritas. By the way, ax throwing is embarrassing.	1

Trying to find parking	1
Trying to find a close parking spot to pick up a to go meal	1
truck traffic, homelessness, undeveloped buildings	1
Truck Traffic	1
Trash problem, beggars/vagrants/emotionally disturbed individuals, old and failing infrastructure	1
Traffic. Parking. Dance studio takeing parking spots.	1
Traffic, traffic crime, panhandling, crime.	1
Traffic, parking	1
Traffic couid have a better flow.	1
traffic and limited outdoor dining	1
Too many vacant buildings and too many shabby shops	1
Too many similar businesses and not enough open for night activities	1
Too many antique shops	1
Theres definitely a need to find something for the homeless people to do rather than linger around bu sinesses. Some sort of housing solution for them would be amazing	1
There is not much family friendly things going on	1
There are too many vacant or available spaces.	1
The way its laid out. Too spread out & you can't easily park and walk. Dangerous.	1
The very small assortment of shops that aren’t a restaurant, or overpriced boutique with poor quality c lothing.	1
The vacant building/Heath Building	1
The ugly parking deck next to the courthouse.	1
the trash	1
The train track	1

The traffic the new one lane caused	1
The traffic flow.Love seeing people downtown, but stopped traffic is a problem. When I find a parking spot at my favorite spot, it is difficult to get out. Hate to see these issues keep people from downtown. Reroute some traffic?	1
The traffic downtown is sometimes an issue. Last week, my family went to 3 sit-down restaurants on a Friday night and there was a 45 min wait at all 3. We need more dining options if there is that kind of d emand. Signage and homeless population	1
The traffic congestion and railroad	1
The traffic	1
The slanted parking	1
The parking is sometimes difficult	1
The parking in the area	1
The parking and vehicles everywhere. It needs to be closed off to traffic with more seating areas outsi de. I’m thinking like Boulder Colorado. Extremely pedestrian friendly. Griffin is not.	1
The parking amd traffic	1
The panhandlers	1
The one eye sore is the club: Smoking Margaritas. It's a eye sore and disgusting. Not a good busines s in the downtown.	1
The new planters	1
The new curves they put up they're too wide ugly you can't see around them	1
The new curbing is to far out into the street.	1
The lack of development.	1
The homeless problem.	1
The homeless population. More golf cart accessibility. I believe that aspect of our town is growing. Mo re paths into downtown, etc.	1
the homeless people on every corner	1

The homeless gives Griffin a poverty look that is devastating to it's potential. Dark alleys are unappealing and not safe. Parking is difficult.	1
The highway traffic. Hard to do much when a state highway goes through the middle.	1
The half closed stores that make it feel sketchy	1
The brick planters, lack of parking, crime	1
The amount of traffic coming through it.	1
The abandoned/for rent buildings that still have items in the windows. They truly bring the look and class of Griffin down so much.	1
The abandoned buildings and traffic.	1
The abandoned buildings and buildings that are owned but not used. It’s very depressing.	1
That homeless ppl sit outside of the restaurants. Trash on the streets and sidewalks.	1
Some of the parking, the traffic is not great, some of the storefronts are an eyesore.	1
So many businesses close early and does not promote dining and shopping because nothing is open in evenings other than eateries. Would love to come on weekends and Friday nights to just peruse around shops similar to other downtowns I’ve visited.	1
Smoking Margaritas	1
Safety	1
Run down buildings and alleyways need updating.	1
Rules for building owners when creating storefronts. Relocate homeless shelter. The potential is there and it can be done. Loft apartments, lease individual stores, etc in old Crouch’s building. A “dry bar” would be amazing.	1
Restaurants that were geared to "Date Night" dining.	1
Remove massive concrete planters on corners ; more community events, festivals- bring back beer fest!	1
Random shops like hair salons, cell phones, etc. I think it should focus on just shopping (antiques, clothing, hobby stores), dining (no more bars), and entertainment.	1
people making uturns	1

parking; homeless people having no where to go but benches and wandering throughout downtown	1
Parking. More places to visit with variety.	1
Parking, traffic at noon	1
Parking, not any kid friendly entertainment	1
Parking, a brewery	1
PARKING PARKING PARKING	1
Parking options	1
Parking layout and use of alleys. Lights and greenspace in alleys would improve foot traffic for existing and potential businesses.	1
parking issues	1
Parking is horrible.	1
Parking is difficult	1
Parking and traffic	1
Parking and the traffic	1
Parking and the new narrow lanes	1
Parking and roads	1
Parking & safety	1
operate in silos	1
Nothing-- there's plenty of parking but the parking garage should be available to everyone.	1
Nothing	1
Not enough resturants and traffic	1
Not enough restaurants or places to sit outside. No family friendly areas with food.	1
Not enough places that dont involve alcohol, tattoos, smoking etc and the traffic since they messed up the streets	1

Not enough parking!!!! Not enough versatility in the types of businesses that are available.	1
not enough parking	1
Not enough fine dining nor art	1
Not enough family friendly businesses	1
Not enough dining, shops, and entertainment	1
Not enough businesses to help it thrive	1
Not a lot of things to do	1
Not a lot of live music for everyone	1
None that I can think of!	1
No shopping	1
No parking, the surrounding area is unsafe and unattractive so it makes the extra parking lots a place I don’t feel safe to park.	1
No activitys	1
Needs additional parking	1
Need regulations for store fronts and business signage. Some small businesses look very unappealing and gives a run-down, unkept, and crime ridden image of downtown. Other businesses take pride in their exterior and make downtown inviting.	1
Need more things to do besides shop and eat	1
Need more activities downtown	1
Need greenery space.	1
Multiple types of business	1
Most of it is empty. Could have so much potential	1
More store front revitalization	1
More places to eat. A true gastropub (Tipsy Daisy is a step in the right direction.) find a tenant for The Towers. That’s the biggest potential we have downtown.	1

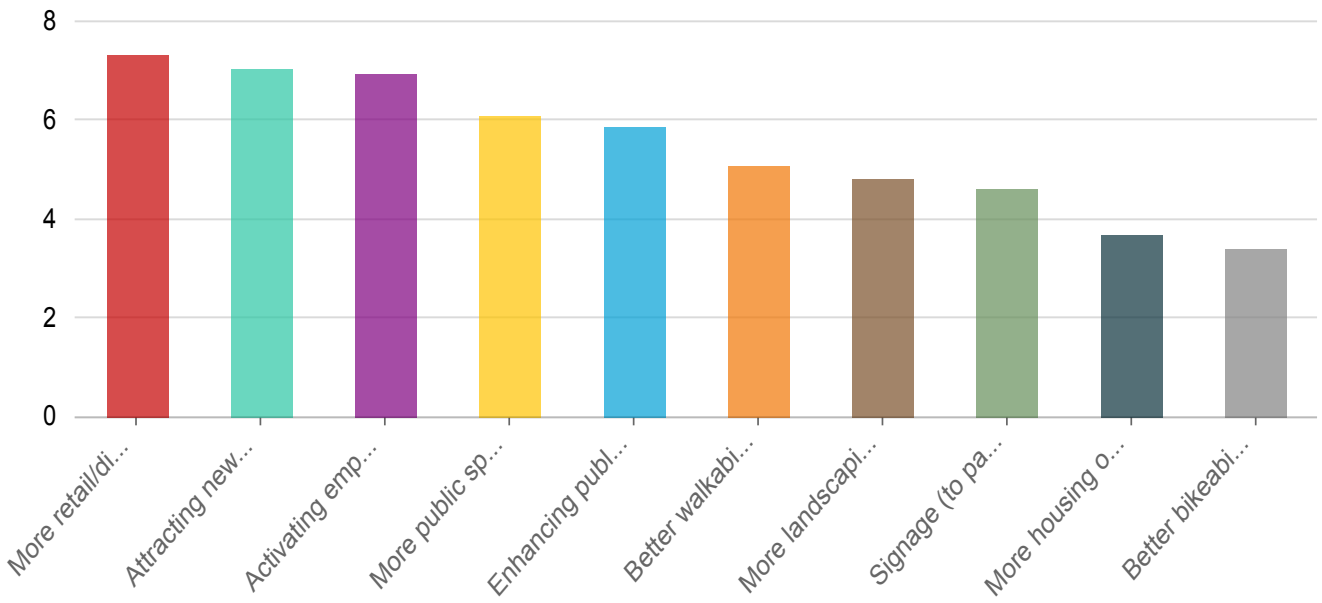
More entertainment. Better shopping. Night life.	1
More attractions	1
More access for those with walking issues/disabilities. Parking is slim in front of stores and city lots m ake walking more difficult.	1
Many of the buildings need revitalization and a facelift. Parking, traffic, and the speed in which cars go through the area are a problem. Homelessness and the safety of myself and my family are a concern because of that.	1
Limited recreational options	1
limited night life atmosphere	1
Less through traffic and easier parking (and/or a shuttle from parking).	1
less closed up shops (eyesore). a specialty restaurant (seafood/steak), Movie theater (in the old hote l?)	1
Lack of trendy restaurants/stores	1
Lack of places to eat	1
Lack of parking and frustrating to navigate	1
Lack of arts (music, poetry, dance, etc.) entertainment	1
Just want more of it	1
It’s not more diverse	1
It could use a variety of sustainable businesses. While the variety is good, stores like skate shops, cell phone repair, and vape shops seems to frequently go in and out of business and leave high rates of v acancies.	1
In general Griffin gets a bad rap for crime. I’d like to change peoples thoughts on that because I feel a s though it’s a deterrent	1
I’m some areas, I don’t feel safe walking around by myself.	1
I wish that existing businesses were given incentives to stay like new businesses. Some new ones do n’t last and the ones that have remained should get some sort of incentive to stay. Broader advertise ment would help make it a destination.	1

I hate parallel parking! Target ladies with disposable income - clean cozy restaurants, gift shops, antique stores, bakery shops, hop on trolley, murals on side walls, storefront flowers in urns or hanging baskets	1
Homelessness! There seems to be a lot of “strange” businesses. There needs to be more uniformity as far as updating goes.	1
Homeless population, trashcans overflowing, allow different food trucks, artist, etc on 2nd Sat,	1
Homeless people walking around and the crime. Too many fast food restaurants and not enough fresh food options. There needs to be more entertainment/ positive opportunities for teens/kids.	1
Homeless people in the alleyways. The trash in alley is horrible!	1
Homeless People	1
Homeless and limited handicap parking	1
Homeless	1
Hill Street traffic pattern	1
Hill street traffic needs to be addressed.	1
Heavy traffic in Hill Street	1
Hard to find parking. Not much to do other than dinner	1
GUNSHOTS	1
Get rid of flower planters that keep gettin knocked down - rid Solomon Street of people that hang out on street and beg for money	1
Focus on the median areas and overall aesthetic appeal. So many other smaller downtown city areas look so much better. Downtown Griffin could be among the prettiest with the proper focus, oversight and upkeep.	1
Every building filled with shopping or restaurants. No empty building and too many businesses that are not an overall draw for economic impact like attorneys etc.	1
entertainment and park space	1
Empty/vacant spots	1
Empty space/underutilized spaces	1

Empty buildings that could be housing, shops, etc.	1
empty buildings remain, historically a lack of local pride (but that seems to be improving)	1
DT does not work together with businesses. Locals need to be able to put up signs & market. Griffin g ovt does all it can to run off food trucks which are what brings people to areas they might not normally visit.	1
Doing something to all the the ran down buildings, more to Do. Fix aside walks	1
Difficulty in finding parking !	1
Difficult to find parking.	1
Congestion. Work with state to move hwy. 155 away from downtown.	1
Congestion, need to reroute traffic especially commercial vehicles. The rail line crossing also is not id eal leading to additional congestion and at times the complete stoppage of traffic flow downtown.	1
Congestion and parking	1
Close to the hood	1
Clear parking locations.	1
Clean up! Don’t be scared to do the right thing, but must have a happy medium and not to run busines ses off. Don’t spend so much time to approve items with city attorney. Maybe it’s time for a change	1
boring stores ie antiques and furnishings	1
Blighted houses needing remodeling	1
Better shopping.	1
Amount of shops/restaurants open on weekend evenings, lack of activities (see Senoia as a great exa mple)	1
All the traffic	1
All the Anitiques. Also how dingy it looks.	1
A theater in the old Woolworth building.	1

Answered: 197 Skipped: 12

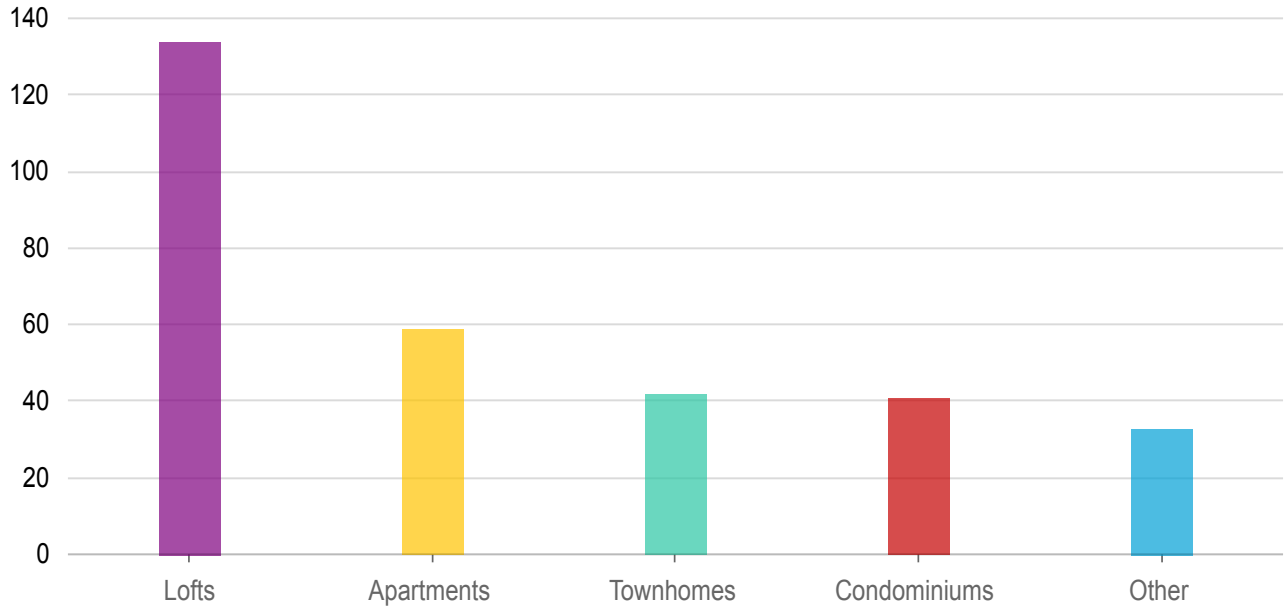
When focusing on downtown revitalization, what is most important to you?…



Rank	Answers	1	2	3	4	5		Average score
1	More retail/dining	25.37% 52	17.56% 36	12.2% 25	13.66% 28	9.27% 19	4.39% 9	7.34	8.29% 17
2	Attracting new businesses	13.17% 27	21.95% 45	17.07% 35	12.2% 25	10.73% 22	8.7	7.06	
3	Activating empty/vacant spaces	21.46% 44	16.1% 33	14.63% 30	10.73% 22	8.29% 17	7.32% 15	6.96	6.34% 13
4	More public spaces/parks	11.71% 24	6.83% 14	13.66% 28	11.71% 24	15.61% 32	13.1	6.10	
5	Enhancing public safety	14.63% 30	7.32% 15	9.27% 19	9.76% 20	13.17% 27	11.22% 23	5.88	10.73% 22
6	Better walkability (sidewalks)	2.93% 6	6.83% 14	9.27% 19	13.17% 27	11.71% 24	13.6	5.10	

Answered: 205 Skipped: 4

What types of residential does downtown Griffin need?



Answers	Count	Percentage
Lofts	134	64.11%
Apartments	59	28.23%
Townhomes	42	20.1%
Condominiums	41	19.62%
Other	33	15.79%

Answered: 195 Skipped: 14

Are there elements of other thriving downtowns that you visit that Griffin should…



Response	Count
Senoia	6
No	4
Yes	2
More restaurants	2
Macon	2
Forsyth	2
Yes. LaGrange. Downtown theater, brewery, and amphitheater that brings in actual events/concerts/	1
Yes, I love Senoia and McDonough	1
Yes! Food trucks would be great.	1
Walkability away from Traffic, Better Parking areas	1
Upscale dining options, escape room, park/play area, dessert bar	1
Updating the structures, example Senoia	1
time-consuming shops and activities. Enough with the restaurants. There needs to be things to do if you're going to be there when you're hungry. Yarn shops w/ lessons, Indy bookstores w/ used & new books & places to sit, specialty, cool variety	1

Thrift/vintage clothing	1
Thomasville, Macon	1
Things that don’t revolve around alcohol	1
There is no center, no connectivity. The layout does not encourage community.	1
The local breweries and nightlife of downtown Macon.	1
The lights at Hill and Solomon and Hill and Broad and possibly Solomon and 6th should be all stops t o allow for safer crossing for pedestrians. Basically all traffic lights are red to allow for pedestrians to c ross in either direction.	1
The environment	1
Street Vending	1
Stop trying to replicate others bring the life of Griffin	1
St Augustine, Savannah	1
Splash pad, kids indoor playground	1
Something for everyone: mornings are for the kids and families. Things for the youth to do. A nightlife that is safe.	1
Signage is an issue downtown. It’s nice when the signs hang out over the sidewalks so when riding by you can see them.	1
Shuttle service	1
Shops and restaurants open till 9 pm during weekend. More art programs.	1
Sense of safety	1
Senoia. Forsyth.	1
Senoia, Halcyon (Forsyth county), Forsyth (City), Savannah, Greenville (South Carolina)	1
Senoia, GA; Asheville, NC; Chattanooga, TN	1
Senoia has great outside dining	1
Senoia and Zebulon (sense of comfort and safety)	1

Senoia and Zebulon	1
Senoia and Newnan	1
Senoia / Dahlonega	1
Senioa	1
Savannah, Ga	1
Rooftops, breweries, great restaurants	1
Rooftop bars/restaurants, breweries. A really nice park would be a nice addition as well	1
Rooftop attractions, breweries, outdoor dining	1
Revitalize our empty buildings	1
Restaurants open on Sunday	1
Restaurants	1
Reading garden, book store	1
quality of renovation; quality of type of business	1
Public transportation	1
Public green spaces and greater/safer walkability. Public art. Creative lighting of alleyways.	1
Plenty of parking	1
Peachtree city, newnan	1
Peachtree City and Newnan	1
Parking	1
Painted, attractive, repaired store fronts. Not opposed to planters, but our design is not working. Plants are not attractive & I would be fearful of sitting on the benches near planters- public safety here.	1
Oxford, Mississippi Senoia, Georgia. Madison, Georgia	1
Outdoor seating/dining/patios	1

Outdoor seating and possible rooftop seating (depending on the building and due to size of business) This would allow more business and less traffic blocking sidewalks.	1
Outdoor eating locations (McDonough, clear tents)	1
Outdoor dining	1
Original and different places for dining, coffee, desserts	1
Opelika, AL	1
Not really I like that ours is different	1
No, it's really good downtown	1
No, I think less housing/residential is better	1
No we don't want to be like anyone else-. Bring back our history and make it family friendly	1
Nightlife other than just bars. Somewhere to shoot pool with live music or karaoke, somewhere to just hangout.	1
NIGHT LIFE.	1
Night life,resturants,entertainment	1
Night life	1
Newnan, Senoia, Rosemary Beach/Seaside (FL), Canton, Roswell, The Town of Trilith in Fayetteville (Pinewood Studios)	1
Newnan, Jackson, Fayetteville, PTC, Macon have bigger art communities and offer opportunities for mobile food and businesses to come to public events. Griffin has not been welcoming bc of fear of co mpetition to businesses.	1
Newnan, GA has a lot of outdoor markets and festivals	1
Newnan, and Macon has some nice elements.	1
Neighborhood lot McDonough and book store	1
More weekend events for young adults. Nightlife activity. Outdoor live music. More activities	1
More shops and easier parking	1

More shops , clothes store, maybe a workout place all within walking distance	1
More restaurant choices	1
more relevant small businesses. how many antiques does one community need?	1
More public art , sculptures, murals	1
More outdoor festivals	1
More outdoor dining spaces	1
More out door actives.	1
More live music	1
More family friendly dining options….less focus on alcohol/bars	1
More family friendly areas with food and alcohol, dog park, brewery, nicer restaurant, wine bar	1
more diverse shopping and dining options	1
More dining and shops open on Sundays, since that is a day people have off to go out. A farmer's ma rket every weekend would be a huge hit!	1
More dining and shopable stores	1
More decorations, more community events	1
More community wide activity; more resources for the homeless or people in need	1
More community festivals and events	1
More activities to participate. Festivals & events that are more than just a couple of vendors & lacklust er entertainment. If griffin could replicate McDonough or Covington, we would be heading in the right direction.	1
McDonough. Without the traffic and parking	1
McDonough- the square, new businesses, homeownership	1
McDonough Ga , Newnan Ga	1

McDonough and Senoia should be our blueprint. Griffin’s downtown is larger than both, but they are close to 0% vacancy with high quality dining, drinking, and shopping options. We need a pull. Capitalize on Sun City residents.	1
McDonough and Newnan	1
McDonough	1
Madison, GA	1
Madison or millidgeville	1
Look at Senioa; Peachtree City Night Market	1
Locust grove	1
Laurel MS, Macon well lit outdoor dining and bars	1
LaGrange; Decatur; Greenville, SC; Columbus; Woodstock	1
Kids Activities/Spaces	1
Keep it a small home town feel, with show casing our history	1
I like how Atlanta has scooters you can rent, not sure Griffin is big enough for that tho	1
I like dining outdoors, music, art think of downtown Decatur	1
I feel like a lot of towns downtown area have a fountain! I think a fountain would be absolutely beautiful somewhere downtown that people can enjoy !	1
I don't know if other towns have it or not but there are not any men's clothing stores, or any shoe stores. All the boutiques that sell clothes are pretty much alike in my opinion.	1
I believe the golf cart “taxis” weren’t advertised enough. Nashville has those and it works great. We need more than one and specific routes and times.	1
Holiday activities	1
Griffin just needs to make all the vacant spaces look better and improve the safety factor by getting those vacant spaces fixed up and filled with viable businesses.	1
Greenville SC; Gatlinburg; St. Augustine, Savannah, Nashville	1
General curb appeal improvement to draw more interest for business.	1

Fun places for teens	1
Flashing street signs for pedestrians to walk	1
Flashing lights for pedestrian crossing	1
First responder prescience. Police on bikes	1
Family friendly, lively	1
Events	1
Entertainment family	1
Entertainment businesses	1
Enhanced landscaping, accent lighting	1
Energy healing center, esoteric shops, an Ethan Allen needed, more fine dining, 1 Grain n Berries, Bo bba teas, more healthy smoothies	1
Downtown Athens is a city I enjoy visiting it has an old feel but yet it has the foot traffic at night that is awesome. The side walks have inset lighting and all businesses are well lighted.	1
Dahlonega, GA	1
Covington	1
Cool and diverse eating establishments, shops other than antique stores. Better traffic flow.	1
Continue to add great restaurants and shops	1
Completion of the Amphitheater	1
cleanliness; ambient mood; lighting (lighting is inconsistent)	1
Cleanliness and dining options similar to Senoia	1
Check out Perry, GA; safe, thriving, diverse, beautiful downtown	1
Businesses are open on the weekends and with extended evening hours for shopping. I work until 5:0 0 and mos	1
Brewery and higher end entertainment venues	1
bistro lighting alleys; bulb lights on the top borders of all downtown buildings	1

Bank St, Slices , Broad St Mill	1
Atlanta Ponce City Market, Savannah downtown	1
Art	1
An amphitheater, more shopping, more dining options.	1
Amphitheatre and good lighting on secondary streets	1
Again,downtown Boulder	1
A monorail like Seattle that gives a tour of down town	1
a mixed indoor/outdoor (patio-type) dining experience. Better walkability utilizing alleyways (alley clea nliness and safety)	1
A local bookstore! Less through traffic, especially truck traffic. Maybe a shuttle service on some days (especially Saturday).	1
A city center that everything grows around would be nice.	1
A book store/more restaurants /neighborhood lot area	1
better events downtown	1
	1

Answered: 162 Skipped: 47

Is there place in downtown Griffin that you envision becoming something more?



Response	Count
No	2
N/a	2
Yes.. the Westside of downtown	1
Yes. One Hill is such an eyesore and has so much potential.	1
Yes. A business that all ages could enjoy. How do I find investors and make a business plan to do this ?	1
Yes, the residential area	1
Would love the see the bank turned into lofts and whatever is on the corner finished into mixed use lif ers and dinning. Starbucks would be amazing	1
Would love an area with outside seating and activities. Like a bar or brewery. One a nice day there is nowhere to go for a meal or drink beside La Parilla for outside seating.	1
would like more picnic type areas where people can eat outside	1
WHATEVER LOOKS GHETTO	1
We need a real wine place. The sip and shop is hardly ever open and tipsy daisy is more like a nightcl ub bar than a wine location.	1
Vacant space behind Historic city all. Park and amphitheater.	1

Vacant lot beside city hall. Doc Holidays, old gas stations into eating places, not junk yards	1
Vacant lot at 5th and Solomon	1
Vacant buildings in general it would be a dream to have as many various businesses as possible	1
Use the old mill buildings	1
Turn the old mill into a large inclusive senior living village	1
There are several places like this I see. Would especially love to see something like community garde n project in one of the vacant lots.	1
The vacant buildings	1
The upstairs from Corner Cafe, and the building beside it.	1
The strip by A's Candles	1
The stretch from the old courthouse down Solomon St could connect the antique shops to downtown. Build that area up. Extend downtown.	1
The spot beside Corner Cafe with the weird statues, also the spot across from FBC that has the weird signs	1
The space in between Slices and Happy Days	1
The second story places should convert to apartments	1
The place on the corner of hill street and Taylor	1
The old hotel; I think on Taylor St. Movie theater.	1
The old hotel to be restored and used as a hotel.	1
The old hotel on the corner needs to be cleaned up along with the vacant store down from Corner Caf e. The items in the window are not appealing at all. A n enclosed playground in the vacant lot behind t he old city hall would be a lovely addition.	1
The old hotel has potential, a kid friendly play place/park that is safe, golf cart friendly travel, vacant b uildings for trendy/fun restaurants	1
The old hotel building that has been used for nothing but weird displays in a decade. Eye sore that co uld be so much more.	1

The old bike building	1
The large corner building on hill and Taylor that is across from smoking margaritas	1
The large building on the corner across from the church	1
The huge vacant building on the corner of downtown! Would love to see restaurants, club-like atmospheres at night. Mini golf on the roof	1
the huge empty lot on e solomon could be cute housing	1
The hotel should be restored to annabellum style.	1
The historic hotel front by Taylor St. Would like to at least tour it or see inside	1
The heath tower	1
The Heath Building could be such a cool boutique hotel with restaurants/lounge/bar.	1
The empty school? on Hill Street, it's brick and by the blue supermarket	1
The empty lot by the Historic City Hall	1
The empty buildings are awesome locations but they are so run down and old: no one can afford to do anything with them.	1
The east side	1
The corner of Hill and Taylor, opposite of “Smokin Margaritas” (which is not an amazing eyesight for passer through’s as the neon stickers on windows paints a picture). The current plan of a hotel/5 star restaurant should most likely change.	1
The corner building of hill st and Taylor	1
The corner anchors on Taylor and hill need to be amazing. Not empty and smoking margaritas. Not enticing.	1
The city park would be awesome for a putt putt course again/ more stuff to do with kid/basket ball courts	1
The City building/ old bank should be replaced with a huge secured multi level parking deck	1
The buildings across from welcome center & open spaces between them would be great outdoor eating or street market area if attractive. Or music culture venue. Garden area. So close to Welcome center but not very welcoming!	1

The building beside corner cafe and the hotel across from FBC	1
The building at the corner of hill and Taylor seems like it could be amazing for lofts	1
The brick building on the corner would be a great hotel. a regular hotel NOT a luxury one	1
The big corner building that is empty. Nice apartments would be nice but there’s no parking.	1
The area by the Welcome Center	1
The area behind the old fire station bay (where they hold the Farmer's Market) and that area in front of the old courthouse.	1
The American deli spot could be a higher quality dining option- Or food market type area	1
The 200 block of E Solomon St. where the old city offices were once it has been talked about, to have an amphitheater in this spot would attract more out of towners.	1
That theater building on the corner of Taylor and Hill should be something! Also, this isn’t downtown, but there’s a huge vacant warehouse with a water tower near the railroad close to downtown that could be the next Krog Street or Ponce City Market.	1
That giant corner building across from church needs to be condos	1
Taylor Street beautification, as a main artery into the downtown area.	1
Taylor & Hill empty building should really be something usable. It’s emptiness is an eyesore.	1
Tall building corner of Hill & Solomon	1
Take place where youth can enjoy themselves and not being Danger	1
Sorry wouldn’t know. Just moved here from Miami	1
Some of the vacant buildings going towards North Hill Street using the building for a restaurant and nice bar upstairs and downstairs.	1
Some of the back alleys could be great spaces for restaurants, bars, etc.	1
Solomon Park, Alleyways	1
Solomon Park and the old GDN site	1
Solomon Field should be an amphitheater	1

So many store fronts have shops that stay for a few months & then vacate. We need sustainable businesses in any of the store fronts along the downtown strip.	1
Several delpidated buildings could become parking	1
Run down warehouses turning into parks/dog park	1
Roof top bar/restaurant	1
Revitalize the alleys, Bank and State to attract business	1
renovation of Plott Hide building, Griffin Hotel	1
Put something in all vacant stores	1
Possibly incorporating apartments I to the footprint on both East Taylor coming into town and West Taylor leaving downtown	1
Parking Deck, The alleys behind the businesses	1
Park next to Historic City Hall becoming better concert venue	1
One hill and Taylor - make it a multi level family fun center with bouncy, laser tag, game rooms, preschool kid area, movie theater with dinner on the bottom- have party rooms- do an outdoor garden bar area on top...	1
old Ellis Cycle shop, vacant lot behind Historic City Hall	1
Old Crouch’s building. Could be dining, shops, lofts	1
Old crouch’s building	1
Old City Hall Lot	1
NewTown Macon	1
Need Marta buses for people in griffin	1
Move food market from the Kiwanis fairgrounds to lot right side of Historic City Hall. It has parking space for vendors to drive up easily with produce & space for shoppers. Permanent spaces for vendors/ power, water.This could have a lot of uses.	1
Most of Taylor St. family dollar shopping center is an eye sore. It’s embarrassing to bring family and friends to town	1

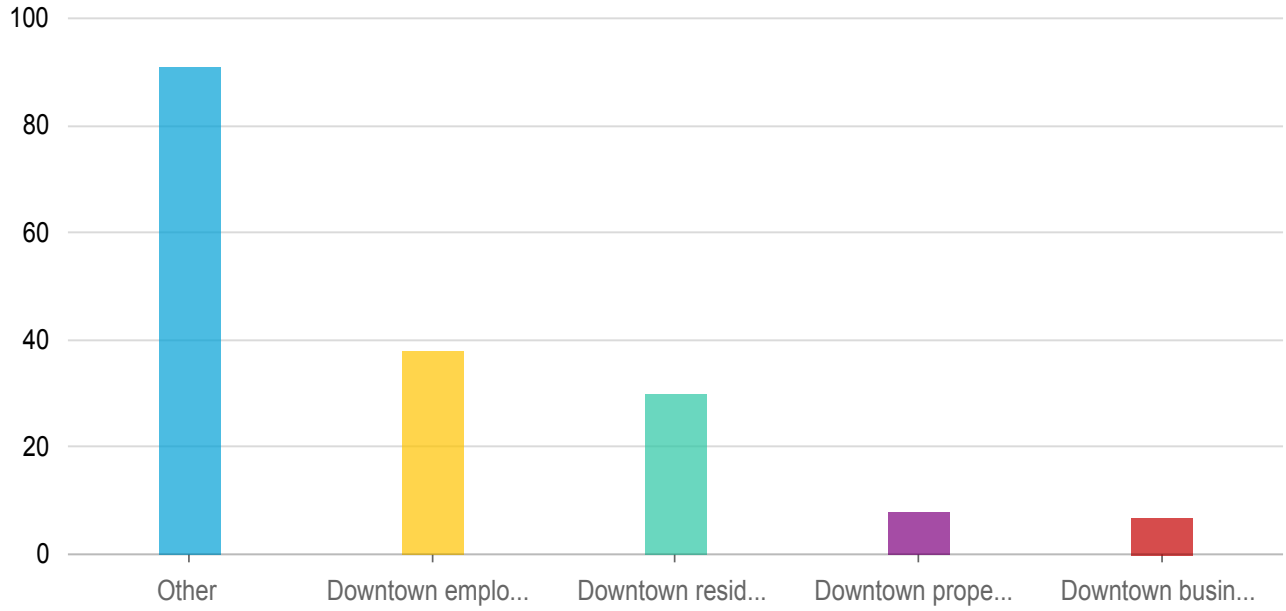
More unique/boutique restaurants (breakfast, brunch, nice steakhouse, nice Thai place)! A good spa would be amazing! A makeup/beauty store would be great.	1
More spaces to just come and sit and relax and enjoy the area that is independent of the outdoor dini ng spaces.	1
More shopping nails, workout place, healthy eating	1
More outdoor environments to enjoy the elements	1
More holiday decor.	1
More actual homeowners and less section 8 housing.	1
Maybe where Angelo's was. Put a bar with live bands like in Nashville.	1
Lot behind/beside public defenders office.	1
Locust grove	1
Large buildings that are mostly vacant and could be perfect for mixed use utilization.	1
Just spruce it up.	1
It is not downtown, but the old Renaissance Assisted living facility is sitting empty and useless. It woul d be a great place for homeless to get on their feet in someway, or a place for young adults to live alo ng with elderly to help them out.	1
Indoor playground. Bounce house, obstacle course, etc	1
If there 'we' no obstacles... The area between Veterans bldg. & old City Hall/Fire Dept. bldg.	1
I would love to see an upgrade to the apartments downtown.	1
I would love to have a Atlanta Beltline or Newna LINC A pedestrian/biking multiuse path around the cit y would be awesome	1
I would like to see the proposed amphitheater to be built to be another venue for our various arts orga nizations (Griffin Ballet, Main Street, Camelot, Griffin Choral Arts).	1
I envision the buildings on the side facing the rail-road tracks becoming the front of buildings and mor e aesthetic looking with outdoor tables and awnings instead of garage doors. I see small playgrounds in the pockets of green spaces.	1
I don’t know.	1

Honestly I think griffin should incorporate a club like crazy bull some how. That would be awesome	1
Heath Towers building, Old Feed and Seed building on N. Hill Street, Vacant lots beside Historic City Hall	1
Heath Towers - loft apartments and upscale dining downstairs with a quaint coffee/tea morning busine ss.	1
Heath building	1
Heath	1
Healthy lunch (sandwich soups) that is open on weekends. Coworking space. Nicer dinner options	1
Have live music more often outside!	1
Gigi's Gelato	1
field beside HCH	1
Family friendly	1
Crouch’s building	1
Corner of Taylor and Main St.	1
Corner of Taylor and 6th st	1
Corner of hill and Taylor. Change the laws and let that building have a Steakhouse that serves brews. It 2022 geez	1
Building on corner of hill and Taylor, location next to studio d	1
Building an actual place to house the Farmers Market with stalls like Senioa showing we are serious a bout pop up businesses coming in to sell wares.	1
Block across from The post office and Welcome Centwr	1
area beside old city hall	1
Area at W Bank St and State Alley; W Slaton Ave (just parking, maybe some greenery added; Area b eside Historic City Hall	1
Any of the old dilapidated buildings could look better.	1

Any of the empty buildings	1
Any of the beautiful, brick mill buildings into multiuse options. The surrounding neighborhoods would be an issue.	1
Amphitheatre space finished. Warehouse along railroad (old hide company) condos. Dovedown area with restaurants and stores (that is not used by church). Large brick building at base of 6th St. bridge remodel into apartments.	1
Amphitheatre and park at Solomon and 5th	1
Alleyways need to become safe places…maybe sitting areas, outdoor dining options, kid play areas while parents rest etc…	1
Alleys	1
All the empty spaces of fly by night, less desirable businesses to be eliminated	1
All rundown places need to be fixed up. Building owners should be held accountable for the appearance and upkeep of their store fronts.	1
A mecca for foodies and unique shopping locations that aren't priced above the middle class ability to buy	1
The Towers could house a gastropub or restaurant on the ground floor and additional 4 floors into 2-4 apartments per floor.	1
	1

Answered: 140 Skipped: 69

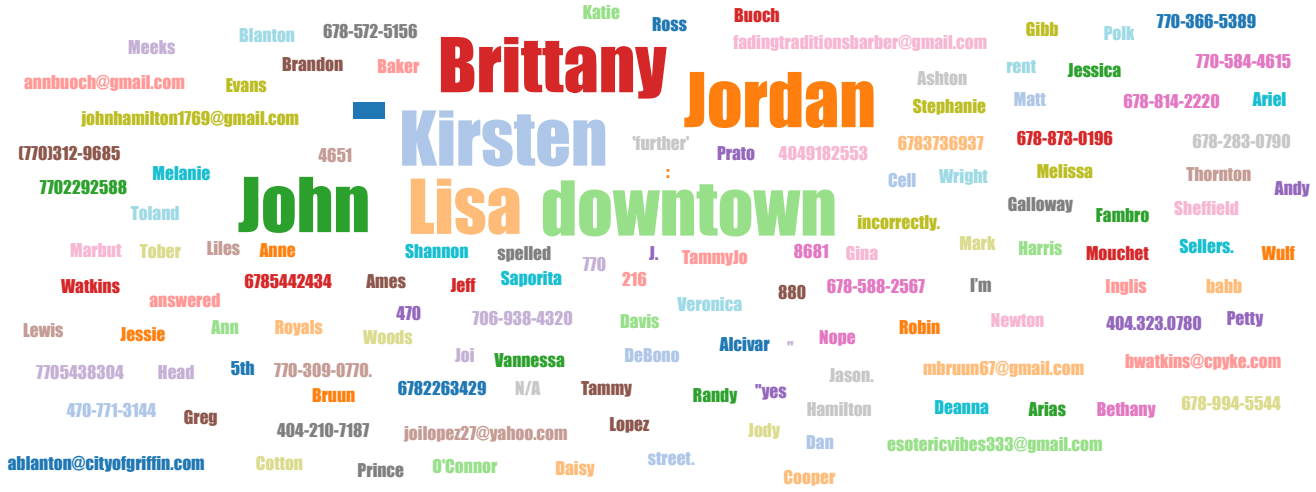
Do you fall into one or more of the follow categories?



Answers	Count	Percentage
Other	91	43.54%
Downtown employee	38	18.18%
Downtown resident	30	14.35%
Downtown property owner	8	3.83%
Downtown business owner	7	3.35%

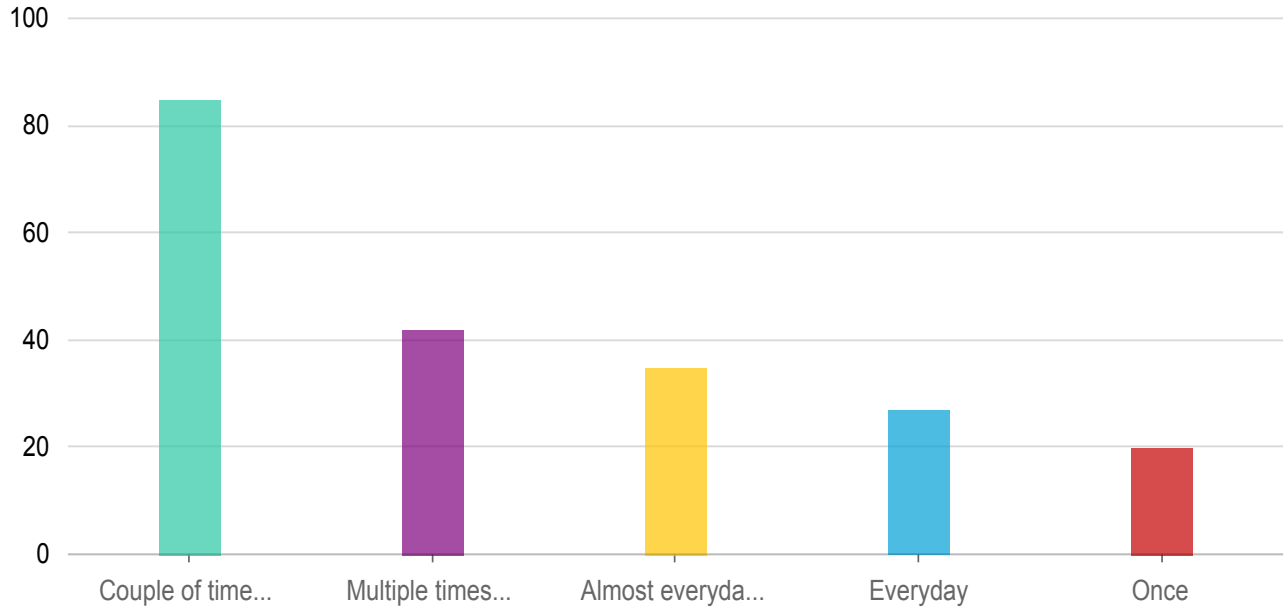
Answered: 166 Skipped: 43

If you answered "yes" to previous question, would you consider leaving your name an…



Answered: 56 Skipped: 153

In the last 6 months, how often have you visited downtown Griffin?



Answers	Count	Percentage
Couple of times a week	85	40.67%
Multiple times a week	42	20.1%
Almost everyday	35	16.75%

Everyday	27	12.92%
Once	20	9.57%

Answered: 205 Skipped: 4

What are possible ways the city can address homelessness?



Response	Count
Shelters	3
Unsure	2
Shelter	2
No idea	2
Homeless shelter	2
Zero tolerance. Panhandling should not be tolerated at all, it deters shoppers, interrupts the paths or routes a shopper would take from one retailer to the next to avoid the encounter.	1
Work/Spalding Collaborative's efforts to address homelessness/ poverty: Attend SC's meetings. Turn empty space into emergency housing- place for a shower/toilet. It will need manager/ a passion to improve our town & people's lives. Transportation.	1

work with non-profits to provide shelters and programs to help re-integrate people into society	1
Work with nonprofits in the community to discuss resources in conjunction with law enforcement to we igh what can be done legally and in the best interest of those who are homeless	1
We need more subsidized housing on the north side of town.	1
Warming Centers, Community Gardens	1
Use empty buildings for shelter purposes or make more room available in current shelter for homeless	1
Turning larger vacant buildings into homeless shelters?	1
Turn vacant buildings into homes for them	1
Turn one of the old buildings into a shelter. Write it off on taxes	1
Tiny Homes or efficiencies	1
Tiny home villages	1
They will continue to do what you allow. So many homeless people have chosen to be homeless but it doesn’t mean they can just sleep on the sidewalks or beg outside of businesses. If the COG continue s to allow this behavior it will get worse.	1
The city is doing a great job with the homelessness, currently	1
The city can only do so much. They have to want to be helped. Can’t force it as long as they are civil t hey are welcome as far as I’m concerned. But always offer the help.	1
That is a tough one. It is getting very bad though. I understand we take in drug addicts from all over th e state for rehab and then they walk away. Maybe give them transportation back to where they came f rom.	1
That I don’t know	1
Take the abandon houses and building renovate them they can also be used for transitional housing	1
Take a vacant lot that the city has torn down old homes and build some tiny homes.	1
support shelter developments in appropriate locations w/church, NGO	1
Support a non-profit organization who can provide for homeless persons rehabilitation, medical care, and relocation.	1

State/federal funded grants for homes or type of housing	1
Ship them to California	1
Shelters.	1
Shelters made available outside of downtown; loitering ordinances and enforcement; public spaces ou tside of downtown away from retail/dining/businesses.	1
Shelter, local barber can give haircuts at a fixed price so homeless can look and feel good about them selves, rehab program that can help the homeless find housing and or job postings	1
Shelter / educate the public	1
See above answer, don't know how it could work.	1
Security Guard or Traffic Patrol Guard	1
Safe shelters, advancement opportunities (education, housing, job), “tiny” house concept, substance use resources	1
Relocation and help - whether it be finding a shelter until they get on their feet. Providing educational classes to help them with finding a job. Help with healthcare and basic needs.	1
Relocate/close the impact ministry. They brought them to our town.	1
Relocate them. More police monitoring	1
Relocate services that bring them here.	1
Relocate people	1
Referral to shelter if we have one / creation of a shelter if not	1
Put them to work!!!!!	1
providing shelters/transition programs.	1
Providing more for the homeless outside the heart of town	1
Provide them with housing jobs for a limited time, rehab	1
provide shelters	1
Provide SAFE housing that's affordable	1

Provide a homeless shelter	1
Provide a "hand up" not a "hand out." Give them employment or direct them to a shelter.	1
Programs to help the homeless, Facilities available with resources	1
Prepare a building that’s run by community	1
Partnership with non-profit programs for treatment/relocation	1
Partner with Rescue Missions	1
Partner with non-profits & others who can address specific needs of homeless; survey other cities to see how they address homelessness	1
Partner with area churches/community leaders (those with funds), to create a community wide plan. Relocate the downtown shelter immediately. There are those that own locations within proximity that could give buildings for shelters and use.	1
Outreach programs	1
Open the homeless shelter 24 hrs-. Give them a place to hang there and go instead of having to move-. Build up the 13th st with resources and a few more housing - reach out more to the community for their help -maybe have an advocate like impact	1
Open more shelters and extend more help	1
Open more churches	1
Open a larger homeless center and allot a set amount of tax funded money to provide a safe place for the homeless community to go.	1
Open a homeless shelter and if they are loitering, they are taken there.	1
Offer opportunities for able body homeless the opportunity of employment by helping keep the streets clean. Enable them to better themselves. Some may be on the streets due to mental health issues. We need to get them to facities where help is	1
Offer jobs	1
not sure we can. this is a national issue but i dont think certain clinics around here help	1
Not allow them to sleep or commune in local areas downtown	1

moving the homeless ministries out of the downtown core, but do it in a way that still serves that population	1
Move them outside of the downtown area	1
Move them out of the city or regulate their rehabilitation that would benefit the city and them	1
Move the shelter away from the business district and provide a ride via GPD to that shelter.	1
Move the impact church out further from down town	1
Move Rock Springs outreach on Solomon away from downtown. Foot patrol from sunrise to 10 pm.	1
Move Impact out down town	1
Move homeless services outside the immediate downtown district and continue to encourage more businesses that can offer employment	1
Move facilities out of the middle of downtown city limits. This is a hard issue to address.	1
More volunteer opportunities for the community to come together and help	1
More shelters not in town	1
More shelters and 24 hour services	1
More shelter options	1
MORE POLICE	1
More housing and support for the homeless outside of the downtown area. The help needs to be available, but not take place in the same spot you are trying to change.	1
More affordable housing that is decent and clean and well managed. Foster opportunities for the homeless to have more self worth that promotes a desire to get out of their current circumstances.	1
Money depositors (like for parking) that are for collecting coins/cash that is then utilized by the city to aid in homeless/pan handlers. Athens has done this and the panhandling has decreased. Panhandling is horrible in Griffin.	1
Missions, education, training, assistance, transition programs	1
Mental health and addiction services	1
Mcdonough	1

Maybe give homeless the chance to help renovate some unused spaces downtown for use as affordable living space or in exchange for room and board.	1
Make sure proper leadership is in place, possibly providing place of residence/shelter away from downtown.	1
Look at root cause (mental health) and make a plan from there	1
Laws to prevent/feter.. Options for them to improve their situation.	1
Law Enforcement. Homeless Facilities outside of the City	1
Keep them out of here. Makes people not want to come walk around because they have to deal with them begging or hollering .	1
Keep them off of the streets. Provide incentives, programs to help them re-engage.	1
Keep homeless people out of the downtown areas, some harass you as you go inside places, makes me not want to go anymoee	1
Keep alleyways lit and nicer	1
Increased police monitoring, removal of businesses that attract homeless individuals to downtown	1
In Washington DC some homeless people sell maps to commuters and tourists for $1.	1
Improve the shelter, or add more	1
Impact ministry needs to be moved from the downtown area. Needs to be outside of city limits	1
I wish i had an answer to this	1
I think the people that are homeless, enjoy it. I don’t know how the city could make them not want to be homeless their are too many options that the city already gives	1
I honestly don't know	1
Housing vouchers that incentivize property owners to rent to them	1
Holding events where funds go to the population in need	1
Have more daytime activities/spaces for them to gather/ be active/ access different services based on needs, rather than lingering around high customer-traffic areas	1
Have a shelter with actual beds, showers, clothes, meals only allowed for the homeless	1

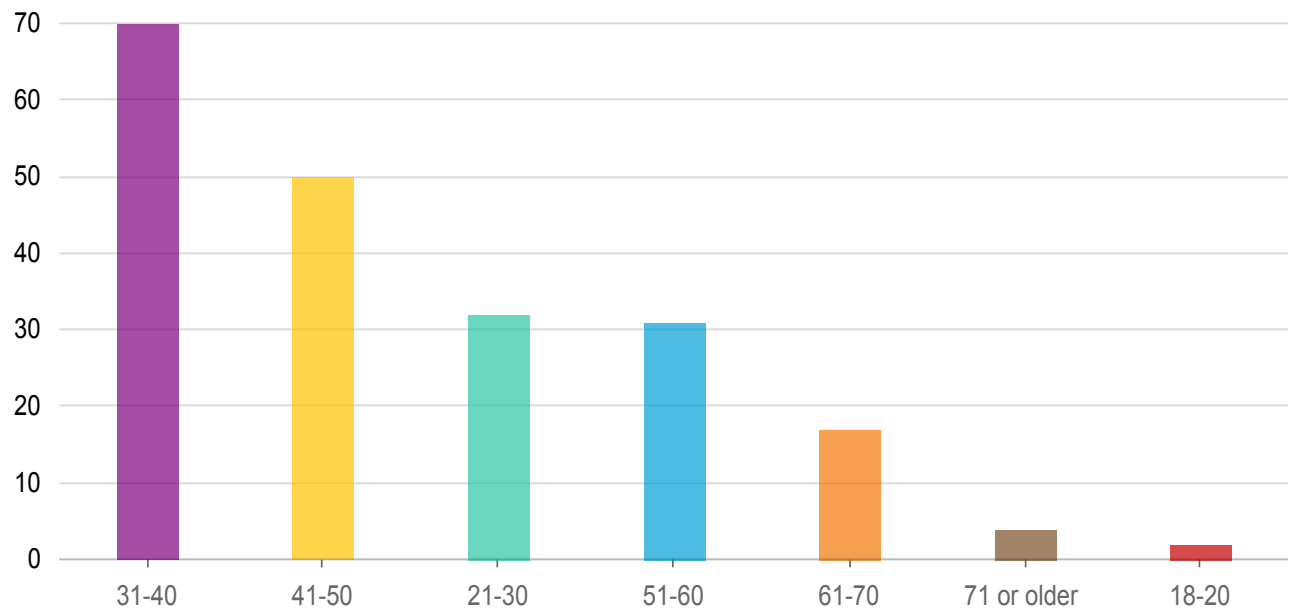
Have a shelter on the outskirts away from downtown	1
Have a shelter nearby help them get work	1
Have a homeless shelter	1
Give them clean up jobs.	1
give them a place to live. An apartment/sober living	1
Git them help finding a job.	1
Getting them involved with the beautification process and the upkeep of Griffin. Giving them a purpose and job.	1
get the homeless in touch with organizations that can help get them off the street	1
Get rid of the drug rehabs. Crack down on drugs and crime	1
Foot patrol at night to cut down on homelessness related crimes. Anything that could possibly provide shelter and a legitimate place to be other than the streets and alleys.	1
First, send mentally ill/drug abusers into respective programs. Then, for others, a rehab program that trains them on independent citizenship. What if a portion of old TSMS was converted into this? Housing/shelter/life skills then they graduate?	1
Find an alternative location for Impact Ministries as well as explore mental health options with McIntosh Trail to remedy people from outside of the city/county being "dropped off " here with no place to go after short term treatment.	1
Feed and have a homeless shelter	1
Establishing a place / shelter where they go that is NOT in Downtown	1
Establish shelters or other facilities for these.	1
Enforce current codes and deepen relationship with current non-profits established to meet the needs of the poor and or homeless	1
Encourage and help Impact Ministries move to the edge of town.	1
employment / purpose / hope	1
Educate the community; reach out for support from businesses & community organizations	1

create shelter areas in designated places	1
Create jobs. The federal government has to stop giving away money and incentivizing people to sit at home and do nothing.	1
Create job opportunities/programs for people to help themselves	1
Convert bigger, empty building like the old hospital etc. To shelters	1
Churches getting involved, tent cities	1
Check Macon! They opened an old hotel next to (or developed) a median park type/outdoor shaded si tting .	1
By possibly adding a shelter or something similar	1
By helping them , one at a time	1
By addressing mental health… More services from the community service boards	1
Build homeless shelter	1
Build a shelter	1
Build a homeless shelter, they work downtown to stay there.	1
build a clean and quality shelter that's in a good location, provide opportunities for rehabilitation, provi de education on jobs and make resources available at the shelter	1
Better resources, shelter and programs to get people working	1
Better homeless shelters	1
Arrest them or pass a law for pandering.	1
Allow for viable homeless shelter. Not downtown though. Perhaps going east of downtown	1
Again we have plenty of vacant buildings that could be developed into homeless shelters/multi lurpos e centers	1
Affordable housing options	1
Affordable houses not appartment	1
Address mental health	1

Activation of under utilized spaces and vacant structures. Better lighting. Better accountability of organizations located downtown that specialize in charitable functions. More policing.	1
A shelter located away from the Main Street areas.	1
Create jobs that will pay in housing someone	1

Answered: 154 Skipped: 55

How old are you?



Answers	Count	Percentage
31-40	70	33.49%
41-50	50	23.92%
21-30	32	15.31%
51-60	31	14.83%
61-70	17	8.13%
71 or older	4	1.91%
18-20	2	0.96%

Answered: 206 Skipped: 3

DOWNTOWN REDEVELOPMENT PLAN

Advisory Committee Meeting #1

January 31, 2022
Old City Hall

AGENDA

1. Welcome and Introductions
2. Purpose and Elements of the URP Update
3. Discuss Goals, Priorities, and Outcomes
4. Discuss Highlights from Kick-Off Event
5. Review Survey Questions
6. Future Meetings/schedule
7. Adjourn

DOWNTOWN Griffin

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #1
January 31, 2022.

Please Print Clearly

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
Ross DeBord	DTL & MAINSTREET ADV.	rossdebord@yahoo	404-953-2706
Todd Gulledge	THE COTTON MILL	tgulledge68@gmail.com	404-597-9139
JASON CHANCE	DDA	Jchance@gmail.com	770-375-6994
Chad Jacobs	COG	cjacobs@cityofgriffin.com	770-233-4130
Michelle Haynes	COG	mhaynes@cityofgriffin.com	770-233-4130
Bruce Ballard	GSCS	bruce.ballard@gscs.org	770-367-7683
Doug Hollberg	COG	gr.ffundsch@aol.com	770-468-3864
Jessica O'Connor	COG	joconnor@cog.com	770-229-1408
Patrick Kay	COG	pkay@cityofgriffin.com	770-228-5356
Cindy Jones	Chamber	cjones@cityofgriffin.com	770 228 8200
NEWTON GALLOWAY	GALLOWAY & LYNDALL / GSLBA	ngalloway@gallyn-law.com	770.233.6230
Alan Pollard	Chamber	apollard@cityofgriffin.com	770-228-8200

DOWNTOWN REDEVELOPMENT PLAN

Advisory Committee Meeting #2

February 25, 2022
Old City Hall

AGENDA

1. Welcome
2. Review and discussion of 2008 Short-Term and Long-Term URP Projects
3. Review of Latest Survey Responses
4. Discuss “Walk abouts”
5. Open Discussion
6. Next Meeting
7. Adjourn

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #2
February 25, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ross DeBono	Downtown Council & Main Street Board	rossdebono@yahoo.com	404-953-2706	
Todd Gulledge	The Cotton Mill	Tgulledge68@gmail.com	404-597-9139	R Todd
Jason Chance	Downtown Development Authority	Jchance@gmail.com	770-375-6994	
Chad Jacobs	City of Griffin P&Z	cjacobs@cityofgriffin.com	770-233-4130	
Michele Haynes	City of Griffin P&Z	mhaynes@cityofgriffin.com	770-233-4130	Michelle Haynes
Bruce Ballard	Griffin/Spalding Schools	Bruce.ballard@gscs.org	770-367-7683	Bruce Ballard
Doug Hollberg	City of Griffin, Mayor	giffindsh@aol.com	770-468-3864	
Jessica O'Connor	City of Griffin, City Manager	joconnor@cityofgriffin.com	770-229-6408	
Patrick Kay	City of Griffin, Econ Dev't Dir	pkay@cityofgriffin.com	770-228-5356	
Cindy Jones	Chamber of Commerce	cjones@cityofgriffin.com	770-228-8200	Cindy Jones
Newton Galloway	Galloway & Lyndall LLP	ngalloway@gallyn-law.com	770-233-6230	
Alison Pollard	Chamber of Commerce	apollard@cityofgriffin.com	770-228-8200	
Jude Fils-Aime	Sealth Inc.	jude.filsaime@gmail.com	404 310 9252	
Latonie Fils-Aime	Fils Aime & Assoc.	LmTRealtor@gmail.com	404 731 8976	

DOWNTOWN REDEVELOPMENT PLAN

Advisory Committee Meeting #3

March 25, 2022
Old City Hall

AGENDA

1. Welcome
2. Review and discussion of 2008 URP Public Improvement Projects
3. Recap of "Walk-about #1"
4. Discuss next "Walk-about" – East of Hill Street
5. Review of Latest Survey Responses
6. Open Discussion
7. Next Meeting – April 29
8. Adjourn

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #3
March 25, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ross DeBono	Downtown Council & Main Street Board	rossdebono@yahoo.com	404-953-2706	
Todd Gulledge	The Cotton Mill	Tgulledge68@gmail.com	404-597-9139	
Jason Chance	Downtown Development Authority	Jchance@gmail.com	770-375-6994	
Chad Jacobs	City of Griffin P&Z	cjacobs@cityofgriffin.com	770-233-4130	
Michele Haynes	City of Griffin P&Z	mhaynes@cityofgriffin.com	770-233-4130	
Bruce Ballard	Griffin/Spalding Schools	Bruce.ballard@gscs.org	770-367-7683	
Doug Hollberg	City of Griffin, Mayor	giffindsh@aol.com	770-468-3864	
Jessica O'Connor	City of Griffin, City Manager	joconnor@cityofgriffin.com	770-229-6408	
Cindy Jones	Chamber of Commerce	cjones@cityofgriffin.com	770-228-8200	
Newton Galloway	Galloway & Lyndall LLP	ngalloway@gallyn-law.com	770-233-6230	
Alison Pollard	Chamber of Commerce	apollard@cityofgriffin.com	770-228-8200	
Jude Fils-Aime	Sealth, Inc.	Jude.filsaime@gmail.com	404-310-9252	
Latonia Fils-Aime	Fils-Aime & Associates	~~Lm7Realtor@gmail.com~~ LMFRealtor@gmail.com	404-731-8976	

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #3
March 25, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Josh Abernathy	City Church / DTC	josh@citychurchgriffin.org	(770)846-3180	

DOWNTOWN REDEVELOPMENT PLAN

Advisory Committee Meeting #4

October 19, 2022
Old City Hall

AGENDA

1. Review Draft URP
2. Discuss Final Revisions and Recommendations
3. Adjourn

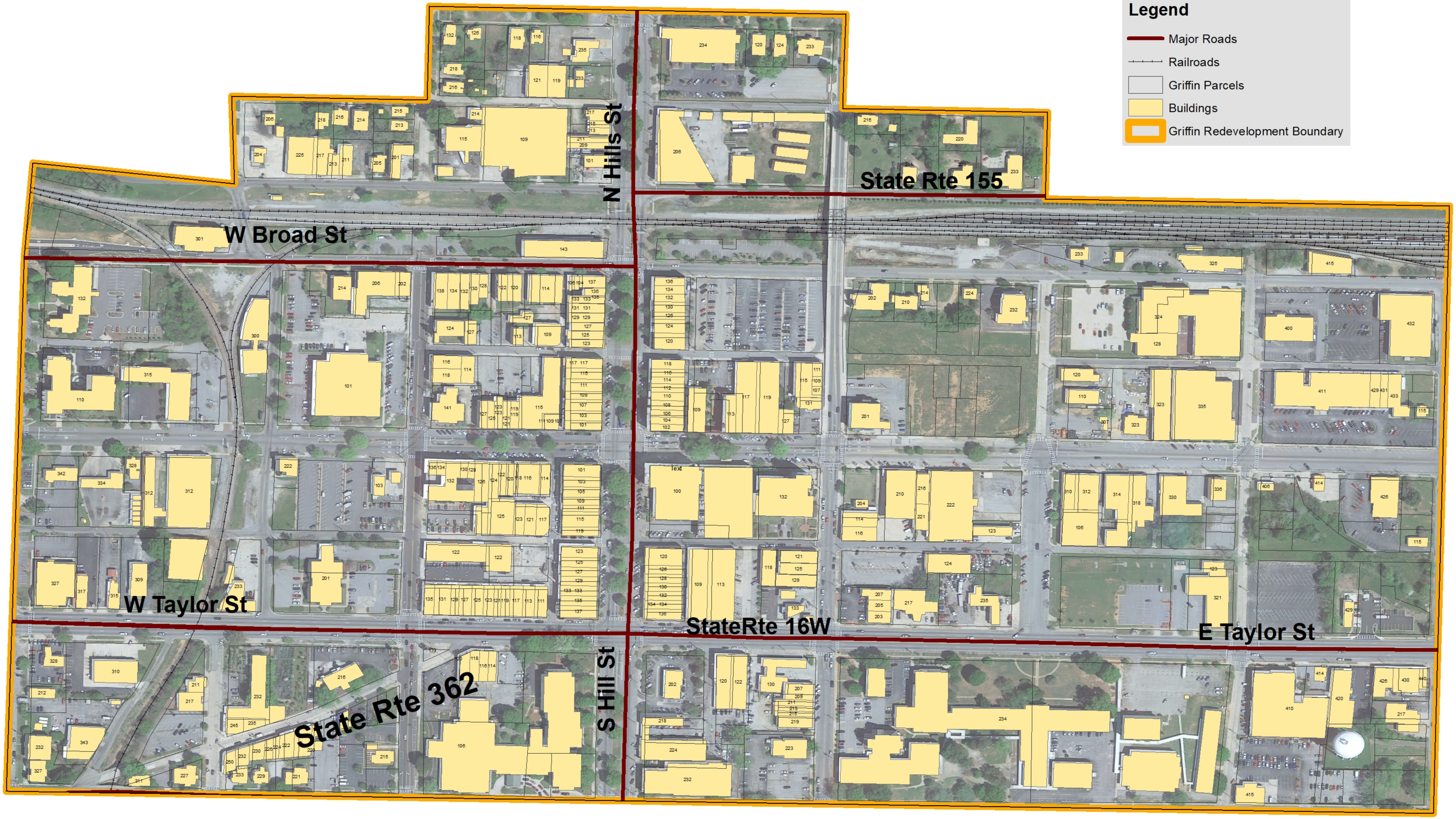
City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #4
October 19, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Ross DeBono	Downtown Council & Main Street Board	rossdebono@yahoo.com	404-953-2706	
Todd Gulledge	The Cotton Mill	Tgulledge68@gmail.com	404-597-9139	
Jason Chance	Downtown Development Authority	Jchance@gmail.com	770-375-6994	
Chad Jacobs	City of Griffin P&Z	cjacobs@cityofgriffin.com	770-233-4130	
Michele Haynes	City of Griffin P&Z	mhaynes@cityofgriffin.com	770-233-4130	
Bruce Ballard	Griffin/Spalding Schools	Bruce.ballard@gscs.org	770-367-7683	
Doug Hollberg	City of Griffin, Mayor	giffindsh@aol.com	770-468-3864	
Jessica O'Connor	City of Griffin, City Manager	joconnor@cityofgriffin.com	770-229-6408	
Cindy Jones	Chamber of Commerce	cjones@cityofgriffin.com	770-228-8200	
Newton Galloway	Galloway & Lyndall LLP	ngalloway@gallyn-law.com	770-233-6230	
Alison Pollard	Chamber of Commerce	apollard@cityofgriffin.com	770-228-8200	
Jude Fils-Aime	Sealth, Inc.	Jude.filsaime@gmail.com	404-310-9252	
Latonia Fils-Aime	Fils-Aime & Associates	LmFRealtor@gmail.com	404-731-8976	
Josh Abernathy	City Church & Downtown Council	josh@citychurchgriffin.org	770-846-3180	

City of Griffin
Downtown Urban Redevelopment Plan
Advisory Committee Meeting #4
October 19, 2022.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Jeremy Shratten	City of Griffin Economic Development	JShratten@[redacted] cityofgriffin.com	470-727-5247	Jeremy Shratten

Griffin Urban Redevelopment Area



N

0 0.02 0.04 0.08 0.12 0.16 Miles

ThreeRivers REGIONAL COMMISSION

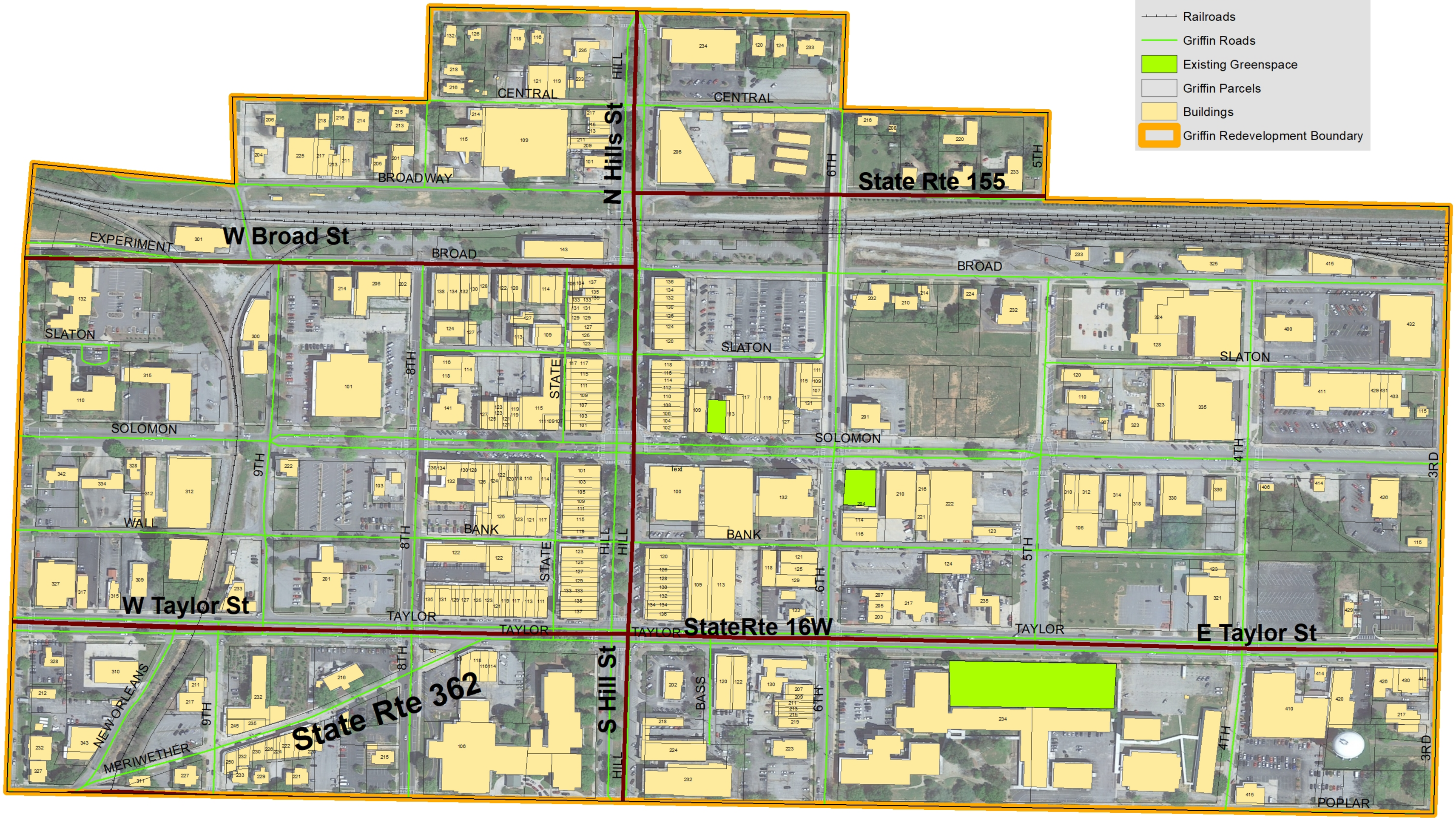
120 North Hill St. Tel: (678) 692-0510
P.O Box 818 Fax: (678) 692-0513
Griffin, GA 30224

Produced by:
Three Rivers Regional Commission
Date: 7/14/2022

Griffin Urban Redevelopment Area

Legend

- Major Roads
- Railroads
- Griffin Roads
- Existing Greenspace
- Griffin Parcels
- Buildings
- Griffin Redevelopment Boundary



N

0 0.02 0.04 0.08 0.12 0.16 Miles

ThreeRivers REGIONAL COMMISSION

120 North Hill St. Tel: (678) 692-0510
PO Box 818 Fax: (678) 692-0513
Griffin, GA 30224

Produced by:
Three Rivers Regional Commission
Date: 8/26/2022

Griffin Urban Redevelopment Area

Legend

- Major Roads
- Railroads
- National Register District
- Griffin Parcels
- Buildings
- Griffin Redevelopment Boundary

N Hills St

State Rte 155

W Broad St

W Taylor St

StateRte 16W

E Taylor St

State Rte 362

S Hill St

N

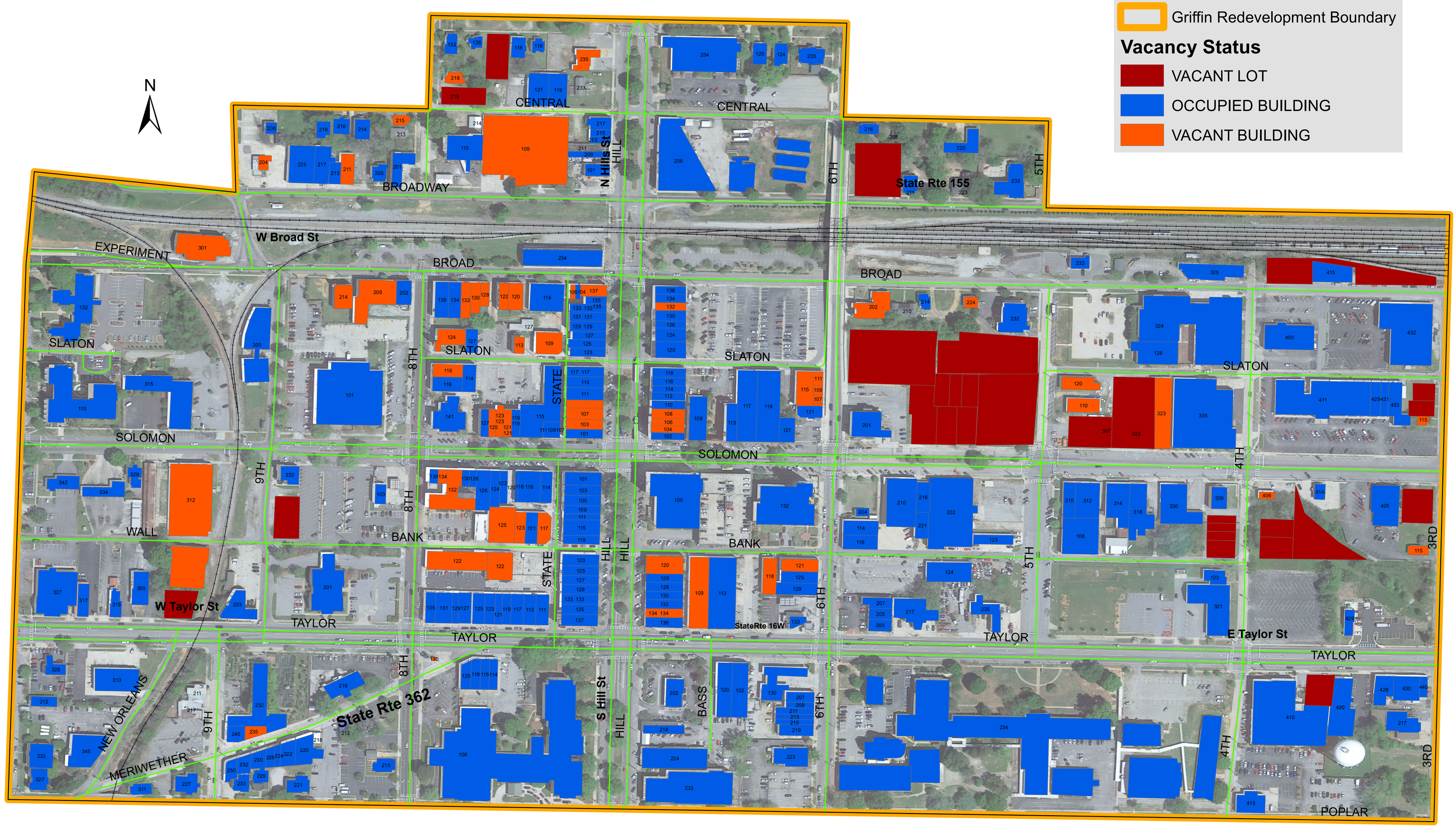
0 0.02 0.04 0.08 0.12 0.16 Miles

ThreeRivers REGIONAL COMMISSION

120 North Hill St. Tel: (678) 692-0510
P.O Box 818 Fax: (678) 692-0513
Griffin, GA 30224

Produced by:
Three Rivers Regional Commission
Date: 7/14/2022

Griffin Urban Redevelopment Area



Legend

- Railroads
- Griffin Roads
- Griffin Redevelopment Boundary

Vacancy Status

- VACANT LOT
- OCCUPIED BUILDING
- VACANT BUILDING

ThreeRivers REGIONAL COMMISSION

120 North Hill St. Tel: (678) 692-0510
P.O Box 818 Fax: (678) 692-0513
Griffin, GA 30224

Produced by:
Three Rivers Regional Com
Date: 10/18/2022

A RESOLUTION 22-

A RESOLUTION TO ADOPT THE DOWNTOWN GRIFFIN URBAN REDEVELOPMENT PLAN, PURSUANT TO THE AUTHORITY OF GEORGIA URBAN REDEVELOPMENT ACT (O.C.G.A. §36-61-1, et seq.); AND TO APPROVE THE DOWNTOWN GRIFFIN URBAN REDEVELOPMENT PLAN.

WHEREAS, the Downton Griffin Urban Redevelopment Area is defined as the area in the City of Griffin between 10th Street to the west; and Poplar Street to the south; and 3rd Street to the east; and Broadway Street to the north; and Central Street to the north between 9th Street and 5th Street; and Chappell Street to the north between 8th Street and 4th Street; and

WHEREAS, the residents and City staff have prepared an Urban Redevelopment Plan to address blight conditions and underutilized areas and neighborhoods; and

WHEREAS, the City Commission makes the following findings: that the Downtown Griffin Urban Redevelopment Area conforms to the comprehensive plan for the City of Griffin; and that the Plan affords maximum opportunity for rehabilitation and redevelopment; and

WHERAS, adoption of this Plan is necessary to designate the Downtown as an Urban Redevelopment Area, in accordance with Title 36, Chapter 61 of the Code of Georgia, as amended; and

WHEREAS, such designation as an Urban Redevelopment Area will enable the City to undertake activities necessary to implement the proposed improvements and to revitalize buildings and infrastructure;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the City of Griffin does hereby adopt this Urban Redevelopment Area for Downtown Griffin of the overall City wide Redevelopment Initiative.

BE IT RESOLVED this 22nd day of November 2022.

_____
Douglas S. Hollberg, Mayor

CERTIFICATION
I do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the City of Griffin on the date so stated in said Resolution. I further certify that I am the Secretary and that said Resolution has full force and effect the 22nd day of November, 2022.

ATTEST:

_____
Jessica W. O'Connor, Secretary/City Manager

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider, on first reading, amending the Code of Ordinances of the City of Griffin, Chapter 22, Buildings and Regulations, Article II, Construction Standards, Division 1, Generally, Section 22-31 (a) and (b), State Minimum Standard Codes. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The current codified building codes are out of date and this amendment will bring all of them up to date along with all applicable State of Georgia amendments.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Ord 22-04 Building Codes.pdf
Redline - Sec._22_31.___State_minimum_standard_codes_.pdf

No. 22 –

AN ORDINANCE

AN ORDINANCE, AMENDING THE CODE OF GRIFFIN, GEORGIA, AT CHAPTER 22, BUILDINGS AND REGULATIONS, ARTICLE II, CONSTRUCTION STANDARDS, DIVISION 1, GENERALLY, SECTION 22-31 (A) AND (B), STATE MINIMUM STANDARD CODES,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. The Code of Griffin, Georgia is hereby amended at Chapter 22, BUILDING AND REGULATIONS, by amending Section 22-31(a) and (b), State minimum standard codes, which hereinafter shall include the following language:

Section 22-31 – State minimum standard codes.

(a) Codes which are to enforced by the city manager or their designated representative. The state minimum standard codes enumerated in O.C.G.A. § 8-2-20(9)(B)(i)(I)-(VIII), to-wit:

- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022);
- International Residential Code, 2018 Edition, with Georgia Amendments (2020);
- International Fire Code, 2018 Edition;
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022);
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020);
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022);
- National Electric Code, 2020 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022);
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020).

Which codes have mandatory statewide application and do not require adoption by local ordinance, shall be enforced by the city manager, their designated representative, or designee(s) thereof, in accordance with the procedures hereinafter set forth.

(b) Adoption of optional codes; enumeration. There is hereby adopted within the city the permissive state minimum standard codes enumerated in O.C.G.A. § 8-2-20(9)(B)(i)(IX)-(XI), to-wit:

- Disaster Resilient Building Code IBC Appendix (2013);
- Disaster Resilient Building Code IRC Appendix (2013)
- International Property Maintenance Code, 2018 Edition, with Georgia Amendments (2021),
- International Existing Building Code, 2018 Edition, with Georgia Amendments (2015);
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011).

(c) The codes provided in subparts (a) and (b) of this section shall mean the current edition of such codes as approved by board of community affairs, including any new edition of any such code as provided in subsection of code [O.C.G.A.] 8-2-23(b); and provided, further, that any such codes may hereafter be amended or revised as provided in subsection of code [O.C.G.A.] 8-2-23(a). All references to "State Minimum Standard Codes" shall include the Georgia State Amendments promulgated by the board of community affairs and any local amendments approved by said board.

(d) Whenever the International Fire Code (ICC), as approved by the board of community affairs, is applicable, any state minimum standard code provision shall not be less restrictive than the Georgia State Fire Code, as adopted by the Georgia Safety Fire Commissioner pursuant to O.C.G.A. § 25-2-13.

(e) The city manager or his designee shall make copies of relevant sections of the codes enforced or adopted in this section available to members of the general public, in printed or written format, at such price as it deems reasonable, to defray the costs of publication and handling. Due to copyright limitations, copying or duplication of some codes may be restricted.

(f) In applying the aforesaid state minimum standard codes, the following standards may also be applicable:

(1) Part X of ANSI A17.1-1984, the American National Standard Practice for Inspection of Elevators, Escalators and Moving Walks, Inspector's Manual ANSI A17.2, the safety standards for manlifts ANSI A90.1a-1976, the safety standard for construction hoists ANSI A10.4-1981 and ANSI A10.5-1981, the safety standard for conveyors and related equipment ANSI B20.1-1984, or the latest revised rules and regulations adopted by the state commissioner of labor;

(2) Part 3, Fire Escapes, of O.C.G.A. Title 8, Chapter 2 (O.C.G.A. §§ 8-2-50—8-2-52) shall apply to all buildings within the city which are not used as private residences and which are three or more stories in height; and

(3) Article 3 of O.C.G.A. Title 8, Chapter 2, "The Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings" (O.C.G.A. §§ 8-2-200—8-2-222) is hereby incorporated by reference and shall be used by the city manager or his

designated representative whenever there exists the need to utilize compliance alternatives to any provisions of the rules, regulations, codes, or standards herein imposed or adopted.

(Code 1968, § 5-14; Ord. No. 98-12, § 1, 7-28-1998; Ord. No. 01-19, § 1(22-1), 12-11-2001; Ord. No. 02-16, § 1, 10-8-2002; Ord. No. 03-01, § 1, 1-28-2003; Ord. No. 04-03, § 1, 4-27-2004; Ord. No. 12-03, § 1, 6-12-2012; Ord. No. 17-02, § 1, 2-11-2017 ; Ord. No. 18-02, § 1, 2-27-2018)

Section 2. All ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed.

Section 3. Should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the municipal governing authority.

Section 4. Except as modified herein, The Code of Griffin, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The city attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Board of Commissioners. The city secretary shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

Section 5. This ordinance shall become effective immediately upon adoption on second and final reading.

First Reading: November 22, 2022

Second Reading: December 13, 2022

Sec. 22-31. State minimum standard codes.

(a) Codes which are to be enforced by the city manager or his designated representative. The state minimum standard codes enumerated in O.C.G.A. § 8-2-20(9)(B)(i)(I)—(VIII), to-wit:

- International Building Code, 2018~~2~~ Edition, with Georgia Amendments (2020) (2022);~~(2014) (2015) (2017) (2018);~~
- International Residential Code, 2018~~2~~ Edition, with Georgia Amendments (2020);~~(2014) (2015) (2018);~~
- International Fire Code, 2018~~2~~ Edition, with Georgia Amendments ~~((2014)~~;
- International Plumbing Code, 2018~~2~~ Edition, with Georgia Amendments (2020) (2022);~~(2014) (2015);~~
- International Mechanical Code, 2018~~2~~ Edition, with Georgia Amendments (2020);~~(2014) (2015);~~
- International Fuel Gas Code, 2018~~2~~ Edition, with Georgia Amendments (2020) (2022);~~(2014) (2015);~~
- National Electrical Code, 2020~~17~~ Edition, with Georgia Amendments (2021);~~(No Georgia Amendments);~~
- International Energy Conservation Code, 2015~~09~~ Edition, with Georgia Supplements and Amendments (2020) (2022);~~(2011) (2012);~~
- International Swimming Pool and Spa Code, 2018~~2~~ Edition, with Georgia Amendments (2020);~~(2014).~~

Which codes have mandatory statewide application and do not require adoption by local ordinance, shall be enforced by the city manager, his designated representative, or designee(s) thereof, in accordance with the procedures hereinafter set forth.

(b) Adoption of optional codes; enumeration. There is hereby adopted within the city the permissive state minimum standard codes enumerated in O.C.G.A. § 8-2-20(9)(B)(i)(IX)—(XI), to-wit:

- Disaster Resilient Building Code IBC Appendix (2013);
- Disaster Resilient Building Code IRC Appendix (2013);
- International Property Maintenance Code, 2018~~12~~ Edition, with Georgia Amendments (20~~15~~);
- International Existing Building Code, 2018~~2~~ Edition, with Georgia Amendments (2015);
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011).

(c) The codes provided in subparts (a) and (b) of this section shall mean the current edition of such codes as approved by board of community affairs, including any new edition of any such code as provided in subsection of code [O.C.G.A.] 8-2-23(b); and provided, further, that any such codes may hereafter be amended or revised as provided in subsection of code [O.C.G.A.] 8-2-23(a). All references to "State Minimum Standard Codes" shall include the Georgia State Amendments promulgated by the board of community affairs and any local amendments approved by said board.

(d) Whenever the International Fire Code (ICC), as approved by the board of community affairs, is applicable, any state minimum standard code provision shall not be less restrictive than the Georgia State Fire Code, as adopted by the Georgia Safety Fire Commissioner pursuant to O.C.G.A. § 25-2-13.

(e) The city manager or his designee shall make copies of relevant sections of the codes enforced or adopted in this section available to members of the general public, in printed or written format, at such price as it deems reasonable, to defray the costs of publication and handling. Due to copyright limitations, copying or duplication of some codes may be restricted.

(f) In applying the aforesaid state minimum standard codes, the following standards may also be applicable:

(1) Part X of ANSI A17.1-1984, the American National Standard Practice for Inspection of Elevators, Escalators and Moving Walks, Inspector's Manual ANSI A17.2, the safety standards for manlifts ANSI A90.1a-1976, the safety standard for construction hoists ANSI A10.4-1981 and ANSI A10.5-1981, the safety standard for conveyors and related equipment ANSI B20.1-1984, or the latest revised rules and regulations adopted by the state commissioner of labor;

(2) Part 3, Fire Escapes, of O.C.G.A. Title 8, Chapter 2 (O.C.G.A. §§ 8-2-50—8-2-52) shall apply to all buildings within the city which are not used as private residences and which are three or more stories in height; and

(3) Article 3 of O.C.G.A. Title 8, Chapter 2, "The Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings" (O.C.G.A. §§ 8-2-200—8-2-222) is hereby incorporated by reference and shall be used by the city manager or his designated representative whenever there exists the need to utilize compliance alternatives to any provisions of the rules, regulations, codes, or standards herein imposed or adopted.

(Code 1968, § 5-14; Ord. No. 98-12, § 1, 7-28-1998; Ord. No. 01-19, § 1(22-1), 12-11-2001; Ord. No. 02-16, § 1, 10-8-2002; Ord. No. 03-01, § 1, 1-28-2003; Ord. No. 04-03, § 1, 4-27-2004; Ord. No. 12-03, § 1, 6-12-2012; Ord. No. 17-02, § 1, 2-11-2017 ; Ord. No. 18-02, § 1, 2-27-2018)

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a Task Order Form to the Master Services agreement between the City of Griffin and Paragon Consulting Group in the amount of $57,750.00 for contract management, repair plans, construction cost estimate, bid administration and construction observation of the bridge at Poplar Street. *Public Works Director, Mariza Eller, wil address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

Under this assignment, Paragon Consulting Group will conduct contract management, repair plans, construction cost estimate, bid administration, and construction observation of the bridge repairs needed for the bridge at Poplar Street.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The TOF will be paid for using SPLOST 2016 funds in the amount of $57,750.00.

Submitted By:
Mariza Eller

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
COG Poplar St Bridge TOF 110422.pdf

TASK ORDER FORM
REPAIR OF POPLAR STREET BRIDGE OVER NS RAILROAD
For
CITY OF GRIFFIN
Project No. PCG3152-22059
November 4, 2022

Paragon Consulting Group (PCG) has prepared this Task Order Form (TOF) in accordance with the Master Services Agreement. This TOF has been prepared to provide our services to the City of Griffin related to the repair of Poplar Street Bridge over NS Railroad.

Scope of Work:

The Scope of Work for this TOF includes a site visit to collect field data, preparation of details for steel H-pile repairs at 14 locations on the Poplar Street Bridge over the NSRR and developing a Construction Cost.

Background Information:

- Existing Bridge (Bridge Serial Number 255-0025-0) is a three span 66' long by 48' wide prestressed concrete box beam bridge on concrete caps with steel H-piles built in 1977.
- Current minimum vertical clearance is 17'-7". Current horizontal clearance is 13.2'.
- We currently do not have the existing plans but do have the Routine Bridge Inspection Report from 07/28/2022.
- The rating for the substructure during this inspection was lowered to a "4" due to corrosion of the steel H-piles and GDOT has ordered that the bridge be load posted.
- Corrosion of the steel H-piles is widespread but worst near a concrete flume draining a deck inlet, outfalling from a pipe through bridge Abutment 1. The piles appear to be unpainted.
- Piles at Bents 2 & 3 are braced by 2 steel angles welded to the piles in an X pattern.
- Extensive slope erosion occurs at both abutments.

Tasks:

<u>Task 1 – Contract Management</u>

a) Monthly progress meetings
b) Coordination with Norfolk Southern

c) One engineering site visit prior to design to collect field data
d) Review as-built plan set

Task 2 – Prepare Repair Plans

a) Structural assessment of existing piles
b) Create a Title Sheet for the plan package
c) Create an Index of sheets
d) Create a Bridge Layout using the existing Bridge Layout to delineate repair areas
e) Create a Quantity Sheet to document repair totals
f) Create plan details consisting of:
    1. Welded repair and notes for steel H-piles
    2. Removal and replacement of pile sway bracing
    3. Details and notes for concrete encasement of H-pile repairs
    4. Details and notes for header slope erosion repairs

Task 3 – Develop a Construction Cost Estimate

a) Develop Construction Cost Estimate
b) Estimate railroad flagging costs

Task 4 – Bid Administration

a) Advertisement of project
b) Solicitation of qualified bidders
c) Addressing contractor questions
d) Issuance of addenda
e) Facilitate bid opening
f) Review bids

Task 5 – Construction Observation

Periodic construction observation to document project progress and confirm pay request information.

Schedule:

Upon receipt of the signed notice to proceed, PCG anticipates completion of the scope of work described as follows:

Task 1 – Contract Management	*4 weeks*
Task 2 – Prepare Repair Plans	*6 weeks*
Task 3 – Develop a Construction Cost Estimate	*1 week*
Task 4 – Bid Administration	*5 weeks after Advertisement*
Task 5 – Construction Observation	*Ongoing with construction schedule*

Fee:

Task 1 – Contract Management	*$ 20,750.00, lump sum*
Task 2 – Prepare Repair Plans	*$ 17,500.00, lump sum*
Task 3 – Develop a Construction Cost Estimate	*$ 3,500.00, lump sum*
Task 4 – Bid Administration	*$ 8,500.00, lump sum*
Task 5 – Construction Observation	*$ 7,500.00, lump sum*
	$ 57,750.00 Total

Any work requested outside of the above scope of work will be invoiced on a time and expenses basis in accordance with our current Unit Rates.

AUTHORIZATION

As our authorization to proceed, please sign in the space provided below.

City of Griffin, Georgia	**Paragon Consulting Group, Inc.**
Signature:_____	Signature: Brian K. Upson
	Brian K. Upson, PE President
Date:_____	Date: 11/4/22

Attested by:

City of Griffin, Georgia

Signature:_____

Date:_____

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider Assignment Agreement with Heath & Lineback Engineers and BCC Engineering, LLC whereby BCC Engineering d/b/a Heath & Lineback would accept the assignment of all rights, title, interest, and responsibilities of Heath & Lineback under its active contracts and task orders with the City following the acquisition of Heath & Lineback by BCC Engineering. *Director of Public Works, Mariza Eller, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

Heath & Lineback Engineers, Inc. (H&L) has been acquired by BCC Engineering, LLC (BCC). This Assignment Agreement will allow BCC d/b/a Heath & Lineback to accept all rights, title, interest, and responsibilities of H&L under the active contracts and task orders with the City, including the H&L Master Services Agreement, the Downtown Griffin Streetscape Survey Project, the Hammond Drive at Poplar Street Intersection Improvements, and the Solomon Street Intersection Project.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The assignment agreement will not impact the pricing of any contract or active task order previously agreed upon by Heath & Lineback.

Submitted By:
Kelsey Carden

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
BCC HL Assignment and Assumption of City of Griffin DRAFT[9].pdf

November 17, 2022

Kelsey Carden
Office of the City Manager
100 S Hill St,
Griffin, GA 30223

Re: Notice of Acquisition and Consent to Assignment of Contract

Dear Ms. Carden,

In connection with an acquisition of Heath & Lineback Engineers, Inc. ("H&L") by BCC Engineering, LLC ("BCC"), H&L began transitioning its employees and contracts to BCC d/b/a Heath & Lineback.

We look forward to continuing to provide the same high level of service, but with the increased resources that come with now being BCC Engineering, LLC d/b/a Heath & Lineback. Combined, we will have 13 locations, with over 142 professional engineers who will continue to offer cutting-edge engineering services to our community as well as to other parts of the Southeast United States.

We request your consent to assign the contracts listed on the next page to BCC. We appreciate your assistance and thank you in advance for your prompt attention to this matter. If you have any questions regarding this notice, please do not hesitate to contact us.

Sincerely,

Heath & Lineback Engineers, Inc.
John Heath
President / CEO

ASSIGNMENT AGREEMENT

Contracts to be assigned to BCC Engineering, LLC:

1. Professional Services Agreement between Heath & Lineback Engineers, Inc. and the City of Griffin (Griffin MASTER Services Agreement- MASTER; H&L ID: 2022.010).
2. Professional Services Agreement between Heath & Lineback Engineers, Inc. and the City of Griffin (Downtown Griffin Streetscape Survey Project).
3. Professional Services Agreement between Heath & Lineback Engineers, Inc. and the City of Griffin (Hammond Drive at Poplar Street Intersection Improvements; H&L ID: 2019.044.002).
4. Professional Services Agreement between Heath & Lineback Engineers, Inc. and the City of Griffin (Solomon Street Intersection ; H&L ID: 2020.016

BCC hereby accepts the assignments of H&L's right, title and interest and shall be bound by all of the terms of the agreement(s) and all active Task and Purchase Orders associated therewith in H&L's place and stead. BCC assumes and shall faithfully pay and perform in H&L's stead as and when due, any and all liabilities and obligations of H&L under the agreement(s) listed above and all active Task and Purchase Orders associated therewith.

The undersigned hereby consents to the assignment of these contracts to BCC Engineering, LLC, as of the ____day of November 2022:

City of Griffin

_____

Name:

Title:

Attest:_____
Jessica W. O'Connor, Secretary

(SEAL)

Heath & Lineback Engineers

_____

Name: John Heath, PE
Title: President / CEO

Approved as to form:

Andrew J. Whalen, III
Andrew J. Whalen, III
City Attorney

BCC Engineering, LLC

_____

Name: Jose Munoz, PE
Title: President / CEO

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider MEAG Power Sale of Excess Reserve Capacity to the City of Covington on behalf of the City of Griffin. *Electric Director, Jennifer Freeman will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The contract is for the sale of 7871 kW of Excess Reserve Capacity at $10 per kW. This is a Reserve Capacity Sale, which means that no energy is included in this sale. The action merely reserves the energy if the contracted city needs it, within the contracted dates of January 1, 2023 to December 31, 2023.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The amount of $78,710 (excess capacity of 7871 kW at $10.00 per kW) will be credited within the MEAG Power bill for calendar year 2023.

Submitted By:
Jennifer Freeman

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
IPT_Agreement_Griffin_to_Covington_for_Reserve_Capacity for 2023.pdf
Legal Opinion- IPT Covington.pdf

September 27, 2022

City of Griffin, Georgia
Attn: Ms. Jennifer Freeman, Electric Director
100 South Hill Street
Griffin, GA 30223

City of Covington, Georgia
Attn: Mr. Tres Thomas, City Manager
2194 Emory Street, NW
Covington, GA 30014

Re: MEAG Power Sale of Excess Reserve Capacity to the City of Covington on Behalf of the City of Griffin

Dear Ms. Freeman and Mr. Thomas:

This Letter Agreement sets forth the agreement between the Municipal Electric Authority of Georgia ("MEAG Power"), City of Griffin, Georgia ("Griffin"), and the City of Covington, Georgia ("Covington") for MEAG Power's sale on behalf of Griffin of certain excess reserve capacity to Covington pursuant to Section 312 of the Power Sales Contract between MEAG Power and Griffin. MEAG Power is willing to facilitate and execute this transaction pursuant to Section 312, subject to this Letter Agreement.

The capitalized words or terms that are used in this Letter Agreement, but are not defined herein, shall have the same meanings as assigned to them in the Power Sales Contract.

In consideration of the mutual agreements set forth herein, the sufficiency and adequacy of which are acknowledged by MEAG Power, Griffin and Covington, it is understood and agreed that:

(1) Sale of Excess Reserve Capacity by MEAG Power on Behalf of Griffin.

(a) Pursuant to Section 312 of the Power Sales Contract between MEAG Power and Griffin, Griffin has declared capacity in the amount of 7,871 kW, as measured at B1, of the total kW of its Project One Entitlement Share (the "Sales Amount") to be excess to its needs. Griffin has requested MEAG Power to sell, and MEAG Power shall, in accordance with this Letter Agreement, sell this capacity, but no energy associated therewith, to Covington.

(b) This Sale Amount shall not reduce Griffin's cost obligations under the Power Sales Contract and Griffin shall remain liable to MEAG Power for its entire Entitlement Share. All payments received by MEAG Power from Covington for the Sale Amount pursuant to this Letter Agreement shall be credited to Griffin's obligation to MEAG Power to pay for its Entitlement Share.

Municipal Electric Authority of Georgia
1470 Riveredge Parkway NW
Atlanta, Georgia 30328-4640

1-800-333-MEAG 770-563-0300

(2) Purchase of Excess Reserve Capacity by Covington. Covington agrees to purchase the Sale Amount for a price of $10.00 per kW-year (the "Contract Price"). MEAG Power shall bill Covington for such amount and Covington shall pay all amounts due in the same manner as other payments under the Power Sales Contract between MEAG Power and Covington.

(3) Costs. Griffin shall be obligated for all costs incurred by MEAG Power as a direct result of the transaction identified in this Letter Agreement. MEAG Power agrees to provide sufficient documentation to Griffin to enable it to verify any such costs.

(4) Indemnification. Griffin hereby indemnifies and holds MEAG Power and the remaining MEAG Power Participants harmless from and against any and all losses, costs, liabilities, damages, expenses (including without limitation attorneys' fees and expenses) of any kind and incurred or suffered by MEAG Power or its Participants as a result of, or in connection with, Griffin's sale of excess reserve capacity pursuant to this Letter Agreement, only to the extent permitted by law

(5) Term. The initial term of the sale of Griffin's excess reserve capacity to Covington pursuant to this Letter Agreement shall begin at 0000 hours on January 1, 2023 and end at 2400 hours on December 31, 2023. Other than as to the sales transaction, all other provisions of the agreement shall remain in effect until all other obligations under this Letter Agreement are satisfied, including, but not limited to, Griffin's obligation to indemnify MEAG Power and the Participants. All times referenced herein are Central Prevailing Time.

(6) Termination and Unwind. If MEAG Power changes its policy concerning the computation of necessary reserve capacity from a “budgeted coincident peaks” standard to an “actual peaks” standard and such policy change goes into effect during the Term of this Letter Agreement, Griffin and Covington shall be returned to their respective positions as if this Letter Agreement had not been entered into (e.g., Covington shall receive a credit for amounts it paid pursuant to this Letter Agreement and Griffin shall be billed for all such amounts). Subsequently, this Letter Agreement shall terminate, except that Sections (3) and (4) shall remain effective.

If you are in agreement with the foregoing and after this Letter Agreement has been duly authorized by the respective governing bodies of Griffin and Covington, please execute this Letter Agreement in the space provided below.

MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA

ATTEST:

By: _____

_____

James E. Fuller
President and Chief Executive Officer

[SIGNATURES CONTINUED ON NEXT PAGE]

Municipal Electric Authority of Georgia
1470 Riveredge Parkway NW
Atlanta, Georgia 30328-4640

1-800-333-MEAG 770-563-0300

Agreed to and accepted, this ____ day of _____, _____.
Month Year

CITY OF GRIFFIN

By:_____

ATTEST:

_____
City Clerk

[SEAL]

Agreed to and accepted, this ____ day of _____, _____.
Month Year

CITY OF COVINGTON

By:_____

ATTEST:

_____
City Clerk

[SEAL]

Approved as to form:

Andrew J. Whalen, III
Andrew J. Whalen, III
City Attorney

Municipal Electric Authority of Georgia
1470 Riveredge Parkway NW
Atlanta, Georgia 30328-4640

1-800-333-MEAG 770-563-0300

THE WHALEN LAW FIRM
100 South Hill Street, Suite 524
Griffin, Georgia 30223
Telephone (770) 227-9456

November 4, 2022

Municipal Electric Authority of Georgia
Attn: James E. Fuller, President & Chief Executive Officer
1470 Riveredge Parkway, N.W.
Atlanta, Georgia 30328-4640

City of Griffin, Georgia
Attn: Mrs. Jessica W. O'Connor, City Manager
100 South Hill Street, Third Floor
Griffin, Georgia 30223

City of Covington, Georgia
Attn: Mr. Tres Thomas, City Manager
2194 Emory Street, N.W.
Covington, Georgia 30014

RE: Opinion Re: Enforceability of Inter-Participant Contract for Sale of Excess Reserve Capacity to City of Covington on behalf of City of Griffin

Dear Mr. Fuller, Mrs. O'Connor & Mr. Thomas:

The purpose of this letter is to provide my legal opinion concerning the execution and enforceability of that certain Inter-Participant Contract entered into by the cities of Griffin, Covington and MEAG Power, dated September 27, 2022 ("IPT") for Excess Reserve Capacity. I have conducted a thorough review of applicable law, including statutory and constitutional law of Georgia, the Charter of the City of Griffin, and all applicable ordinances and resolutions of the City of Griffin. I am also knowledgeable concerning the procedure utilized by the City of Griffin in reviewing and approving the IPT.

For the benefit of and reliance of each of the parties to the IPT, I hereby opine as follows:

(1) That the process utilized by the governing body of the City of Griffin in approving the IPT complied in full with each of the requirements set forth in the City's Charter, ordinances and resolutions; and,

(2) The signatory of the IPT on behalf of the City of Griffin is fully authorized by applicable law to execute the IPT on behalf of the City of Griffin and that the City of Griffin upon execution will be fully bound by the terms of the IPT; and,

(3) Upon execution, the IPT will be a fully enforceable document legally binding the City of Griffin to the terms thereof.

I understand fully that the parties to the IPT are relying upon this opinion in moving forward with this transaction.

Very truly yours,

THE WHALEN LAW FIRM LLC

By:_____
Andrew J. Whalen, III
For the Firm

Cc: Ms. Jennifer Freeman, Electric Director

File

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider the following three nominees to fill the 2022 open ECG Board seats, Mr. Derek Hampton, City of Cartersville, Mr. Wayne Jones, City of Griffin, and Mr. Huston Gillis, City of Lawrenceville. *Electric Director, Jennifer Freeman will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

Electric Cities of Georgia has three open board seats to be filled in 2022 for a three year term. There are eight nominees to fill the three open seats. Staff is making the recommendation to select Derek Hampton of Carterville, Wayne Jones of Griffin, and Huston Gillis of Lawrenceville on the official ballot to be submitted to ECG. We feel that these three nominees have a diverse background in the electric industry and will represent the City of Griffin, along with the other ECG cities, well.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

N/A

Submitted By:

Jennifer Freeman

Meeting Date:

22/11/2022

ATTACHMENTS:

2022 ECG Official Ballot.pdf

ECG Official Ballot
2022 - Election

Must select exactly *Three* nominees for the ECG Board:

☐ **Mr. Steven Carter**
City of Albany
City Manager

☐ **Mr. Rod Prince (Incumbent)**
City of Cairo
Energy Services Director

☒ **Mr. Derek Hampton**
City of Cartersville
Electric Director

☐ **Ms. Deana Holiday Ingraham**
City of East Point
Mayor

☐ **Mr. Adam Wall**
City of Ellaville
Public Power Superintendent

☐ **Ms. Martha McAfee**
Fort Valley Utility Commission
Economic & Community Development Manager

☒ **Mr. Wayne Jones**
City of Griffin
Technical Services Superintendent

☒ **Mr. Huston Gillis**
City of Lawrenceville
Electric Director

_____
Delegate or Authorized Official ***(Printed)***

_____
Delegate or Authorized Official ***(Signed)***

_____
Title

_____
Date

_____
City / Commission

Please use one of the following three options to place a vote:

- ***Via E-mail*** – by emailing the completed ECG Official Ballot to Tammy S. Galvis of Nichols, Cauley & Associates, LLC before 5:00 PM on Friday, December 2nd.

  E-mail address: tgalvis@nicholscauley.com
  To Confirm Receipt of Ballot: 770-422-0598

- ***Via FAX*** – by faxing the completed ECG Official Ballot to of Tammy S. Galvis of Nichols, Cauley & Associates, LLC before 5:00 PM on Friday, December 2nd.

  FAX Number: 678-214-2355
  To Confirm Receipt of Ballot: 770-422-0598

- ***In Person*** – by personally handing the completed ECG Official Ballot to a representative of Nichols, Cauley & Associates, LLC at The Ritz-Carlton Reynolds, Lake Oconee, between 2:00 and 3:30 PM, Monday, December 5th.

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider rescission of the September 13, 2022 approval of the purchase of a 2023 Ford F150XL in the amount of $33,512.76 from Speedway Ford, consider the purchase of a 2022 Ford F150XL from Southern Ford, most responsive quote, in the amount of $36,840.00, and amend the budget accordingly. *Electric Deputy Director, Jason Crane will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

Electric requests rescission of the 9-13-22 approval of the purchase of a 2023 Ford F150XL. The vendor informed the City that the ordering bank closed prior to the vendor receiving the City's purchase order. Electric has obtained (3) quotes for a different vehicle; however, two of the vendors have long delivery times (6-12 months) and the risk of the order bank closing continues to exist. Electric requests approval to purchase the vehicle from the most responsive vendor as the vehicle is immediately available at the Southern Ford dealership. The cost difference between the high quote and low quote is $340.00. Vehicle purchases continue to be a challenge due to low availability, extended delivery times and short order bank timeframes.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Budgeted in FY23-	$33,206.00
Cost of truck-	$36,840.00
Amend FY23 budget-	$3,634.00

Submitted By:
Jennifer Freeman

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
PO for F-150 Customer Service BOC 11-22-22.pdf
Quote F-150 Customer Service BOC 11-22-22.pdf
Justification Form F-150 Customer Service BOC 11-22-22.pdf
Fleet Request Form F-150 Customer Service BOC 11-22-22.pdf
AGENDA ITEM 20221122 BA Resolution EL Customer Svc F-150 v2.pdf

Griffin
Growing, TOGETHER

City of Griffin, Georgia
P O Box T
Griffin, Georgia 30224
(770)229-6400

DATE: 11/15/22

Purchase Order No. _____

Contract # and Expiration: _____

FY23 VEHICLE FLEET PO

Contract With: State

Vendor No. _____

Vendor Name & Address

Southern Ford
1011 Hwy. 19
Thomaston, Ga. 30286
charlie@southernford.net
Ph: 706-648-2191 Fax: 706-648-2248

Per Georgia State Code 48.8, the City of Griffin is tax exempt from sales and use tax.

Freight is F.O.B. Destination

Freight is FOB Destination Deliveries are to be sent to Motorpool between the hours of 8:00 a.m. and 4 p.m.

Invoices are to be sent to requesting dept. for approval. Payment inquiries should be directed to Accounts Payable (accounting.vital@cityofgriffin.com)

Deliver to:

City of Griffin
Dept: Motorpool
245 Emlet Drive
Griffin, GA 30224

Attn: *Kelvin Hopper/Jason Crane Electric*

Phone: 770-233-4399 Fax: _____

- - ANY CHANGE ORDERS TO ANY PO OR WORK ORDERS MUST BE AUTHORIZED IN WRITING AND APPROVED. ALL INVOICES SUBMITTED FOR PAYMENT MUST REFERENCE A VALID PURCHASE ORDER NUMBER. - -

- VENDORS MUST HAVE A CURRENT E-VERIFY AFFADAVIT ON FILE PRIOR TO PO PROCESSING - On File? Y/N **Y**

Vehicles/equip per attached specifications	Account Number	Qty	UOM	Unit Price	Extended Totals
2022 Ford F150XL Reg Cab-2WD	510 - 1590 - 54 - 2200 - 0000	1	ea	36,840.00	36,840.00
	- - - -				
	- - - -				
	- - - -				
	- - - -				
	- - - -				
UNIT NO. of asset being surplused:	**3813**	ARF attached?		**TOTAL $**	**36,840.00**
CAPITAL PROJ#:	510 - 1590 - 54 - 9999 - 0000				-36,840.00
CP2023-1590-6-19	510 - 0000 - 11 - 7500 - 0000				36,840.00
Note: All deliveries are to be made to authorized COG Motorpool				****TOTAL $**	**36,840.00**

COG USE ONLY

Payment method: CASH ____ LEASE ____ GRANT ____ LEINHOLDER: _____

VIN:	**EQUIP ID:**	**TAG:**	**IN SERV (M/Y):**
VIN:	**EQUIP ID:**	**TAG:**	**IN SERV (M/Y):**
VIN:	**EQUIP ID:**	**TAG:**	**IN SERV (M/Y):**
VIN:	**EQUIP ID:**	**TAG:**	**IN SERV (M/Y):**

	Dept request
	Agenda item copy
	Fleet authorization
	Leinholder info
	Order (cc PF,SW,rqstr)
	Invoicing/Delivery
	Payment/MSO
	Tag/Origs to Finance
	Risk Mgmt
	Fixed Assets

APPROVALS

Electric JC 11-15-22
Dept / Requestor / Date

Purchasing / Date

Jason Crane 11-15-22
Department Mgr / Date

Finance Director / Date

City Manager / Date

BOARD / Date

TERMS AND CONDITIONS OF PO / CONTRACT

ARTICLE 1 PURCHASE ORDER AUTHORIZATION

Vendors are required to be registered with the City and to have an authorized City Purchase Order (P.O.) before any items/goods/services are delivered. Any shipments made prior to the receipt of a City P.O. are made at the sole risk of the vendor. Payment may be withheld for any and all items/goods/services delivered without an authorized P.O.

ARTICLE 2 PURCHASE ORDER NUMBER

The Purchaser's purchase order number and the successful seller's name (from the bid or proposal) must appear on all packing slips, packages, invoices, bills of lading, warehouse receipts and correspondence with Purchaser. Materials must be properly packaged and marked with the order number. Damaged material will not be accepted.

ARTICLE 3 ACCEPTANCES

All terms and conditions of the purchase order shall become part of the contract between the Seller and Purchaser; the Seller's different or additional terms will not become part of this contract.

ARTICLE 4 PRICE

Seller warrants that the prices quoted hereunder are the lowest prices these or similar articles are sold by the Seller to other customers and in the event of any price reduction between execution of the purchase order and delivery of the goods, purchaser shall be entitled to such reduction.

ARTICLE 5 DELIVERIES, TITLE AND RISK OF LOSS

Title shall pass to Purchaser on delivery of the conforming goods to Purchaser's designated plant or location. Notwithstanding any agreement to pay freight express or other transportation charges, the risk of loss or damage in transit shall be upon the Seller. Delivery shall not be complete until the goods have been actually received, inspected and accepted by the Purchaser.

ARTICLE 6 PARTS

The Seller agrees to make functional parts available for a period of five years after final production run.

ARTICLE 7 WARRANTIES

The Seller warrants that the goods and services supplied hereunder will be of good workmanship and of proper materials, free from defects and in accordance with specifications. If the Seller knows of the Purchaser's intended use, the Seller warrants that the goods or services are suitable for that intended use.

ARTICLE 8 REMEDIES

Regardless of whether goods are being sold or leased or whether services are being performed, the Seller and Purchaser agree that both parties have all the Uniform Commercial Code rights, duties, and remedies available as well as all remedies allowed by law and the purchase order.

ARTICLE 9 CONFLICTS OF LAWS

The agreement of purchase and the performance of the parties hereunder shall be construed with and governed by the laws of the State of Georgia.

ARTICLE 10 MODIFICATIONS

No modifications in prices, delivery methods or schedule, quality, quantity, specifications or any other term of the contract will be effective unless agreed to in writing, signed by Procurement

ARTICLE 11 PATENT INFRIGEMENT

Seller shall hold purchaser harmless from all judgments and expenses arising out of any alleged patent infringement by our use of the merchandise ordered.

ARTICLE 12 TERMINATIONS FOR CAUSE

Purchaser may terminate this contract for cause in the event of a default by Seller. In such event, Purchaser shall not be liable to Seller for any amounts, and Seller shall be liable for and shall hold Purchaser harmless from any damage occasioned by Seller's breach or default.

ARTICLE 13 TERMINATIONS FOR CONVENIENCE

Purchaser may at any time terminate the order in whole or in part for its convenience upon which written notice to Seller in which event Seller shall be entitled to reasonable termination charges which reflects the percentage of the work performed prior to termination.

ARTICLE 14 ENTIRE AGREEMENTS

The purchase order and any documents referred to on the face thereof constitute the entire agreement between the parties and can only be modified in writing and signed by both parties. No part of this order may be assigned or subcontracted without the written approval of the Purchaser. Any moneys due Purchaser from Seller can be set off from any moneys due Seller from Purchaser whether or not under this contract. Purchaser's failure to insist on any right shall not operate as a waiver of any other right. Time is of the essence of this contract.

ARTICLE 15 WORKS ON PREMISES

If the order includes work to be performed on Purchaser's premises, Seller agrees to indemnify the Purchaser from all loss or damage arising out of such work, to observe the highest safety standard, to maintain adequate insurance and to furnish evidence of such insurance at Purchaser's request.

ARTICLE 16 QUALITY GUARANTEE

If any product delivered does not meet applicable specifications, or if the product shall not produce the effect that the supplier represents to the City, the supplier shall pick up the product from the City at no expense to the City. Also, the supplier shall refund to The City of Griffin any money which has been paid for the same. The supplier shall be responsible for attorney fees in the event the supplier defaults and court action is required.

ARTICLE 17 QUALITY TERMS

The City reserves the right to reject any and/or all materials if, in its judgment, the items reflect unsatisfactory workmanship, manufacturing or shipping damage.

Bid

Southern Ford of Thomaston

"Your Dealership For Life"

1011 Highway 19 North • Thomaston, GA 30286

PHONE (706) 648-2191 •

Date: 11/10/2022

Stock #: T3987

Salesperson: Charlie Matthews #: 6561

Phone Cell: (770) 229-6406

(H): (770) 229-6406 (W):

Purchaser's Name JASON CRANE CITY OF GRIFFIN

EMAIL: JCRANE@CITYOFGRIFFIN.COM

DOB:

D.L. EX. DATE:

DOB:

D.L. EX. DATE:

Co-Buyer

Address 906 MCLAURIN ST (Street) GRIFFIN (City) GA (State) (County) 30224 (Zip Code)

I agree to buy 2022 (Year) Ford (Make) F-150 (Model)

Body Type F150 4X2 R/C Color WH Interior 7161

☐ GAS ☐ DIESEL ☐ CYLINDERS

Mileage 11

Serial No. 1FTMF1CBXNKF18065

INSURANCE INFORMATION

COMPANY:	
AGENT:	
ADDRESS: ,	
PHONE:	
POLICY NUMBER:	
VERIFIED BY:	SALESMAN: **Charlie Matthews**
FROM:	TO:
DEDUCTIBLE $:	$:

TRADED IN #1

YEAR:	MAKE:	MODEL:
SERIAL #:		
CYL:	BODY:	
MILEAGE:	COLOR:	
PAYOFF TO:		
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	WHO:	
GOOD TILL:	PER DAY:	
ACCT # TO PAYOFF:		

TRADED IN #2

YEAR:	MAKE:	MODEL:
SERIAL #:		
CYL:	BODY:	
MILEAGE:	COLOR:	
PAYOFF TO:		
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	WHO:	
GOOD TILL:	PER DAY:	
ACCT # TO PAYOFF:		

OUTSIDE LIEN

LENDER:	
ADDRESS:	
LIEN AMOUNT: **36,840.00**	
CHECK:	
VERIFIED:	
LIENHOLDER CODE:	

MARKET VALUE	**36,840**	**00**
ADD-ONS		
LESS TRADE-IN		
LESS REBATES		
ADMINISTRATIVE FEE		
AMOUNT TAXABLE	**36,840**	**00**
TAVT		
TITLE FEE		
NEW CAR WARRANTY RIGHTS FEE		
OTHER FEES		
LIEN ON TRADE-IN		
SUB-TOTAL	**36,840**	**00**
CASH FROM CUSTOMER		
UNPAID BALANCE	**36,840**	**00**

THE SALESPERSON HAS NO AUTHORITY TO MAKE ANY PROMISES OR REPRESENTATIONS UNLESS THEY ARE WRITTEN ON THIS ORDER AND APPROVED BY DEALER'S AUTHORIZED REPRESENTATIVE.

CUSTOMER SIGNATURE

In the event buyer gives a check for all, or a portion if, the purchase price hereunder, it is expressly agreed and understood that such payment is conditional and if such check is dishonored, for any reason, when duly presented for payment to the drawee thereof, such check shall automatically be deemed null and void, and of no force and effect, and the portion of such purchase price represented by such check shall be deemed and immediately due and payable.

Risk of loss of, or damage to, the car shall pass to me as soon as the goods are delivered at your place of business as specified above.

I expressly ordered the accessories installed on this car or truck.

Delivery of this automobile is accepted by purchaser subject to credit approval by a financing institution. The purchaser will return the automobile herein described immediately to the dealer if financing cannot be arranged by the dealer or if payment in full cannot be made by me within 72 hours of delivery.

I accept delivery of this vehicle as specified on this buyers order, and acknowledge that this vehicle has a FEDERAL PRICE LABEL on the vehicle pursuant to public law 85-506.

Customer acknowledges the vehicle received in good condition, except as noted on this order.

The front and back of this Order comprises the entire agreement affecting this purchase and no other agreement or understanding of any nature concerning same has been made or entered into, or will be recognized. I hereby certify that no credit has been extended to me for the purchase of this motor vehicle except as appears in writing on the face of this agreement.

I have read the matter printed on teh back hereof and agree to it as a part of this order the same as if were printed above my signature. I certify that I am of legal age, or older and of sound mind and hereby acknowledge receipt of a copy of this order.

THE INFORMATION YOU SEE ON THE WINDOW FORM FOR THIS VEHICLE IS PART OF THIS CONTRACT. INFORMATION ON THE WINDOW FORM OVERRIDES ANY CONTRARY PROVISIONS IN THE CONTRACT OF SALE.

Buyer's Signature

Co-Buyer's Signature

** The Admin Fee IS NOT AN OFFICIAL FEE AND IS NOT REQUIRED BY LAW BUT MAY BE CHARGED BY A DEALER. THIS ADMINISTRATIVE FEE MAY RESULT IN A PROFIT TO DEALER. NO PORTION OF THIS ADMINISTRATIVE FEE IS FOR THE DRAFTING

Bid 2

Preview Order G001 - F1C - 4x2 Regular Cab: Order Summary Time of Preview: 11/14/2022 14:10:24

Dealership Name: Speedway Ford

Sales Code : F21488

Dealer Rep. WALTER WOLFE	Type Stock	Vehicle Line F-150	Order Code G001
Customer Name	Priority Code 20	Model Year 2023	Price Level 325

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F150 4X2 REGULAR CAB - 122	$34585	3.55 ELECTRONIC LOCK RR AXLE	$470
122.5 INCH WHEELBASE	$0	6010# GVWR PACKAGE	$0
OXFORD WHITE	$0	CV LOT MANAGEMENT	$0
VINYL 40/20/40 FRONT SEAT	$0	50 STATE EMISSIONS	$0
MEDIUM DARK SLATE	$0	AUTO START-STOP REMOVAL	$-50
EQUIPMENT GROUP 101A	$0	CLASS IV TRAILER HITCH	$315
.XL SERIES	$0	BEDLINER-PLASTIC DROP-IN *ACCY	$350
.17" SILVER STEEL WHEELS	$0	FLEX FUEL VEHICLE	$0
3.3L V6 PFDI	$0	FUEL CHARGE	$0
ELEC TEN-SPEED AUTO W/TOW MODE	$0	PRICED DORA	$0
.245/70R 17 BSW ALL-SEASON	$0	DESTINATION & DELIVERY	$1795

	MSRP
TOTAL BASE AND OPTIONS	$37465
XL DISCOUNT	$-750
TOTAL	$36715

Customer Name:
Customer Address:

Customer Email:

Customer Phone:

Customer Signature Date

This is not an invoice.

Bid 3

Preview Order 7777 - F1C - 4x2 Regular Cab: Order Summary Time of Preview: 11/14/2022 14:35:45

Dealership Name: Fayetteville Ford **Sales Code :** F21062

Dealer Rep.	LESA CAMP	**Type**	Retail	**Vehicle Line**	F-150	**Order Code**	7777
Customer Name	X XXXXX	**Priority Code**	19	**Model Year**	2023	**Price Level**	325

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F150 4X2 REGULAR CAB - 122	$34585	3.73 ELECTRONIC LOCK RR AXLE	$570
122.5 INCH WHEELBASE	$0	6010# GVWR PACKAGE	$0
OXFORD WHITE	$0	CV LOT MANAGEMENT	$0
VINYL 40/20/40 FRONT SEAT	$0	50 STATE EMISSIONS	$0
MEDIUM DARK SLATE	$0	AUTO START-STOP REMOVAL	$-50
EQUIPMENT GROUP 101A	$0	BEDLINER-PLASTIC DROP-IN *ACCY	$350
.XL SERIES	$0	FLEX FUEL VEHICLE	$0
.17" SILVER STEEL WHEELS	$0	FUEL CHARGE	$0
3.3L V6 PFDI	$0	PRICED DORA	$0
ELEC TEN-SPEED AUTO W/TOW MODE	$0	DESTINATION & DELIVERY	$1795
.245/70R 17 BSW ALL-SEASON	$0		

	MSRP
TOTAL BASE AND OPTIONS	$37250
XL DISCOUNT	$-750
TOTAL	$36500

Customer Name:
Customer Address:

Customer Email:

Customer Phone:

Customer Signature Date

This order has not been submitted to the order bank.

This is not an invoice.

JUSTIFICATION – RECOMMENDATION TO PURCHASE

TYPE OF PURCHASE (BID#/QUOTE#/PO) P.O.

DATE (BID OPEN OR DATE SUBMITTED): 11/15/2022

TITLE OR DESCRIPTION: 2022 Ford F150XL Reg Cab-2WD

RECOMMENDED SUPPLIER

COMPANY NAME: Southern Ford

CITY, STATE: Thomaston, Ga.

AWARD/PO AMOUNT: $36,840.00

The recommended supplier for this purchase is not the lowest bid/quote submission or the only quote submitted. The justification to consider accepting this supplier is below:

JUSTIFICATION FOR THE SELECTION OF ONLY SUBMITTED QUOTE OR OTHER THAN LOWEST RESPONSIBLE BID:

The Electric Department is requesting the purchase of (1) F150XL work truck from Southern Ford located in Thomaston Ga. In the amount of $36,840.00. We have received quotes from a total of (3) vendors with Southern Ford being the highest by $340.00. Electric's request is to purchase from Southern Ford due to the fact, the truck is available now. The remaining (2) vendors will have to build the truck described. As we have seen in the past, the vendors can not guarantee a delivery date. With that being said, we are constantly having repairs made to the existing truck as well as the spare for our Customer Service division. Please take in consideration, the purchase of this vehicle with a cost of $340.00 greater than the lowest bidder.

CENTRAL SERVICES
FLEET/EQUIPMENT REQUEST FORM
FOR FY23

Department: Electric Div: 510-1590 When needed: ASAP

Capital Project #: CP-2023-1590-6-19 Within budget **Y / N:** N (Apprvd) Amt Budgeted: $33,206.00

Desc of vehicle/equipment: 2022 (YEAR) | Ford (MAKE) | F-150XL Regular Cab-2WD (MODEL)

Additional Body or Apparatus: N/A

Replacement/Addition*: Unit #3813 (REPLACEMENT) | _____ (ADDITION)

Unit Number to be Replaced: 3813 Retirement Form included w/submission?* **Y / N:** Y

Additional Comments: Will replace unit #3813 when new vehicle arrives. $3,634.00 over budgeted number.

Non-Standard Options Approvals: _____ (CITY MANAGER) _____ (DATE)

Vehicle/Equipment assignment: Unit #: _____ To: _____

Approval of Requesting Department: Jason Cena Date: 11-15-22

Approval of Fleet Department: Mary Ellen Date: 11/15/22

Completed copies will be sent as follows: with order

- Requesting department
- Fleet Director
- Vehicle/Equip file (Motorpool)
- Procurement
- Budget
- Fixed Assets

at delivery (invoice) to:

- Procurement
- Motorpool Admin
- Risk Mgmt
- Fixed Assets

* *FLEET makes the final determination on whether a vehicle is retired or transferred. If you feel the vehicle being replaced should be TRANSFERRED (i.e. within your department) rather than Retired, contact Procurement for the TRANSFER Request form.*

RESOLUTION

A RESOLUTION TO AMEND THE FISCAL YEAR 2023 BUDGET IN THE AMOUNT OF $3,327.00

WHEREAS, the Board of City Commissioners is charged with the preparation of an annual budget for the City of Griffin; and

WHEREAS, on June 14, 2022, the Board of City Commissioners adopted the Fiscal Year 2023 Budget; and

WHEREAS, the Board of City Commissioners approve amending the City of Griffin's Electric Utility Fund Fiscal Year 2022-2023 Operating and Capital Budget by reallocating $3,327.00 to Capital Vehicle Expense in Customer Service, for Fiscal Year 2023, for the purpose set forth below; and

BE IT RESOLVED by the Board of City Commissioners this 22nd day of November, 2022, that the Fiscal Year 2023 Budget be, and is hereby, amended in the amount of $3,327.00.00 as follows:

Electric Utility Fund – Customer Service

INCREASE EXPENSE		
510-1590-54-2200-0000	Capital Vehicles	$ 3,327.00
510-1590-54-9999-0000	Capital Outlay Distributed	(3,327.00)

Electric Utility Fund – Line Construction

DECREASE EXPENSE		
510-1590-53-1600-0000	Tools & Small Equipment	(3,327.00)

_____

Douglas Hollberg, Mayor

_____

Jessica O'Connor, Secretary

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a TOF with Hazen and Sawyer for an Emergency Action Plan Tabletop Exercise for Still Branch and Heads Creek reservoirs in an amount not to exceed $29,700.00. *Director of Watershed Management, Brandon Lewis, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

This TOF is in accordance with the approved 2015 Master Services Agreement with Hazen & Sawyer, engineer of record for the Still Branch and Heads Creek reservoirs and dams. This TOF is for a tabletop exercise of our existing Emergency Action Plans for the Still Branch and Heads Creek reservoirs, which is a requirement of the Georgia EPD's Safe Dams Program.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

FY23 budgeted funds in account 505-4405-52-1200 in the amount of $125,000.00. This TOF is not to exceed $29,700.00.

Submitted By:
Brandon Lewis

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
HS COG Task Order 19 2022 EAP Tabletop Exercise 20221118.pdf

Hazen and Sawyer
1300 Altmore Avenue, Suite 520
Atlanta, GA 30342 • 404.459.6363

November 18, 2022

Brandon M. Lewis
Watershed Management Director
City of Griffin
100 South Hill Street
Griffin, Georgia 30223

Re: City of Griffin
2015 Master Services Agreement
Task Order 19 – 2022 EAP Tabletop Exercise

Dear Mr. Lewis:

Hazen is pleased to submit the attached Task Order Form associated with our Master Service Agreement with the City of Griffin (City). The services under this Task Order are associated with the Emergency Action Plans (EAP) for the Still Branch Reservoir Dam and Heads Creek Reservoir Dam.

The EAPs associated with City's two water supply reservoirs require periodic training, which recommends a workshop every two years and a tabletop exercise every five years. Hazen provided the last workshop in February 2018. Due to COVID-19, the Safe Dams Program (SDP) allowed owners and engineers to adjust the training schedule as appropriate for their situation. As a result, part one of the EAP training, an in-person EAP workshop, was postponed.

The second part of EAP training, the tabletop exercise, is due in early 2023. The tabletop is a practical exercise that includes the components of the workshop. Completing the tabletop exercise can meet the requirements of both parts of the EAP training, and the next recommended training would be an EAP workshop in two years.

The tabletop exercise will be planned as an in-person event led by Hazen engineers based on information from the most recent Still Branch Reservoir and Heads Creek Reservoir EAPs. Hazen would oversee the preparation of presentation materials, coordination of tabletop exercise logistics and attendance, and implementation of all tabletop exercise activities. Ideally, all parties directly mentioned in the Contact Information section of the EAPs would be able to attend and participate. In our scope, we have assumed we can use a City of Griffin facility with no additional fee to host the tabletop exercise, and we have budgeted time for a site visit to Still Branch Dam as part of the tabletop exercise if conditions allow. The attached Scope of Services reflects the services associated with planning and facilitating an EAP tabletop exercise.

Job no 31252

Please let us know if you have any questions or require any additional information.

Sincerely,



Meron Wolde-Tensae, PE
Principal Engineer



Jeffery G. Powers, PE
Associate Vice President
Georgia Safe Dams Engineer of Record

Enclosure

Scope of Services

The Scope of Services will be provided in accordance with the provisions of the 2015 Master Professional Services Agreement.

Client:	Engineer:
City of Griffin 100 South Hill Street Griffin, Georgia 30224	Hazen and Sawyer, P.C. 1300 Altmore Avenue Suite 520 Atlanta, GA 30342

Task 1 – 2022 EAP Tabletop Exercise — Budget (Hourly Not to Exceed): $29,700

- Document Preparation and Review
- Workshop Coordination
- Emergency Scenario Planning, Data Gathering, and Mapping Updates
- Presentation Development
- Meeting Facilitation

Notice to Proceed

If you agree with the terms of this Task Order Form, please sign below and return a signed copy to our office via fax or email to initiate work.

Client:	Engineer:
City of Griffin 100 South Hill Street Griffin, Georgia 30224	Hazen and Sawyer, P.C. 1300 Altmore Avenue Suite 520 Atlanta, GA 30342
	11/18/2022
Accepted by: Date	Hazen and Sawyer, P.C. Date
	Jeffery G. Powers
Printed Name:	Printed Name:

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a claim for personal injuries on behalf of Fadaycia R. Montgomery, based upon Ante Litem Notice dated November 2, 2022 from Clyde E. Rickard, which alleges she sustained injuries in a motor vehicle collision with a City of Griffin Sanitation vehicle that backed into her vehicle on 9/20/22 on Grandview Drive at the intersection of Placid Road. The claim includes an Offer of Settlement in the amount of $500,000.00. *City Attorney, Drew Whalen will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

N/A

STAFF RECOMMENDATION:

Staff recommends denial of claim.

FINANCIAL IMPACT:

The City of Griffin participates as a Member of the Georgia Interlocal Risk Management Agency, a joint and several liability pool that investigates and adjusts the legal liabilities of its Members. Under its Member Coverage Agreement, the City has $1,000,000 per claim, no aggregate, subject to a $25,000 per claim deductible.

At the time of this incident, the City motor vehicle was operated by Jeremy Antwan Howell, who was driving in performance of his official duties or employment. Pursuant to O.C.G.A. §36-92-2, the City's Sovereign Immunity is waived for this claim to the extent of its GIRMA Coverage and suit cannot be brought against an employee whose negligence was the cause of the injuries or damage.

Submitted By:
Andrew Whalen

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Ante Litem Montgomery[28].pdf
Incident Report.pdf

THE LAW OFFICE OF
RICKARD, DREW & NIX
229 PEACHTREE ST., N.E.
SUITE 2420
ATLANTA, GEORGIA 30303
www.rdnlegal.com

RECEIVED
NOV 14 2022
BY:

CLYDE E. RICKARD
JAY L. DREW
JESSICA C. NIX
CHRISTOPHER SANDBACH

TELEPHONE
404-588-1001
FACSIMILE
404-577-9443

November 2, 2022
SENT CERTIFIED MAIL RETURN RECEIPT REQUESTED

Mr. Douglas Hollberg
Mayor
City of Griffin
100 S. Hill St.
Griffin, GA 30223

Ms. Cynthia Ward
District 1 Commissioner
City of Griffin
100 S. Hill St.
Griffin, GA 30223

Ms. Cora Flowers
District 2 Commissioner
City of Griffin
100 S. Hill St.
Griffin, GA 30223

Ms. Holly Murra
District 3 Commissioner
City of Griffin
100 S. Hill St.
Griffin, GA 30223

Mr. David Brock
District 4 Commissioner
City of Griffin
100 S. Hill St.
Griffin, GA 30223

Mr. Truman L. Tinsley, III
District 5 Commissioner
City of Griffin
100 S. Hill St.
Griffin, GA 30223

Mr. Rodney McCord
District 6 Commissioner
City of Griffin
100 S. Hill St.
Griffin, GA 30223

Mr. Jessica O'Connor
City Manager
City of Griffin
100 S. Hill St.
Griffin, GA 30223

Mr. Todd Ennis
Solid Waste Director
236 Emlet Dr.
Griffin, GA 30223

ANTE LITEM NOTICE OF CLAIMS

RE: **Claimant:** Fadaycia R. Montgomery
Date of Collision: 9/20/2022

Time:	Approximately 10:52 A.M.
City of Griffin employee:	Jeremy Antwan Howell
Location:	Grandview Drive at the intersection of Placid Road
Claims:	Personal injuries/ General Damages
Amount of Damages:	Five-Hundred-Thousand Dollars ($500,000.00)

Dear Mayor Hollburg, City Manager O'Connor, Mr. Ennis and City Commissioners:

Please be advised that I represent Fadaycia Montgomery with respect to her personal injury claims resulting from a car collision that took place on, or about, September 20, 2022 at approximately 2:45 P.M. on Grandview Drive at its intersection with Placid Road. You shall not contact Ms. Montgomery directly under any circumstances during the pending of this matter unless otherwise directed by my office. You may contact me or my staff at the above address and/ or phone number.

This letter shall hereby place you on formal notice, pursuant to O.C.G.A. § 36-33-5, of Ms. Montgomery's claims for damages against the City of Griffin, Jeremy Antwan Howell, the Griffin Department of Solid Waste, the City Commissioners, the Executive Staff, and any and all other employees, agents, or entities who are liable for the aforementioned car collision and the injuries sustained therefrom.

It is my understanding that Jeremy Antwan Howell was driving a 2014 Hino Garbage Truck owned by the City of Griffin when, according to Trooper Joshua Staff of the Georgia State Patrol, Mr. Howell backed into Ms. Montgomery's vehicle in violation of O.C.G.A. § 40-6-240 and O.C.G.A. § 51-1-2. Mr. Howell's actions constitute *negligence per se* and renders the parties listed above liable for the foreseeable damages that resulted from the collision. (Please refer to the Crash Report attached hereto and labeled as "Exhibit A").

Ms. Montgomery sustained multiple injuries to various parts of her body including, but not limited to her head, face, neck and back, which required past, requires present, and will require future medical treatment. This treatment includes, but is not limited to emergency room treatment, urgent care treatment, chiropractic treatment and physical therapy. Ms. Montgomery's damages include actual damages for out of pocket expenses incurred for medical treatment (no medical bills have been received to date), general/compensatory damages for pain and suffering, mental anguish, inconvenience and disruption of her lifestyle, all together amounting to the monetary value of $500,000.00.

Pursuant to O.C.G.A. § 36-33-5, you have thirty (30) days, from the date on which you receive this notice, to consider and act upon Ms. Montgomery's claim as set forth herein. Should you choose to avoid unnecessary litigation and resolve this matter, you will need to issue a check for the full amount of damages specified above. Should you believe, in good faith, that my position, or any of the supporting facts set forth herein, is

inaccurate, then please provide me with any and all evidence supporting your contention. Should you fail to respond within the thirty (30) day time period, we will interpret your silence as a rejection of our offer to compromise this claim and will proceed to litigation by filing suit.

Please do not hesitate to contact me should you have any questions or concerns. I thank you in advance for your cooperation and for forwarding this letter to the appropriate legal departments. I look forward to hearing from them upon their receipt hereof.

Very Truly Yours,

Clyde E. Rickard
Attorney at Law

CER/jcn

GEORGIA MOTOR VEHICLE CRASH REPORT

Agency Case Number	Agency NCIC Number	County	Date Rec. by GDOT
C000852204-01	GAGSP0000	SPALDING	

Estimated Crash Date	Estimated Crash Time	Dispatch Date	Dispatch Time	Arrival Date	Arrival Time	Total Number of Vehicles	Total Number of Injuries	Total Number of Fatalities	Inside City Of
09/20/22	14:45	09/20/22	14:57	09/20/22	15:00	2	1	0	

Road of Occurrence: GRANDVIEW DRIVE
At Its Intersection With: PLACID ROAD
¨ Corrected Report
Not At Its Intersection But: _____ ¨ Miles ¨ Feet ¨ North ¨ South ¨ East ¨ West Of: _____
¨ Sup To Original
Latitude (Y): 33.22507 (Format: 00.00000)
Longitude (X): -84.24436 (Format: -00.00000)
¨ Hit And Run?

Unit # 1

ý Driver ¨ Ped ¨ Bike
ý Susp At Fault

LAST NAME	FIRST	MIDDLE
HOWELL	JEREMY	ANTWAN

Address: 304 CUNNINGHAM AVE

City	State	Zip	DOB
THOMASTON	GA	30286-3747	08/03/1990

Driver's License No.	Class	State	Country
054846264	B	GA	UNITED STATES

Insurance Co.	Policy No.	Telephone No.
EXEMPT FROM INSURANCE	EXEMPT FROM INSUR	706-601-1923

Year	Make	Model
2014	HINO	HIN 338

VIN	Vehicle Color
5PVNV8JM3E4S50680	WHI

Tag #	State	County	Year
GV2719E	GA	SPALDING	

Trailer Tag #	State	County	Year

¨ Same as Driver — Owner's Last Name: CITY OF GRIFFIN — First: — Middle:

Address: 100 N HILL ST

City	State	Zip
GRIFFIN	GA	30223-3310

Removed By: DRIVER — ¨ Request List

Alco Test:	Type:	Results:	Drug Test:	Type:	Results:
2			2		

First Harmful Event: 11 | Most Harmful Event: 11 | Operator/Ped Cond: 1

Operator Contributing Factors: 18

Vehicle Contributing Factors: 1 | Roadway Contributing Factors: 1

Direction of Travel:	Vehicle Maneuver:	Non-Motor Maneuver:
1	7	

Vehicle Class:	Vehicle Type:	Vision Obscured:
5	22	1

Number of Occupants:	Area of Initial Contact:	Damage to Veh:
3	6	1

Traffic-Way Flow:	Road Comp:	Road Character:
1	2	1

Number of Lanes:	Posted Speed:	Work Zone:
2	35	0

Traffic Control: 6 — Device Inoperative: ¨ Yes ý No

Citation Information:
Citation # W95E95445 — O.C.G.A. §
Citation # — O.C.G.A. §
Citation # — O.C.G.A. §

COMMERCIAL MOTOR VEHICLES ONLY

Carrier Name:
Address — City — State — Zip
U.S. D.O.T. # — No. of Axles — G.V.W.R.
Cargo Body Type — Vehicle Config. — ¨ Interstate ¨ Intrastate — Fed. Reportable ¨ Yes ¨ No
C.D.L.? ¨ Yes ¨ No — C.D.L. Suspended? ¨ Yes ¨ No
Vehicle Placarded? ¨ Yes ¨ No — Hazardous Materials? ¨ Yes ¨ No
Haz Mat Released? ¨ Yes ¨ No
If YES: Name or four Digit Number from Diamond or Box: _____ One Digit Number from Bottom of Diamond: _____
¨ Ran Off Road ¨ Down Hill Runaway ¨ Cargo Loss or Shift ¨ Separation of Units

Unit # 2

ý Driver ¨ Ped ¨ Bike
¨ Susp At Fault

LAST NAME	FIRST	MIDDLE
MONTGOMERY	FADAYCIA	RAYANNA

Address: 1466 GLORIA ST

City	State	Zip	DOB
GRIFFIN	GA	30224-5238	05/30/2000

Driver's License No.	Class	State	Country
060276047	C	GA	UNITED STATES

Insurance Co.	Policy No.	Telephone No.
PERMANENT GENERAL ASS	17GA9594666	470-269-0208

Year	Make	Model
2017	HYUNDAI	ELANTRA

VIN	Vehicle Color
5NPD84LF4HH117208	TAN

Tag #	State	County	Year
CNA1207	GA	SPALDING	2023

Trailer Tag #	State	County	Year

ý Same as Driver — Owner's Last Name: MONTGOMERY — First: FADAYCIA — Middle: RAYANNA

Address: 245 TIMBER WOLF TRL

City	State	Zip
GRIFFIN	GA	30224-9599

Removed By: DRIVER — ¨ Request List

Alco Test:	Type:	Results:	Drug Test:	Type:	Results:
2			2		

First Harmful Event: 11 | Most Harmful Event: 11 | Operator/Ped Cond: 1

Operator Contributing Factors: 1

Vehicle Contributing Factors: 1 | Roadway Contributing Factors: 1

Direction of Travel:	Vehicle Maneuver:	Non-Motor Maneuver:
2	4	

Vehicle Class:	Vehicle Type:	Vision Obscured:
1	1	1

Number of Occupants:	Area of Initial Contact:	Damage to Veh:
1	12	2

Traffic-Way Flow:	Road Comp:	Road Character:
1	2	1

Number of Lanes:	Posted Speed:	Work Zone:
2	35	0

Traffic Control: 6 — Device Inoperative: ¨ Yes ý No

Citation Information:
Citation # — O.C.G.A. §
Citation # — O.C.G.A. §
Citation # — O.C.G.A. §

COMMERCIAL MOTOR VEHICLES ONLY

Carrier Name:
Address — City — State — Zip
U.S. D.O.T. # — No. of Axles — G.V.W.R.
Cargo Body Type — Vehicle Config. — ¨ Interstate ¨ Intrastate — Fed. Reportable ¨ Yes ¨ No
C.D.L.? ¨ Yes ¨ No — C.D.L. Suspended? ¨ Yes ¨ No
Vehicle Placarded? ¨ Yes ¨ No — Hazardous Materials? ¨ Yes ¨ No
Haz Mat Released? ¨ Yes ¨ No
If YES: Name or four Digit Number from Diamond or Box: _____ One Digit Number from Bottom of Diamond: _____
¨ Ran Off Road ¨ Down Hill Runaway ¨ Cargo Loss or Shift ¨ Separation of Units

COLLISION FIELDS

Manner of Collision: 3	Location at Area of Impact: 7	Weather: 1	Surface Condition: 1	Light Condition: 1

NARRATIVE

Vehicle 1 was stopped at the intersection of Grandview Drive and Placid Road. Vehicle 2 was stopped behind vehicle 1. Vehicle 1 began to back up and struck vehicle 2 in its front bumper area with its rear bumper area (A.O.I.). Both vehicles came to a final controlled rest at the impact location.

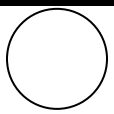
Driver 1 stated he was being told by his passengers to turn right onto Placid Road and was backing up to give himself room to turn right because he was not familiar with the route. Driver 1 stated he struck vehicle 2.

Driver 2 stated she was stopped behind vehicle 1 as they were waiting for a school bus. Driver 2 stated that she saw vehicle 1 begin to reverse, but was unable to put her vehicle in reverse fast enough. Driver 2 stated vehicle 1 struck her.

This crash investigation was audio and video recorded on vehicle PERM# 9281.

DIAGRAM

INDICATE NORTH



PROPERTY DAMAGE INFORMATION

Damage Other Than Vehicle	Owner

WITNESS INFORMATION

Name (Last, First)	Address	City	State	Zip Code	Telephone Number

OCCUPANT INFORMATION

1

Name (Last, First): HOWELL, JEREMY					Address: 304 CUNNINGHAM AVE THOMASTON, GA 30286-3747				
Age: 32	**Sex:** M	**Unit #** 1	**Position:** 1	**Safety Eq:** 3	**Ejected:** 1	**Extricated:** 2	**Air Bag:** 2	**Injury:** 0	**Taken for Treatment:** 2
Injury Taken To:		**By:**		**EMS Notified Time:**		**EMS Arrival Time:**		**Hospital Arrival Time:**	

2

Name (Last, First): THOMAS, ALEX					Address: 375 MEANSVILLE ST ZEBULON, GA 30295-0000				
Age: 29	**Sex:** M	**Unit #** 1	**Position:** 2	**Safety Eq:** 3	**Ejected:** 1	**Extricated:** 2	**Air Bag:** 2	**Injury:** 0	**Taken for Treatment:** 2
Injury Taken To:		**By:**		**EMS Notified Time:**		**EMS Arrival Time:**		**Hospital Arrival Time:**	

3

Name (Last, First): MONTGOMERY, BARRY					Address: 406 E CHAPPELL ST GRIFFIN, GA 30223-3225				
Age: 61	**Sex:** M	**Unit #** 1	**Position:** 3	**Safety Eq:** 3	**Ejected:** 1	**Extricated:** 2	**Air Bag:** 2	**Injury:** 0	**Taken for Treatment:** 2
Injury Taken To:		**By:**		**EMS Notified Time:**		**EMS Arrival Time:**		**Hospital Arrival Time:**	

4

Name (Last, First): MONTGOMERY, FADAYCIA					Address: 1466 GLORIA ST GRIFFIN, GA 30224-5238				
Age: 22	**Sex:** F	**Unit #** 2	**Position:** 1	**Safety Eq:** 3	**Ejected:** 1	**Extricated:** 2	**Air Bag:** 2	**Injury:** 3	**Taken for Treatment:** 2
Injury Taken To:		**By:**		**EMS Notified Time:**		**EMS Arrival Time:**		**Hospital Arrival Time:**	

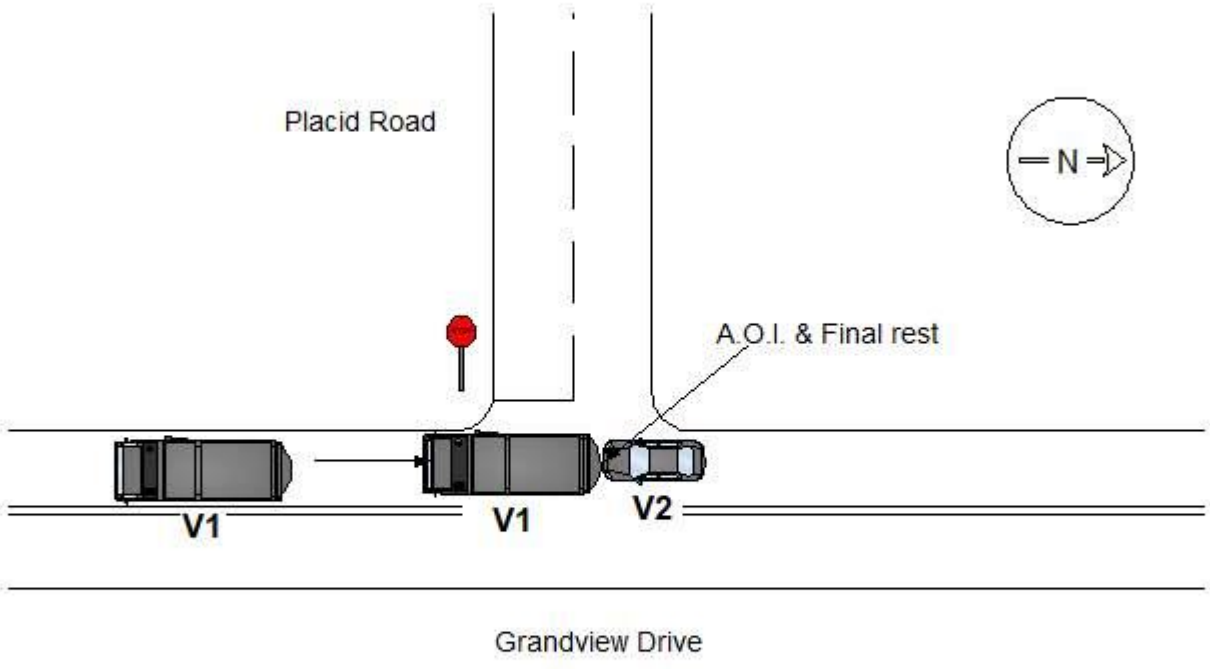
ADMINISTRATIVE

Photos Taken: ¨ **Yes** Ý **No** **By:**

Officer Note: If collision resulted in a fatality, please send prompt notification to the GDOT Crash Reporting Unit via either email at GeorgiaFARS@dot.ga.gov or Fax at (404)635-2963.

Report By:	Agency:	Report Date:	Checked By:	Date Checked:
STAFF, JOSHUA #0183	GSPD\POST 1	09/20/22	BULLOCK, DAVID C. #0844	10/01/22

ADDITIONAL or FULL PAGE DIAGRAM



Not To Scale

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider Notice of Cancellation of Contract with Custom Sign Factory for Griffin-Spalding Wayfinding Signage Project and Notice of Cancellation of Tourism Product Development Grant Agreement with the Georgia Departmen of Economic Development and authorize the City Manager to execute Notices and complete all actions necessary to finalize termination of said Agreements. *Staff Attorney, Kelsey Carden, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The Tourism Product Development Grant Agreement was executed by the City in October 2020 after the City was awarded a $7,000 grant from the Georgia Department of Economic Development for the Griffin-Spalding Wayfinding Sign Project. At the time, the estimated cost of the project was $35,885.00. Following several more meetings with the Board related to this Project, the City awarded a bid for the fabrication and delivery of signs meeting the specifications set forth in the bid solicitation to Custom Sign Factory at a cost of $117,431.30. Upon approval of the contract, the City had full funding for this project, despite the change in cost, via the State's Grant and a grant from GSBTA. However, upon beginning work, Custom Sign Factory found that the City's specifications in the original bid did not meet the necessary GDOT standards. An engineer's report determined that the estimated costs for fabrication of signs meeting those standards would increase to $170,565.00. Because the Project has significantly changed in scope since the state awarded our grant funds, and because the permits associated with the project would have to be resubmitted with new, reengineered plans, Staff is recommending termination of the agreements associated with this project.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The City received $5,600.00 of grant funds from the state to date for this project. Those funds will be returned. Custom Sign Factory has agreed that the City will only be responsible for payment of the costs of materials incurred to date.

Submitted By:
Kelsey Carden

Meeting Date:
22/11/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Notice of Cancellation of Wayfinding Contract - Custom Sign Factory.docx
GDEcD Notice of Cancellation of Wayfinding Project.docx

Office of the City Manager, Jessica W. O'Connor
One Griffin Center | 100 S. Hill Street-P.O. Box T | Griffin, GA 30224
P 770.229.6408 F 678.692.0403 W cityofgriffin.com

November 18, 2022

Via U.S. Certified Mail & Electronic Transmission:
Custom Sign Factory
Attn: Clark Emmerson and/or Chris Nowak
1610-A Satellite Boulevard
Duluth, Georgia 30097
chris@csfsigns.com

Re: Notice of Cancellation of Contract for Griffin-Spalding Wayfinding Signage – Bid No. 22-006

Custom Sign Factory:

The City of Griffin ("City") is party to a contract for the Griffin-Spalding Wayfinding Signage Project ("Project"), awarded to Custom Sign Factory ("CSF") via Bid No. 22-006 and approved by the City's Board of Commissioners on February 8, 2022 ("Contract"). The scope of work entailed fabrication and delivery of signs per the design drawings and specifications as provided in City of Griffin Bid No. 22-006. However, on July 25, 2022, CSF provided the City with an Executive Summary following an engineer's review which found that the City's bid specifications did not meet GDOT Standards. As a result, CSF requested a Change Order in the amount of $53,134.00 to cover the change in cost necessary to continue with the Project in full compliance with GDOT standards.

In light of the substantial increase in costs, the City cannot agree to the change order and has instead decided to terminate this Project at this time. Please consider this letter as the City's formal Notice of Cancellation of Contract for Griffin-Spalding Wayfinding Signage Project ("Notice") with CSF. In light of this Notice, the Contract shall terminate immediately upon payment of any outstanding invoices owed to CSF for costs of materials incurred, pursuant to the Contract, through the date of this Notice

Upon receipt of this Notice, we ask that you acknowledged receipt of this Notice and provide us with an accurate final invoice for payment of any outstanding payment owed to CSF. Thank you for working with the City and for your patience during this process. Please let us know if you have any questions.

Respectfully,

CITY OF GRIFFIN

_____

Jessica W. O'Connor
City Manager
100 S. Hill Street
Griffin, GA 30224
(770) 229-6408

Cc:
kcarden@cityofgriffin.com

Office of the City Manager, Jessica W. O'Connor
One Griffin Center | 100 S. Hill Street-P.O. Box T | Griffin, GA 30224
P 770.229.6408 F 678.692.0403 W cityofgriffin.com

dwhalen@cityofgriffin.com

Office of the City Manager, Jessica W. O'Connor
One Griffin Center | 100 S. Hill Street-P.O. Box T | Griffin, GA 30224
P 770.229.6408 F 678.692.0403 W cityofgriffin.com

November 18, 2022

Via U.S. Certified Mail & Electronic Transmission:
Georgia Department of Economic Development
Attn: Office of Tourism Product Development
75 5th Street N.W., Suite 1200
Atlanta, Georgia 30308
tourismproduct@georgia.gov

Re: Griffin-Spalding Wayfinding Signage – FY21 Cycle I TPD Grant Agreement

Georgia Department of Economic Development – Office of Tourism Product Development:

The City of Griffin ("City") is party to a Tourism Product Development Grant Agreement ("Agreement") with the Georgia Department of Economic Development ("GDEcD"), commencing September 1, 2020, which is related to the Griffin-Spalding Wayfinding Signage Project ("Project"). Pursuant to the Agreement, the City was awarded $7,000.00 in grant funds from the FY21 Cycle I Tourism Product Development Grant. Upon execution of the Agreement, the City received eighty (80%) percent of the grant funds, a total of $5,600.00; per the Agreement, the remainder of the grant funds would be distributed upon remittance of a final report to GDEcD's TPD Program Office.

Following receipt of the grant funds, the City bid the Project in the marketplace. Unfortunately, the costs of the Project increased substantially from the original estimates set forth in our application, from approximately $36,000.00 to $170,565.00. While the City was able to obtain some additional funding to assist with the increased costs, the City ultimately was unable to justify the increased costs for the Project. For this reason, we have terminated the Griffin-Spalding Wayfinding Signage Project.

Pursuant to the Agreement, this letter serves as the City's formal notice that the Project for which the grant was awarded has been terminated. The City desires to return the $5,600.00 grant award. Please contact me so that we can determine the proper recipient and method by which to return the funds.

City of Griffin is grateful for GDEcD's consideration for this grant, and we regret that this Project cannot move forward. We hope to work with the TPD Program in the future to foster new tourism products for our Community and the State of Georgia. Please let us know if you have any questions.

Respectfully,

CITY OF GRIFFIN

_____

Jessica W. O'Connor
City Manager
100 S. Hill Street
Griffin, GA 30224
(770) 229-6408

Cc: kcarden@cityofgriffin.com
dwhalen@cityofgriffin.com

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a resolution adopting revisions to the main City of Griffin organizational chart. *City Manager, Jessica O'Connor, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

With the turnover throughout the City, the department of Administrative Services needs to be eliminated and the divisions within that department need to be made their own departments. Human Resources, Information Technology/Telecom, and Finance (which will encompass Accounting, Budget, and Procurement) will become individual departments. Additionally, the Municipal Court Administrator will begin reporting to the Staff Attorney directly with this change.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

Submitted By:

Jessica O'Connor

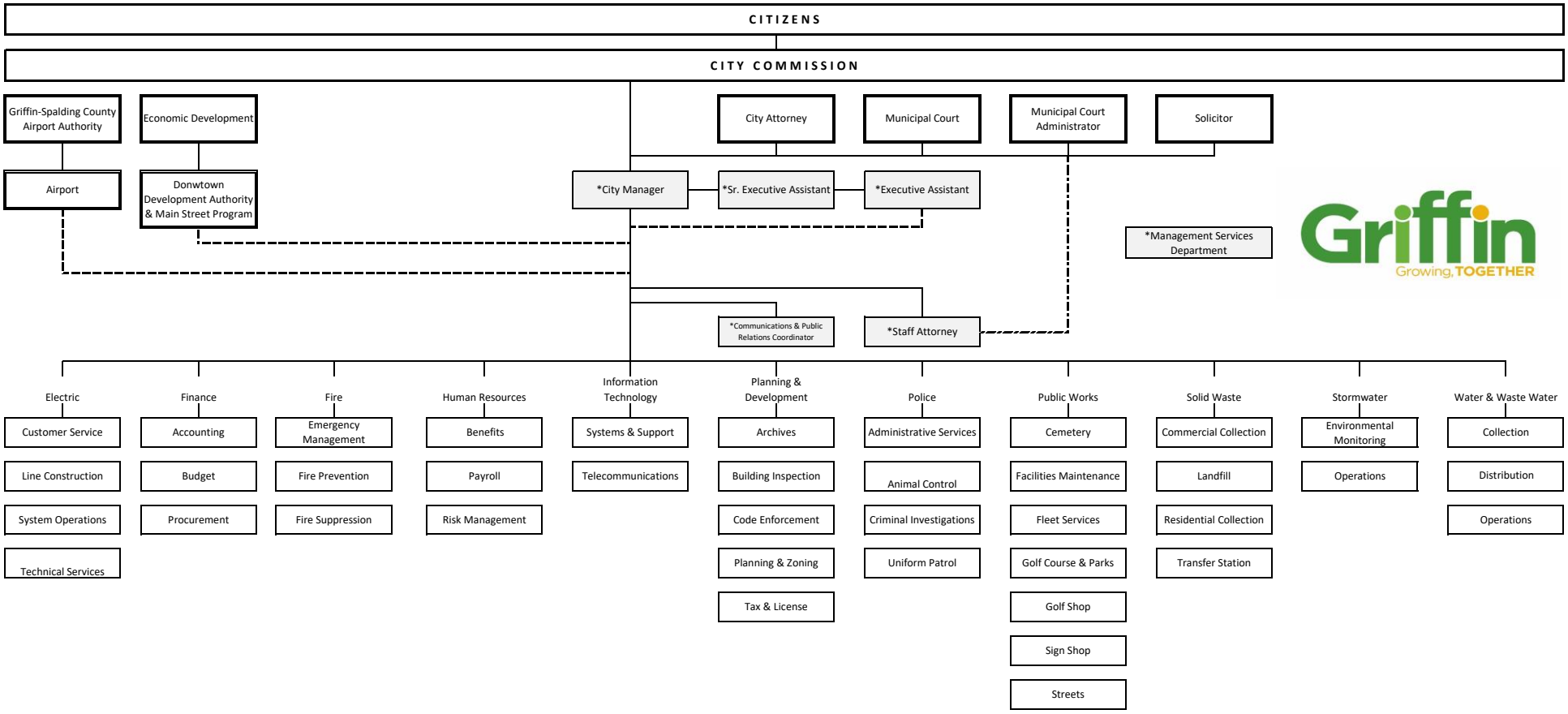
Meeting Date:

22/11/2022

ATTACHMENTS:

Main Org Chart with Court Change 11.18.2022.pdf

Resolution to Adopt Org Chart 11.18.2022.docx


CITIZENS
CITY COMMISSION
Griffin-Spalding County Airport Authority
Economic Development
City Attorney
Municipal Court
Municipal Court Administrator
Solicitor
Airport
Donwtown Development Authority & Main Street Program
*City Manager
*Sr. Executive Assistant
*Executive Assistant
*Management Services Department
Griffin
Growing, TOGETHER
*Communications & Public Relations Coordinator
*Staff Attorney
Electric
Finance
Fire
Human Resources
Information Technology
Planning & Development
Police
Public Works
Solid Waste
Stormwater
Water & Waste Water
Customer Service
Line Construction
System Operations
Technical Services
Accounting
Budget
Procurement
Emergency Management
Fire Prevention
Fire Suppression
Benefits
Payroll
Risk Management
Systems & Support
Telecommunications
Archives
Building Inspection
Code Enforcement
Planning & Zoning
Tax & License
Administrative Services
Animal Control
Criminal Investigations
Uniform Patrol
Cemetery
Facilities Maintenance
Fleet Services
Golf Course & Parks
Golf Shop
Sign Shop
Streets
Commercial Collection
Landfill
Residential Collection
Transfer Station
Environmental Monitoring
Operations
Collection
Distribution
Operations

A RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AMENDING THE ORGANIZATIONAL CHART FOR THE CITY MANAGER'S OFFICE TO REFLECT THE AMENDED ORGANIZATIONAL CHART RELATED TO ADMINSTRATIVE SERVICES AND MUNICIPAL COURT; AND FOR OTHER PURPOSES.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, that the department of Administrative Services is hereby dissolved creating separate departments of Finance, Human Resources, and Information Technology / Telecommunications. The Directors of Finance, Human Resources, and Information Technology / Telecommunications shall perform the duties and undertake the responsibilities imposed thereon by the adopted job descriptions.

BE IT FURTHER RESOLVED, that the Municipal Court Administrator shall report to the Municipal Court Judge and now to the Staff Attorney for the day to day functions of the Municipal Court.

BE IT FURTHER RESOLVED, that the organizational charts are amended to reflect the newly created departments and job titles associated therewith.

SO RESOLVED this 22nd day of November 2022.

_____

Mayor Douglas S. Hollberg

ATTEST: (CITY SEAL)

_____

Jessica W. O'Connor, Secretary

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider executive session pursuant to O.C.G.A. 50-14-2(1) for the purpose of consulting and meeting with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and pursuant to O.C.G.A. Section 50-14-3(b)(2) for the purpose of discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.

SPECIAL CONSIDERATIONS OR CONCERNS:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

Submitted By:

Susan Bartholomew

Meeting Date:

22/11/2022

Reviewed By:

Jessica O'Connor

ATTACHMENTS:

Affidavit for Closed Meeting 11-22-22.pdf

AFFIDAVIT REQUIRED BY O.C.G.A. SECTION 50-14-4(b)(1)

STATE OF GEORGIA
COUNTY OF SPALDING

Personally appeared before the undersigned officer, duly authorized to administer oaths, the Chairman/Chairman Pro-Tem, who being duly sworn, deposes and states the following:

1. He/she is of adult age, laboring under no legal disabilities and competent to give this Affidavit as required by O.C.G.A. Section 50-14-4(b)(1);

2. That he/she is a duly elected Commissioner of the City of Griffin, Georgia and served as the presiding officer of the Board of Commissioners at a meeting held on November 22, 2022 during which a portion of said meeting was closed under relevant exception(s) to the Georgia Open Meetings Law.

   X Pursuant to O.C.G.A. Section 50-14-2(1) for the purpose of consulting and meeting with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved.

   _____ Pursuant to O.C.G.A. Section 50-14-2(2) for the purpose of discussing a confidential tax matter;

   _____ Pursuant to O.C.G.A. Section 50-14-3(b)(1)(B) for the purpose of authorizing negotiations to purchase, dispose of, or lease property;

   X Pursuant to O.C.G.A. Section 50-14-3(b)(2) for the purpose of discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.

   _____ Pursuant to O.C.G.A. 50-14-3(a)(5) – Meetings when discussing or deliberating upon cybersecurity plans, procedures, and contracts regarding provision of cybersecurity services.

   _____ Pursuant to O.C.G.A. 50-14-3(b)(4) for the purpose of considering portions of a record made exempt from public inspection or disclosure under Article 4 of Chapter 18 of Title 50. Applicable Exemption: O.C.G.A. 50-18-72(a)(19) and (25)(A).

The subject matter(s) of the closed portion of the meeting was devoted to the purpose(s) stated within the specific relevant exception(s) pursuant to which said meeting was closed.

FURTHER AFFIANT SAYETH NOT.

_____
Douglas S. Hollberg, Mayor

Sworn to and subscribed before me
This the 22nd day of November 2022.

_____
Notary Public:
My commission expires: _____ (Seal)