

The following is the revised redevelopment plan for the City of Fitzgerald:

CITY OF FITZGERALD REDEVELOPMENT PLAN FOR COMMUNITY REDEVELOPMENT AREA

This plan shall constitute a written redevelopment plan adopted and approved under the provisions of Official Code of Georgia Annotated Official Code of Georgia Annotated Section 36-61-7 for the urban redevelopment areas identified and described herein.

Section 1. Boundaries. The boundaries of the area proposed for redevelopment are as follows:

That certain area lying within the corporate limits of the City of Fitzgerald and being enclosed by the following boundary: Beginning at the intersection of Merrimac and Sultana Drives and running east along Sultana Drive to Grant Street; thence north along Grant Street to the city limits; thence following the city limits around the northeast, east and southeast sides of the city to Frank Road; thence south along Frank Road to the city oxidation pond property; thence west along the north line of the city oxidation pond property to the northwest corner of the city oxidation pond property; thence along a line running due west to the city limits; thence north and west along the city limits to the Ocilla Highway; thence north along the Ocilla Highway to Roanoke Drive; thence west along Roanoke Drive to Gordon Street; thence north along Gordon Street to Cypress Street; thence west along Cypress Street to Merrimac Drive; thence north along Merrimac Drive to Sultana Drive, the point of beginning. (Resolution No. R97-0009, approved 9/8/97)

9.30 acres, more or less, in Five Acre Tracts 926 and 927 in Land Lot 150 in the Third Land District of formerly Irwin, now Ben Hill County, Georgia, as shown on the plat of the Colony Domain made by or for the American Tribune Soldiers Colony Company of file in the office of the Clerk of the Superior Court of Irwin County, Georgia. Said 9.30-acre parcel is more particularly described as follows: Beginning at the point of intersection of the north line of said Five Acre Tract 927 and the west margin of the right of way of Wilson Avenue and running thence along the west margin of the right of way of Wilson Avenue south 00 degrees 12 minutes 13 seconds west 628.98 feet to the point of intersection of the west margin of the right of way of Wilson Avenue and the north margin of the right of way of Jack Allen Road; thence along the north margin of the right of way of Jack Allen Road north 89 degrees 11 minutes 04 seconds west 643.10 feet; thence along the west lines of said Five Acre Tracts north 00 degrees 16 minutes 32 seconds east 631.07 feet; thence along the north line of said Five Acre Tract 927 south 88 degrees 59 minutes 52 seconds east 642.33 feet to the point of beginning. Said 9.30-acre parcel is shown on that certain plat of survey of 8.79 acres dated August 9, 2002, prepared for Gerald Thompson by T. W. Ash, Georgia Registered Land Surveyor No. 2096, and on that certain plat of survey of 0.51 acre dated August 9, 2002, prepared for Gerald Thompson by T. W.

Ash, Georgia Registered Land Surveyor No. 2096. (Resolution No. R03-0004, approved 5/12/03)

That certain area lying within the corporate limits of the City of Fitzgerald and being enclosed by the following boundary: Beginning at the intersection of Merrimac and Sultana Drives and running east along Sultana Drive to Grant Street; thence north along Grant Street to the city limits; thence following the city limits around the northeast, east and southeast sides of the city to Frank Road; thence south along Frank Road to the city oxidation pond property; thence west along the north line of the city oxidation pond property to the northwest corner of the city oxidation pond property; thence along a line running due west to the city limits; thence north and west along the city limits to the Ocilla Highway; thence north along the Ocilla Highway to Roanoke Drive; thence west along Roanoke Drive to Gordon Street; thence north along Gordon Street to Cypress Street; thence west along Cypress Street to Merrimac Drive; thence north along Merrimac Drive to Sultana Drive, the point of beginning. (Resolution No. R05-0002, approved 2/14/05)

16.19 acres, more or less, in Land Lot 280 in the Fourth Land District in the City of Fitzgerald, Ben Hill County, Georgia, and being more particularly described in that certain plat of survey prepared by T. W. Ash, Georgia Registered Land Surveyor No. 2096, dated November 19, 2001, and recorded in Plat Slide No. 652-J, in the office of the Clerk of the Superior Court of Ben Hill County, Georgia. (Resolution No. R05-0002, approved 2/14/05)

6.064 acres, more or less, in Five Acre Tracts 592 and 593 in Land Lot 149 in the Third Land District of formerly Irwin, now Ben Hill County, Georgia, as shown by the plat of the Colony Domain made by or for the American Tribune Soldiers Colony Company of file in the office of the Clerk of the Superior Court of Irwin County, Georgia, said 6.064-acre parcel being more particularly described as follows: To locate the point of beginning start at the northwest corner of said Five Acre Tract 593 and run thence south 00 degrees 19 minutes 19 seconds west 15.00 feet to the point that shall be referred to as the point of beginning; running thence from said point of beginning north 88 degrees 55 minutes 14 seconds east 640.539 feet; thence along the west margin of the right of way of North Merrimac Drive Extension south 01 degree 28 minutes 15 seconds east 408.375 feet; thence south 88 degrees 55 minutes 50 seconds west 653.317 feet; thence along the west line of said Five Acre Tract 593 north 00 degrees 19 minutes 19 seconds east 408.375 feet to the point of beginning; all as shown on that certain plat of survey of Merrimac Village Apartments prepared by Hampton & Associates Surveying Co., dated December 19, 1980, revised November 1, 1982. (Resolution No. R06-0007, approved 4/10/06)

10.00 acres, more or less, in Five Acre Tracts 1002, 1003 and 1004 in Land Lot 300 in the Fourth Land District of formerly Irwin, now Ben Hill County, Georgia, as shown by the plat of the Colony Domain made by or for the American Tribune Soldiers Colony Company of file in the office of the Clerk of the Superior Court of Irwin County, Georgia, said 10.00-acre parcel being more particularly described as follows: To locate the point of beginning, start at the point of intersection of the southwest margin of the right of way of Bush Avenue with the southeast margin of the right of way of U. S. Highway 129 as such rights of way existed on August 20,

1982, and running thence from said point of intersection south 24 degrees 01 minute 16 seconds east 44.00 feet; thence along the west margin of the right of way of Bush Avenue south 00 degrees 25 minutes 00 seconds west 733.64 feet to the point that shall be referred to as the point of beginning; running thence from said point of beginning along the west margin of the right of way of Bush Avenue south 00 degrees 25 minutes 00 seconds west 573.10 feet; thence along the south line of said Five Acre Tract 1004 north 88 degrees 28 minutes 46 seconds west 623.63 feet; thence along the west lines of said Five Acre Tracts north 00 degrees 35 minutes 54 seconds east 768.99 feet; thence along the southeast margin of the right of way of U.S. Highway 129 north 56 degrees 12 minutes 55 seconds east 300.60 feet; thence south 06 degrees 35 minutes 00 seconds east 373.34 feet; thence south 88 degrees 28 minutes 46 seconds east 327.02 feet to the point of beginning; all as shown on that certain plat of survey prepared for Roanoke Realty, Inc., by Hampton & Associates Surveying Company, dated August 20, 1982. (Resolution No. R06-0007, approved 4/10/06)

Section 2. Evidence that area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this plan.

PHASE I. --- Some two hundred seventy-five (275) properties within this area have been identified as uninhabitable, unsafe and unworthy of rehabilitation.

PHASE II. --- Numerous unkempt vacant lots adversely affect tax base and slow development of neighborhoods. All determinations made by on-site inspection.

Section 3. Explanation of proposed uses for urban redevelopment purposes and proposed method of financing any construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of property for such uses and estimated cost thereof.

Propose to reestablish housing and commercial use per pre-existing zoning wherever practical in concert with private investment, Fitzgerald Housing Authority, and Habitat for Humanity. Anticipated demolition costs will be deducted from condemnation award. CHIP, CDBG, DCA, USDA, and local funding will be used for down-payment and incentives per available programs. Working with Department of Community Affairs on other options to help finance home ownership, thereby making development more enticing to private sector.

Section 4. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of any public works, public housing, or other public facilities, estimates of cost thereof, and explanation of proposed method of financing same.

Not applicable.

Section 5. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of privately owned property, estimates of cost thereof, and explanation of proposed method of financing same.

Proposed residential and commercial reconstruction to be funded by private enterprise and/or Housing Authority if applicable. All available state and federal home buyer assistance will be utilized to enable loan qualification. Demolition cost supplied by deduction from condemnation award and/or in-kind work by the City. However, the City may dispose of real property in an urban redevelopment area to private persons only under such reasonable competitive bidding procedures as it shall prescribe or as are provided in O.C.G.A. Section 36-61-10(b)(1). In the latter event, the City, by public notice by publication once each week for two consecutive weeks in a newspaper having a general circulation in the City, prior to the execution of any contract to sell, lease, or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto

under this plan, may invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban redevelopment area or any part thereof. The notice shall identify the area or portion thereof and shall state that such further information as is available may be obtained at the City's Office of Community Development or such other location as shall be designated in the notice. The City shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out and may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by the City in the urban redevelopment area. The City may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this plan. The City may execute contracts in accordance with this plan and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contracts.

Section 6. description of contracts, agreements and other instruments creating obligations of more than one year which are proposed to be entered into by the City of Fitzgerald to implement this plan.

Not applicable.

Section 7. Description of type of relocation payments proposed to be authorized by this plan and estimates of cost thereof.

All target properties at this juncture are vacant. Future inhabited properties if applicable will be handled in accordance with Georgia Relocation Act and Federal Uniform Relocation Act.

Section 8. Statement of conformity of plan to master plan, zoning ordinance and building codes and exceptions thereto.

This plan is in complete conformity with and to the master plan, zoning ordinance, and building codes of the City of Fitzgerald, with the following exceptions:

No predetermined exceptions. Any case specific exceptions that develop will be subject to approval by Zoning Board of Appeals.

Section 9. Summary of estimated expenditures from public and private financing sources for each of the first ten years following implementation of this plan.

\$38,000.00 CDBG Seed monies. Subsequent expenditures supplied by in-kind services of City and proceeds of lot sales to private developers.

Section 10. Other information required to be included in plan by City Council resolution. The following information is included in this plan pursuant to the requirements of the resolution adopted by the Mayor and Council of the City of Fitzgerald on September 8, 1997:

Not applicable.

Section 11. Historic property. Any property located within this redevelopment area which is either designated as a historic property under Article 2 of Chapter 10 of Title 44, the "Georgia Historic Preservation Act," or is listed on or has been determined by any federal agency to be eligible for listing on the National Register of Historic Places, will not be:

- (a) Substantially altered in any way inconsistent with technical standards for rehabilitation; or
- (b) Demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects,

which technical standards for rehabilitation and review shall be those used by the state historic preservation officer, although nothing in this subparagraph shall be construed to require approval of a redevelopment plan or any part thereof by the state historic preservation officer.

Section 12. Effective and termination dates for tax allocation district. The effective date for the creation of the tax allocation district under the plan is

Not applicable.

The proposed termination date for the tax allocation district under the plan is

Not applicable.

Section 13. Assessed valuations of redevelopment area. The last known assessed valuation of the redevelopment area is \$83,050,729.

The estimated assessed valuation of the redevelopment area after redevelopment is \$90,000,000.00.

Section 14. Tax allocation increment base. The tax allocation increment base of the proposed tax allocation district obtained pursuant to Official Code of Georgia Annotated Section 36-44-10 and supported by the certification of the state revenue commissioner as provided in said Code section is

Not applicable.

Section 15. Specification of property taxes for computation of tax allocation increments. The following is a specification of the property taxes for computing tax allocation increments determined in accordance with Official Code of Georgia Annotated Section 36-44-9 and supported by resolution of the mayor and Council of the City of Fitzgerald as required under paragraph (2) of Official Code of Georgia Annotated Section 36-44-8:

Not applicable.

Section 16. Proposed tax allocation bond issue(s). The amount of the proposed tax allocation bond issue or issues, the term and assumed rate of interest applicable thereto, are as follows:

Not applicable.

Section 17. Estimated positive tax increments for period of proposed tax allocation bonds. The positive tax increments for the period covered by the term of the proposed tax allocation bonds are estimated to be as follows:

Not applicable.

Section 18. Map of existing uses and conditions. Attached hereto is a map showing the existing uses and conditions of the real property in the proposed tax allocation district.

Redevelopment Plan approved in Resolution No. R98-0002, approved 2/9/98, amended by Resolution No. R05-0003, approved 3/14/05, and Resolution No. R06-0007, approved 4/10/06.