CITY OF WARNER ROBINS | 2012 REDEVELOPMENT PLAN

Prepared for the City of Warner Robins

Plan Adopted (Effective)–

Implementing Agency - *City of Warner Robins*

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I. Introduction

Originally known as the town of Wellston, Warner Robins was officially chartered by the State of Georgia in 1943. Its geographical assets attracted the Air Force (then known as the Army Air Corps) to the area during World War II. In 1941, the Army Air Corps established a military depot in the small community. At the urging of Colonel Thomas, the Depot's first commander, the growing town changed its name to Warner Robins in honor of Brigadier General Augustine Warner Robins, who is generally recognized as the father of modern Air Force Logistics. Though the Base and Depot have undergone many name changes and new missions through the years, the words "Warner Robins" have always remained part of the name. After the war, many people remained in Warner Robins forming a solid community foundation with military roots that accounts for its openness, acceptance, and tolerance, earning the City of Warner Robins the designation of Middle Georgia's International City. As a direct result of the Korean conflict, Robins Air Force Base ("**RAFB**") was permanently established and now constitutes Georgia's largest single industrial complex.

The City of Warner Robins (the "**City**"), located in Houston County (the "**County**"), is the largest of the three municipalities in the County and is one of the fastest growing cities in the State. This is due, in large part, to the presence of the Air Force Base. With over 20,000 employees (military, civilian and contractors), RAFB is a major influence to the City's and County's economy, as well as overall developmental trends for the area and surrounding communities. Robins Air Force Base has a local economic impact of over four billion dollars and is the largest employer in the City and the County.

According to the 2010 U.S. Census, the population of the City of Warner Robins was 66,588, which was a 36 percent increase from 2000, when the Census-reported population was 48,804.

Several readily apparent factors contributing to the City's growth include the City's centralized location (easy access to Interstates I-75 and I-16), the presence of RAFB, a well-regarded public education system, and positive local and governmental leadership.

While growth has afforded the City many opportunities to affect positive change, the unintended consequences of growth in population and land area have resulted in some areas within the City to decline in appearance and quality of life. Increased poverty rates, neglected or abandoned housing stock, crime, and an increased demand for services are just some of the challenges facing the City in these declining neighborhoods. In spite of the positive efforts within the community recognizing these conditions, certain portions of the City have continued to deteriorate over time and are now in need of redevelopment.

To this end, several planning documents have been completed in the last ten years, but these plans have not been fully implemented. Therefore, the City, with the assistance of the Warner Robins Redevelopment Agency ("**RDA**"), has developed this "**2012 Commercial Corridor Redevelopment Plan**" (hereinafter the "**Redevelopment Plan**" or "**Plan**") The purpose of this Plan is to consolidate past redevelopment efforts into one concise document that will serve as a "road map" going forward for community projects with very specific implementation steps. Particularly, the Plan will draw upon work completed in 2002 through the Georgia Quality Growth Partnership ("GQGP"), the 2007 Redevelopment Plan, and the 2009 Downtown Redevelopment Plan completed by Urban Design Associates. In fact, many of the particular recommendations are derived directly from past efforts. The vehicle for accomplishing these endeavors will be identified and implemented by the Plan.

II. Redevelopment Planning

In order to conform with the Georgia Redevelopment Powers Law (O.C.G.A. §36-44-1 *et seq*.), certain subjects are required to be addressed within the Plan. Each of the required areas or supporting information, along with other information deemed important by the City and/or RDA, is denoted by the bold headings preceded by Roman numerals

Redevelopment Plans are unique in that they expand powers of the local government.

This redevelopment plan was prepared to conform with the provisions of Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44).

Specifically, adopting the required resolution and a qualifying Redevelopment Plan empowers the City to:

- Establish Tax Allocation Districts.
- Provide a detailed blueprint of the public sector's vision and goals for a mapped-defined redevelopment area.
- Allow the implementing entity to attach design and use requirements or limitation to specific parcels as covenants which run with the land.
- Simplify the assembly (and possible replanting) of large enough tracts of land to attract private developers.
- Protect the rights of private property owners to participate in and benefit financially from the redevelopment strategy.
- Permit the local government or its designated redevelopment agency to issue tax exempt bonds for redevelopment purposes. These may be secured by loans, grants, leases, and other development revenues and do not count in the local government's general indebtedness cap.
- Help local governments plan, prioritize, and publicize local government infrastructure investments that will be provided to support revitalization of designated redevelopment areas.
- Expand access to some state grant and loan programs and allow the community to expand incentives for private investors.
- Provide a legal framework for binding intergovernmental contracts where communities elect to delegate redevelopment powers to a separate redevelopment agency.

III. Boundaries of the Redevelopment Area

The City of Warner Robins' Department of Community Development has identified a portion of the City where numerous redevelopment opportunities currently exist. This area encompasses most of the older portions of the City and has been designated as the City's Neighborhood Strategy Area (NSA) (*Attachment A – Redevelopment Area Map*). The area has been designated as such because it meets and/or exceeds the low-to-moderate income criteria required for Community Development Block Grant (CDBG) eligibility, as well as having the greatest need for CDBG-type projects, such as infrastructure improvements, housing rehabilitation, community facilities, etc. This area also closely mirrors the vicinity the Georgia Quality Growth Partnership Resource Team focused their study on in July 2002.

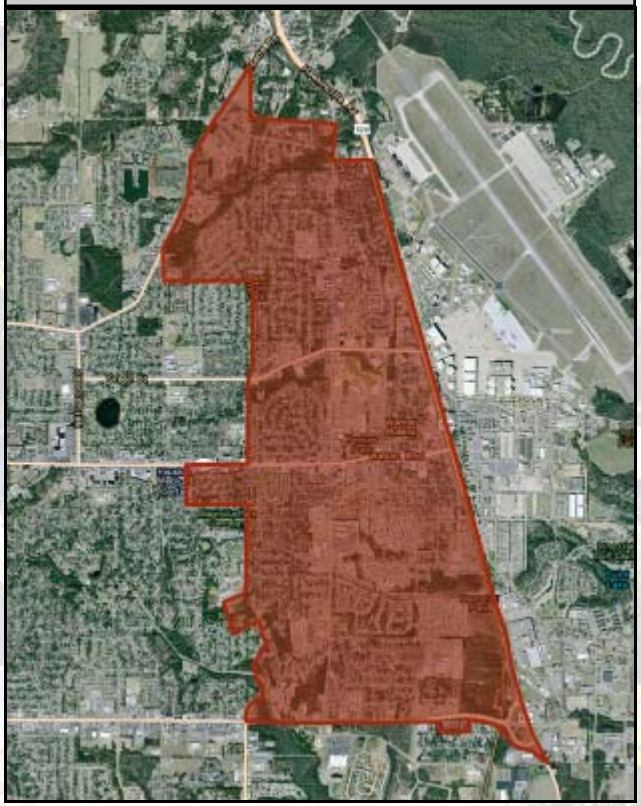
In addition to the infrastructure upgrades and housing improvements needed in the NSA, City officials have also identified other community-oriented redevelopment projects within the area. These include the construction of a new law enforcement complex; much needed commercial and retail development within and around the Commercial Circle area with the intent to transform this area into a "Downtown Warner Robins;" continued improvements around the City's civic corridor which includes the City Hall Complex, Macon State College, and the Public Library; as well as possible development of a state-of-the-art Conference Center. Within this greater Neighborhood Strategy Area, City officials have identified a smaller redevelopment area where they seek to focus their initial efforts.

In accordance with regulations issued by the State of Georgia for the creation of a Redevelopment Plan under the Redevelopment Act, a map has been created and provided (*Attachment A – Redevelopment Area Map)* specifically identifying the boundaries of the redevelopment area designated by the Plan. The geography included in this area follows Tabor Drive from Davis Drive to the southeast until it intersects with Ignico Drive.

Additionally, the area encompasses all of Ignico Drive from its intersection with Davis Drive heading east until it intersects with Georgia Highway 247. The redevelopment area described in this paragraph and shown on Attachment A shall be known as the "**Commercial Corridor Redevelopment Area**."

The Redevelopment Plan will address efforts to remedy the slum and blight conditions in the area and actions to redevelop and market the Commercial Corridor Redevelopment Area.

City of Warner Robins: Redevelopment Area



IV. Grounds for Exercise of Redevelopment Powers

Redevelopment Plans, and resulting Tax Allocation Districts, are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. §36-44-1 *et seq*. A redevelopment area is defined in O.C.G.A. §36-44 -3(7) as:

(7)"Redevelopment area" means an urbanized area as determined by current data from the U.S. Bureau of the Census or an area presently served by sewer that qualifies as a "blighted or distressed area," a "deteriorating area," or an "area with inadequate infrastructure," as follows:

(**A)** A "blighted or distressed area" is an area that is experiencing one or more conditions of blight as evidenced by:

(i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill heath, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;

(ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;

(iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;

(iv) Adverse effects of airport or transportation-related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area;

(v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities,

(B) A "deteriorating area" is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:

(i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;

(ii) High commercial or residential vacancies compared to the political subdivision as a whole;

(iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;

(iv) Declining or stagnant rent or sale prices compared to the political subdivision as a whole;

(v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income; or

(vi) Deteriorating or inadequate utility, transportation, or transit infrastructure.

(C) An "area with inadequate infrastructure" means an area characterized by:

(i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or

(ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

V. Current Conditions

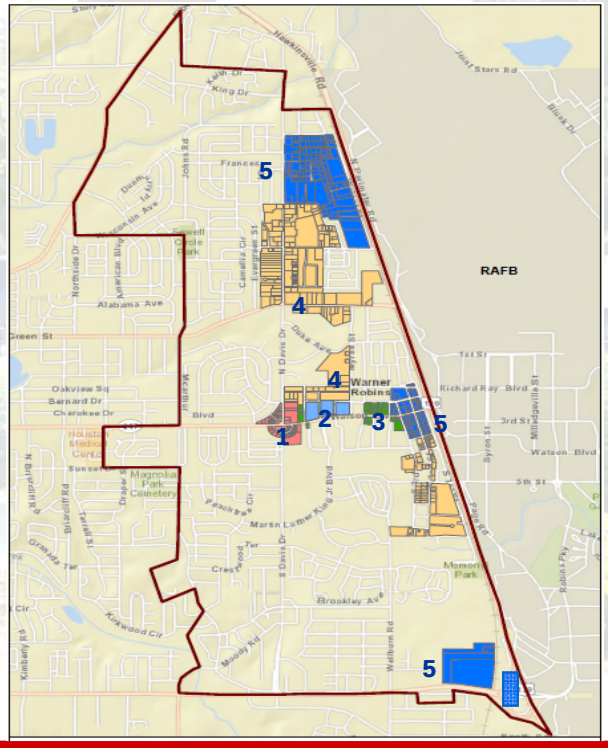
Census data offers a revealing look at the demographic characteristics of those living or working in the designated Commercial Corridor Redevelopment Area. The area, which is 5.66 square miles, is comprised of 14,031 people as of 2010. While there was a slight increase in the population from 2000 to 2010, the number of housing units decreased by 268 from 6,549 in 2000 to 6,281 during this same period. Of the households in the area, an overwhelming majority are renter-occupied at 62.1 percent. The area also boasts a fairly high vacancy rate at 16.7 percent and is characterized by deteriorated or poorly maintained housing stock. *(See Attachment D for housing stock pictures.)*

Additionally, crime statistics reported through the FBI Uniform Crime Reporting system indicate that in and around the defined Commercial Corridor Redevelopment Area, there is a high crime index, especially in the northern portion of the redevelopment boundary. *(A crime map may be seen in Attachment C.)* Other disparities are found in income. The median income for the Commercial Corridor Redevelopment Area is $29,881 compared to the City at large, which is $46,520, a difference of almost 55 percent.

Perhaps the greatest case for redevelopment is derived from the data found through ESRI's Business Analyst as denoted in a chart in Attachment I entitled "Economic Indicators." This consumer data indicates that there is an oversaturation of business activity. In sum, current conditions can hardly sustain the existing business activity and will not support new business ventures unless changes are made within the area. Stagnant growth, high vacancy rates, high crime rates, and low income precipitate the need to redevelop this area.

The Commercial Corridor Redevelopment Area qualifies as a redevelopment area under the required three criteria sections of the Redevelopment Powers Law for an area to qualify as either a "blighted or distressed area," a "deteriorating area," or an "area with inadequate infrastructure," O.C.G.A.§ 36-44-3(7). The map below outlines the five primary redevelopment projects or "**Initiatives**" within the Commercial Corridor Redevelopment Area that will serve as foci for the Plan and will serve as a catalyst for systematic change in the City. These Initiatives include:

1. Commercial Circle Redevelopment Initiative;
2. Conference Center/Hotel Initiative;
3. Watson Boulevard Initiative;
4. New Downtown Neighborhoods Initiative; and
5. Technology and Industry Corridor Initiative.



VI. Proposed Projects Within the Redevelopment Area:

As part of the Redevelopment Plan, the City proposes the following Initiatives to be developed within the Redevelopment Area:

Initiative 1. Commercial Circle Redevelopment

In Georgia, most cities are developed with a Central Business District or downtown to anchor the commercial and retail businesses within a community. In contrast, the City of Warner Robins was established in 1941, long after many other Georgia communities. As such, the City took on a very different pattern of development and has no central business district, which is a cornerstone in older communities around the State. Initiatives outlined in both the previous Redevelopment Plan and the Downtown Redevelopment Plan called for the efforts to be focused in and around Commercial Circle to serve as the Central Business District for Warner Robins – an active hub of pedestrian activity with interesting shops, restaurants and entertainment options surrounding a central civic greenspace.

Public intervention could be used to encourage a combination of new construction and rehabilitation of older commercial structures that results in a vibrant center, designed along "new urbanism" principles that provide a unique shopping and entertainment environment quite different from the strip centers of west Warner Robins and other outlying areas.

Implementation – Short-Term

- Create a Tax Allocation District (TAD).
- Create a Steering Committee made up of City and private property owners.
- Work with private property owners to create a consortium/ assemble land for the project.
- Establish Opportunity Zone.
- Issue an RFQ/RFP for design of the park within Commercial Circle.
- Begin streetscape redesign and improvements along the southeast quadrant.
- Create design guidelines for the site design and mixed-use buildings to ensure design quality for the City.
- Create an intermediate parking strategy.

Implementation – Long-Term

- Institute street improvements along the crescent.
- Build the new City Park.
- Begin construction of the mixed-use buildings and shared parking.

View of Commercial Circle looking west along Watson Boulevard *(Source: Urban Design Associates)*

Initiative 2. Conference Center/Hotel

One development opportunity in Downtown proposed in the Downtown Redevelopment Plan (*Urban Design Associates*) is the development of a Conference Center and Hotel at the center of the City. This plan offered very specific recommendations for locating these facilities as outlined below:

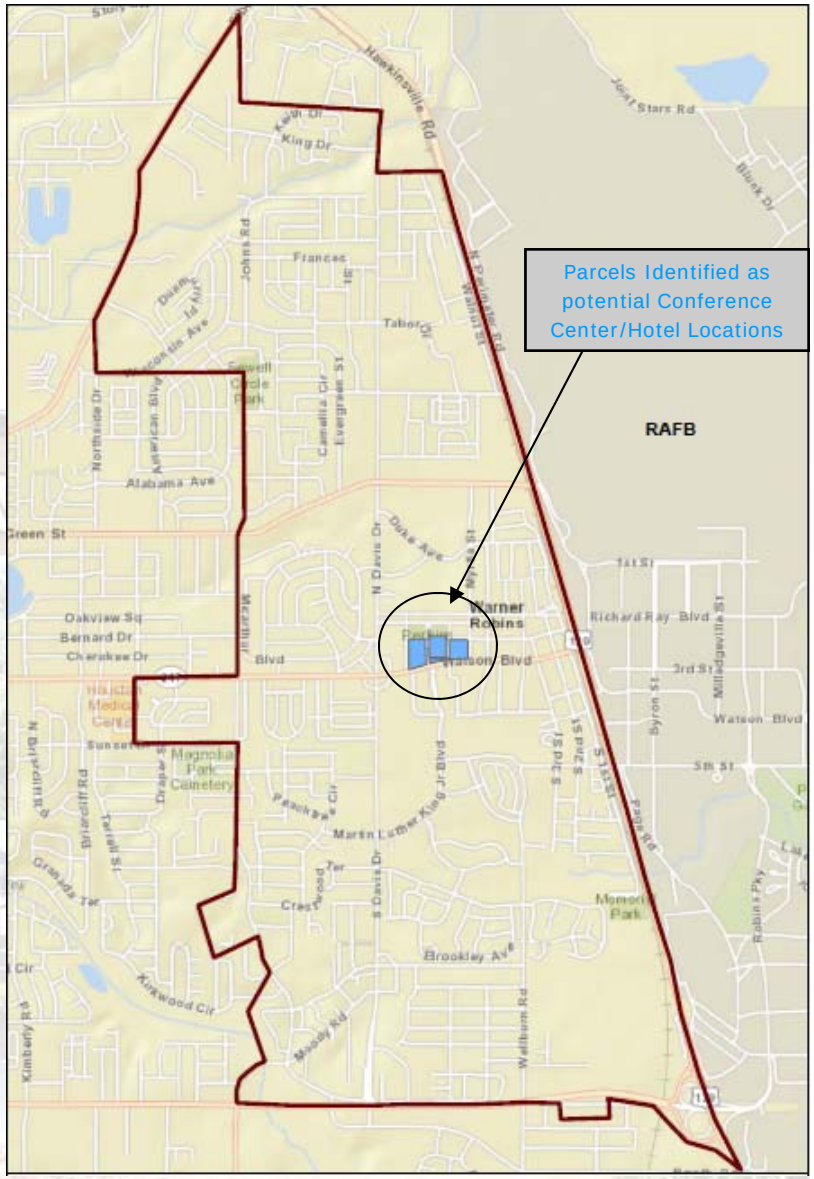
The existing athletic field west of the Conference Facility should become a redevelopment block. That block should accommodate structured parking to serve the conference center and hotel. Another new parking structure accommodating workers and visitors to the Civic Center itself should be built at Marshall Avenue and Myrtle Street to free up surface parking lots for redevelopment. Land values in Downtown Warner Robins will increase as redevelopment begins and shared parking structures are appropriate for the center of Downtown.

Implementation – Short-Term

- Create a Tax Allocation District (TAD)
- Use due diligence work to create an RFQ/RFP for Conference Center/Hotel development.
- Create shared parking structures, potentially as a TAD project(s).
- Establish Opportunity Zone.
- Create a parking plan to balance Civic Center and surrounding Downtown uses through the course of redevelopment.
- Begin siting strategies for City facilities being moved to alternate locations.
- Connect public streets to form clear development blocks that fit into the overall master plan.

Implementation – Long-Term

- Build Conference Center/Downtown Hotel .
- Evaluate the benefits of Enterprise Zone.
- Rebuild displaced City facilities in other appropriate locations concurrent with Civic Center development.
- Create an overall streetscape and "way finding program" for visitors to the Civic Center and Downtown Conference Center.



Initiative 3. Watson Boulevard

Watson Boulevard is not only one of the most important arterial roads in the City but is also considered to be the "Gateway" for the community. For most guests and "newcomers" to the Base, the ride along Watson is their first visual experience of the City. For this reason, the hub of governmental and cultural activities in Warner Robins should be developed between Robins Air Force Base and Commercial Circle. The existing City Hall complex and Macon State College campus provide a strong foundation on which to build a governmental/cultural hub that will help create an aesthetically pleasing gateway.

All new government offices or expansions (including county, state, or federal facilities) should be strongly encouraged to locate along this corridor, as should any new cultural facilities such as performance halls, auditoriums, libraries, museums, or galleries.

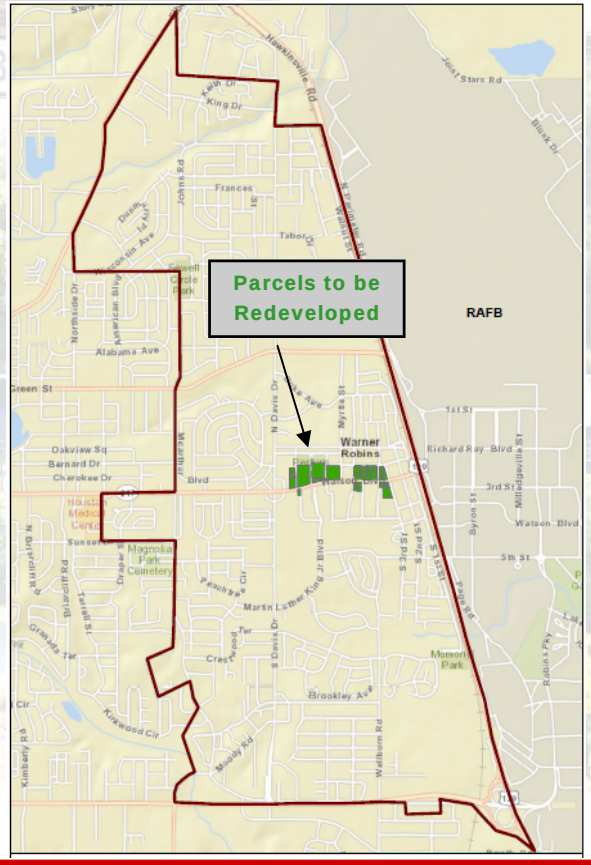
The City's new law enforcement complex is being developed within the boundaries of this corridor and will help anchor this portion of the City. Still, public intervention will be needed to upgrade with streetscape improvements and higher density commercial or residential development that supports the government/cultural hub.

Implementation – Short-Term

- Create a Tax Allocation District (TAD).
- Develop a coordinated streetscape initiative along Watson Boulevard to link areas.
- Create a steering committee of Downtown institutions to coordinate institutional growth plans.
- Establish Opportunity Zone.

Implementation – Long-Term

- Work with institutions to ensure Downtown development considers their needs within the context of the overall programming of Downtown redevelopment.
- Create an institutional node in Downtown that supports development of existing institutions and attracts additional institutions to the City.
- Redevelop unattractive commercial properties.
- Increase the presence of Macon State College on Watson Boulevard.



Initiative 4. New Downtown Neighborhoods (housing redevelopment)

One continuous theme throughout all planning documents in the last 10 years has been suggested plans for housing redevelopment. This is especially important given the proximity of these neighborhoods to Robins Air Force Base. Presently, these neighborhoods have large areas of substandard housing or vacant land due to demolition/removal of substandard housing. A recent housing assessment completed in the Commercial Corridor Redevelopment Area found that *492* homes were either substandard or dilapidated.

In 2002, the Quality Growth Resource Team was assembled from the Georgia Department of Community Affairs. This group pointed out in its 2002 Report, that these areas are perfect for location of a new "Traditional Neighborhood Development." This idea is predicated on the notion that either the City or a developer would purchase large tracts of land for this type development.

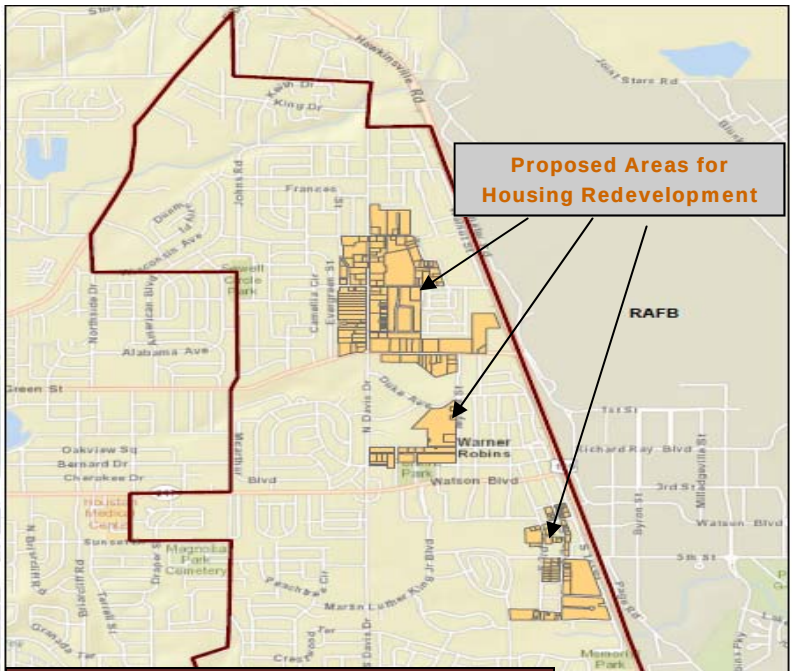
Another idea might be to partner with a developer to establish a low-income tax credit apartment complex in order to provide a suitable living alternative to many of the houses which are substandard yet inhabited.

Implementation – Short-Term

- Seek developers to develop low-income housing tax credit apartments.
- Relocate existing residents.
- Maximize Community Development Block Grant funding to coincide with redevelopment efforts.
- Assemble land into contiguous parcels.
- Engage developers specializing in mixed-use neighborhood development.
- Consider possible future Tax Allocation District (TAD)

Implementation – Long-Term

- Extend and connect public streets to create flexible development blocks.
- Establish a mix of housing sizes, types, and price points.
- Create architectural design guidelines to ensure character and quality of development.
- Create public amenities, such as small parks and playgrounds, within the neighborhoods.



25-Year MARKET POTENTIAL ANALYSIS

- Multi-Family Rental: 350 units
- Multi-Family For Sale: 310 units
- Single-Family Attached: 210 units
- Low-Range Single-Family Detached: 220 units
- Mid-Range Single-Family Detached: 160 units
- High-Range Single-Family Detached: 90 units

Source: *Robert Charles Lesser & Company (RCLCO)*

Initiative 5. Technology and Industry Corridor

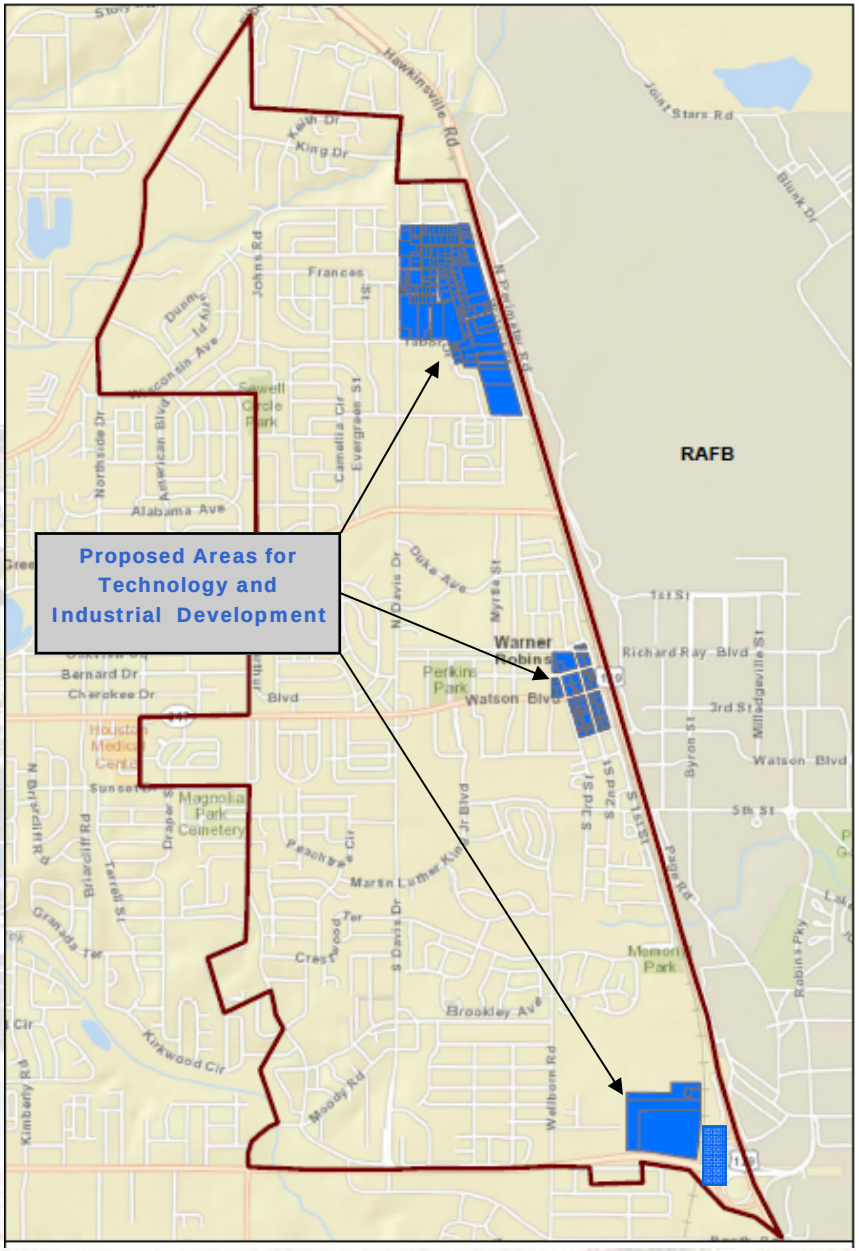
As well known throughout the Middle Georgia Region, Robins Air Force Base is one of the largest industrial employers in the State. Warner Robins is in a great position to capitalize on the Base's presence in the community by locating industrial developments at key arterial intersections, such as Russell Parkway and N. Paul Street, and an urban technology campus at Watson Boulevard and the ceremonial gate to RAFB. This approach, recommended by Urban Design Associates, is designed to create a new relationship between Downtown and RAFB and, in turn, a new shared front door to the City and many opportunities in Warner Robins. These initiatives rely on a wide variety of private development initiatives, focusing on light industrial development in the north, technology research and development offices at Watson Boulevard, and flex office/industrial and light manufacturing in the south at Russell Parkway.

Implementation – Short-Term

- Ensure allowable zoning is provided.
- Coordinate with the Houston County Development Authority to ensure consistency with development strategies for the County.
- Assemble land and/or seek development partners.
- Begin developing Watson Boulevard node with street-oriented, mixed-use buildings.
- Establish Opportunity Zone.
- Possible future Tax Allocation District (TAD)

Implementation – Long-Term

- Create new street networks balancing individual development plans with existing connections.
- Engage development partners or tenants for spec/flex space in the Northern and Southern industrial areas.
- Establish a coordinated streetscape strategy along First Street and 247 as a shared gateway to Warner Robins and RAFB.



VII. Plan Goal

The goals of the Commercial Corridor Redevelopment Plan and Initiatives, if approved by the City, are as follows:

1. Attract regional national developers of hotel, convention, housing and technology;
2. Create economic opportunity for local residents; and
3. Improve physical infrastructure through effective public-private partnerships.

By establishing the proposed Commercial Corridor TAD and pursuing the Initiatives, the City will:

1. Attract substantial private investment to finance commercial and retail development;
2. Spur additional new construction that will create a significant number of jobs, expanding the economy of the City on underutilized and deteriorated sites; and
3. Help increase the future tax digest of Warner Robins and Houston County, allowing the City and County to fund improvements that will enhance the quality of life for all area residents.

The Plan and Initiatives will help to serve as a catalyst for the evolution of the Commercial Corridor Redevelopment Area into a balanced development by encouraging a mix of land uses, increasing the economic vitality of the area, and enhancing the quality of life of the residents of the City. It will also entice development to the area. By its creation and implementation, the Redevelopment Area will generate significant direct economic impacts in terms of new development, increased retail spending and resulting taxes, and will retain jobs that could be lost to other areas of the region. The area's redevelopment should also have positive indirect benefits to the greater Warner Robins area.

VIII. Plan to Leverage Private Resources

The following is a plan to leverage private resources for the projects outlined on the previous pages.

1. Low-Income Tax Credits (Initiative 4)

The City is in the process of addressing the need for low-income housing by forming a public-private partnership with a developer interested in constructing an apartment community with low-income housing tax credits. The developer would, in turn, reserve all or a portion of the units for low-income tenants.

2. Utilize Georgia Small Business Lender (Initiatives 1, 2, 3, and 5)

Job tax credits, while advantageous, are not the only solution for business development. Perhaps another useful resource for local businesses are the programs offered through the Georgia Small Business Lender ("**GSBL**"), a non-profit lender authorized to transact business throughout the State. The GSBL is organized under the Middle Georgia Regional Commission and offers loans carrying rates that are usually less than bank lending rates. Funds are loaned for land, buildings, machinery, fixtures, and in some cases working capital. GSBL programs provide financing to start-up, expand or relocate businesses and could prove useful for business redevelopment in Warner Robins.

3. Evaluate the Potential of Enterprise Zone(s) (Initiative 5)

Enterprise Zones will enable the community to capitalize on potential incentives for businesses locating or expanding within downtown Warner Robins. The incentive for establishing an enterprise zone is tax abatements for occupation taxes, license fees, and building inspection fees, excluding sales tax. Abatements for ad valorem tax are decided by the City of Warner Robins but must not exceed the schedule designated under the Redevelopment Act.

4. Establish Opportunity Zone (Initiatives 1, 2, 3, and 5)

One incentive to encourage private investment is a job tax credit offered through the Georgia Tax Credit Law (48-7-40). Job tax credits are claimed against State income taxes when jobs are created. The number of jobs needed to claim tax credits are tied to a four-tier system. Each tier is based on the county's poverty level with the first tier representing the poorest counties and the fourth tier the wealthiest. Houston County is a Tier 4 community meaning that a business must create a minimum of 25 jobs to claim a tax credit of $750 per job. In contrast, if a business is located within a designated Opportunity Zone(s), business owners are able to claim the maximum job tax credit under law ($4,000) while only creating two jobs, thus making the properties in Commercial Corridor Redevelopment Area 2 easier to market. Potential OZ could be established in Commercial Circle, the Conference Center/Hotel area, the Technology and Industry Corridor and some portions of Watson Boulevard.

5. Tax Allocation District (Initiatives 1, 2, and 3)

Georgia's Redevelopment Powers Law (O.C.G.A. § 36-44-1 *et seq.*) provides local governments the authority to issue bonds to finance infrastructure and other redevelopment costs within a specifically defined redevelopment area such as the one created through this Plan. The bonds, which are secured by a "tax allocation increment" or "tax increment financing," rely on an increase in property tax revenues to service the debt issued to make the project initially possible. The following pages provide a detailed assessment of the City of Warner Robins' proposed TAD including a required school impact analysis.

IX. Tax Allocation District Number 1: City of Warner Robins (Commercial Corridor)

Overview

Tax Allocation Districts (TAD) are empowered under the Redevelopment Powers Law. TADs are a funding mechanism that reinvest the future anticipated property taxes back into a project (s) that, in turn, promotes new private investment and hopefully the redevelopment of the area.

The first proposed TAD within the City [hereinafter the "**Commercial Corridor Tax Allocation District (or TAD)**"] lies within the Commercial Corridor Redevelopment Area. A map showing the parcels comprising the proposed Commercial Corridor TAD as well as a map showing the Commercial Corridor TAD's location relative to the Redevelopment Area are shown in Attachment E - TAD Map and Location. Collectively, the increased revenue from the proposed Initiatives within the Commercial Corridor TAD would produce $335,304 in incremental revenue. Attachment H - Parcel Data identifies all parcels to be included within the Commercial Corridor TAD and their relevant parcel data; Attachment E is incorporated herein by reference. The City plans to attract a developer to build a 150-room Hotel/ Conference Center using proceeds from a potential bond sale made possible through the Commercial Corridor TAD. For purposes of certifying the Commercial Corridor TAD with and by the Georgia Department of Revenue and differentiating it from future TADs, the Commercial Corridor TAD shall also be known as **"Tax Allocation District Number 1: City of Warner Robins (Commercial Corridor)."**

The proceeds from the bond sale are likely to be used for improvements to Watson Boulevard (Streetscapes, Road Reconfiguration, etc.) as well as site work and assistance to the hotel itself. A summary of scope of properties that comprise the Commercial Corridor TAD No. 1 is outlined in **Attachment F.** The hotel development is anticipated to require 100 new jobs.

TAD Duration

The Commercial Corridor Tax Allocation District will be created effective *December 31, 2012.* The Redevelopment Powers Law provides that the District will be in existence until all redevelopment costs, including debt service, are paid in full. This repayment is projected to take 20 to 30 years. Upon payment of all redevelopment costs, it is expected the City will terminate the Commercial Corridor Tax Allocation District.

Base and TAD Increment

The tables in Sections XI, XII and XIII specify the estimated tax allocation increment base of the proposed Watson Boulevard TAD, and the millage rates used to compute tax revenues can be found on the following page. The table denotes ad valorem property taxes for computing tax allocation increments determined in accordance with Code Section 36-44-9.

Redevelopment Costs

Estimated redevelopment costs are included in **Attachment F** and for the entire Commercial Corridor Redevelopment Area. By 2016, for the Commercial Corridor TAD alone, Redevelopment costs are estimated at $30,188,100. This includes $5,000,000 for a streetscape project and $25,188,100 for the development of the hotel and conference center.

X. Method of Financing/Proposed Public Investment

Why is the creation of a TAD by the City and consent by the County and School Board a good policy decision?

Using TAD financing to fund construction of infrastructure will enable the City to leverage approximately $335,304 in annual property tax increments to provide the infrastructure necessary to generate over $25,000,000 in private sector investment in the TAD without tapping into current tax revenues. These funds can either be used to support the issuance of bonds or be paid out directly to cover TAD project costs.

For purposes of this Redevelopment Plan, the City intends to use tax allocation bonds repayable from positive tax increments as described herein, and the increments of the City, the County and the Houston County Board of Education, if each entity so grants, may be pledged by the City for the repayment of the bond.

In addition, the City may pledge or otherwise obligate its general funds for payment or security for payment of the tax allocation bonds issued, but only if those general funds are derived from the tax allocation district and used for payment or security for payment of tax allocation bonds issued or incurred for redevelopment of the district and only to the extent that positive tax increments or lease or other contract payments in TAD's special fund are insufficient at any time to pay principal and interest due on any such bonds.

This investment will generate new jobs and new sale and use tax revenues when fully developed, as well as increased incomes for City and County residents and increased revenues for area businesses. The development will provide new living, shopping, entertainment, public service and recreational opportunities on an underdeveloped site. Property values in the surrounding area could well increase as a result of this investment, further enhancing the property tax base.

Once the tax allocation bonds are retired, the City, County and School Board will receive the full property tax increment generated from the new Commercial Corridor TAD development.

The development of the Commercial Corridor TAD requires support from the TAD's increment for site and infrastructure improvements and public green space and other amenities. Thus, without the Commercial Corridor TAD, there will be no new tax revenue. The Commercial Corridor TAD redevelopment cannot occur without public assistance for roads, parking, transportation improvements, green space, and other public infrastructure. The projected redevelopment projects will not be financially viable without TAD financing.

The amount of the tax allocation bond issue will be in an amount not to exceed the amount necessary such that bond proceeds available to pay project costs in an amount not to exceed $30,188,100. It is the City's expectations that the bonds will have a term of 25 years and the City's assumption that a rate of interest (average coupon) of 7% will apply to such bonds. However, the actual term for such bonds may be different (but will not be longer than 30 years, the legal maximum), and will be determined by the City taking into account the recommendations of its investment bankers selected to market the bonds. The actual rate of interest applicable to such bonds will be determined by market conditions at the time of issue.

XI. Taxable Value for Commercial Corridor TAD and Positive Tax Increment

According to the tax records of Houston County, the redevelopment area defined in this Redevelopment Plan had a 2012 fair market value of $1,324776,874. Taxable value for all parcels was approximately $529,910,749. The taxable value of a given property is then multiplied by the millage rate to determine its ad valorem property taxes.

The current ad valorem tax base for the proposed Commercial Corridor TAD is approximately $33,603,500 at fair market value, with a $13,441,400 taxable value.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the Tax Allocation District, the City will request that the Commissioner of Revenue of the State of Georgia certify the tax base for 2012, the base year for the establishment of the Commercial Corridor TAD.

This tax base will be increased by the private investment stimulated by the implementation of the Redevelopment Plan through the issuance of tax allocation bonds. In addition, this redevelopment is intended to stimulate other development in the area and lead to an overall increase in property values in the Commercial Corridor TAD as the Redevelopment Plan is implemented. Upon completion of the redevelopment of the Commercial Corridor TAD, this tax allocation district is projected to have property with a fair market value of more than $56,364,900 and a taxable value of $22,177,960.

XII. Tax Allocation Increment Base

The Commercial Corridor TAD area contains 113 tax parcels with a total of 66 acres. The current fair market value of all parcels in the Commercial Corridor TAD is $33,603,500 at fair market value, with a $13,441,400 taxable value.

Therefore, the increment base of the proposed district is approximately $33,603,500 at fair market value, $13,441,400 taxable value.

The value of the base increment of the properties included in the proposed Commercial Corridor TAD represents less than ten percent of Houston County's total Tax Digest.

XIII. Property Taxes for Computing Tax Allocation Increments

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the Tax Allocation District (subject to the consent of the Houston County Board of Education and Houston County) are based on the following authorized 2012 *ad valorem* millage rates:

City of Warner Robins: 2012 Millage Rates (Per $1,000)	
Houston County	0.00995
City of Warner Robins	0.00999
Board of Education	0.01334
Combined Rate	**0.03328**

Source: GA Dept of Revenue

XIV. School Impact Analysis

Georgia's Redevelopment Powers Law governs the operation of tax allocation districts (TADs) in the State. The Law was amended to include a new provision under Section 36-44-3(9)(R) for preparation of a "School System Impact Analysis." To this end, in order to address the requirements of this regulatory portion of the Redevelopment Powers Law, analysis has been completed to determine the impact of the Commercial Corridor TAD on the Houston County school system. The full School Impact Analysis is adopted as integral to the Plan and attached hereto and incorporated herein as *Attachment G - School Impact Analysis*.

XV. Strategy for Relocating Displaced Persons

The City of Warner Robins does not plan to relocate any residents as there are no immediate funding commitments; therefore, it is unclear whether relocation will be necessary for housing-related activities. However, for planning purposes, a strategy has been developed to conform to federal regulations under the Uniform Relocation Act. The standard will be followed if the City receives funding through either CDBG Housing or CHIP Award.

The Uniform Relocation Act, which is the state and federal regulation that governs the relocation of displaced persons, requires that a displaced family, who must be temporarily relocated from their permanent residence due to construction or renovation to their home, must be reimbursed for all out-of-pocket expenses and provided advisory services for temporary housing.

A. A family or an individual will only be relocated if the rehab project will constitute a substantial danger to their health or safety.

B. During the removal of lead-based paint from a home, the occupants may be temporarily relocated until the work is finished. However, occupants will not be required to be relocated under the following circumstances:

- Treatment methods in the affected areas will not disturb lead-based paint or lead-contaminated dust.
- Treatment of the affected area inside the house will be completed within eight hours during each day, and the work will not create any safety, health, or environmental hazards.
- Only the building's exterior, such as the windows, doors, ventilation intakes, and other openings near the worksite, are sealed during lead-reduction activities and cleaned to provide a lead-free entry.
- Treatment methods for the affected areas will be completed within five calendar days; the work area is sealed at the end of each day. The area within ten feet of the containment area is cleared of debris at the end of each day. Occupants have a safe access to sleeping areas, bathroom, and kitchen facilities. The treatment methods do not create any safety, health, or environmental hazards.

C. A family or an individual will reside in a temporary replacement dwelling, which is functionally equivalent to the displaced dwelling. This means the temporary housing unit will be a decent, safe, sanitary unit contributing to a comparable style of living.

D. The displaced family or an individual will be provided a booklet entitled "Relocation Assistance to Displaced Homeowner." The Program administrators will notify all occupants in writing of their eligibility for applicable relocation assistance.

E. Reimbursement will be provided for all reasonable out-of-pocket expenses incurred in connection with temporary relocation, which includes the cost of moving to and from the temporary housing unit and housing expenses, such as rent and increasing utility expenses.

F. Provide appropriate advisory services, including reasonable advance written notices of (a) the date and approximate duration of the temporary relocation; (b) the address of a suitable, decent, safe, and sanitary temporary dwelling that will comply with the family or individual needs; and (c) the terms and conditions under which the family or individual may lease and occupy a decent, safe, and sanitary dwelling until the completion of their home.

XV. Strategy for Relocating Displaced Persons (continued)

G. A displaced family must receive Vacant Notice from the Program Administrator before moving. If they move from their residence before receiving the notice, they will be denied temporary relocation.

H. All housing-related expenses must be deemed as reasonable and necessary by the Program Administrator.

I. The cost of rent and monthly housing expenses must not exceed 30 percent of a family or individual gross monthly income.

J. A displaced family or an individual will be entitled to payments for their actual moving expenses which are deemed as reasonable and necessary by the Program Administrator. The following expenses will be considered as eligible:

- Moving vans to transport the displaced family's or person's belongings to the replacement dwelling within the city limits.
- Disconnecting and reinstalling household utilities such as water, telephone services, electric services, and cable television services.
- Storage of personal properties not to exceed two months.
- Insurance for the storage of personal properties against theft, loss, or damage in the process of moving, except for the fault of the displaced owner(s).
- Increase in utility costs for the temporary unit, which will be determined by calculating the average utility costs from the displaced dwelling compared to the utility cost figures supplied by the U.S. Department of Housing and Urban Development.

K. A displaced family or person will not be entitled to be reimbursed for the following:

- The cost of moving any structure or other real property improvements.
- Interest on a loan to cover moving expenses.
- Personal injuries.
- Cost for storage of personal properties on real property already owned and leased by the displaced person.

L. Temporary relocation assistance will be funded through the CDBG.

M. The City of Warner Robins will comply with the guidelines of U.S. Department of Housing and Urban Development Handbook entitled "Tenant Assistance, Relocation, and Real Property Acquisition for Programs for Participant and Department Staff" in dealing with temporary relocation assistance.

XVI. Consistency with the City's Comprehensive Plan, Zoning and Land Use Compatibility

Warner Robins, Houston County, and the Cities of Centerville and Perry worked jointly to accomplish all components required under the Georgia Planning Act during the development of their Joint Comprehensive Plan. Pertinent information and activities from the Joint Comprehensive Plan were included in the Redevelopment Plan. Similarly, redevelopment activities identified in this Redevelopment Plan will be incorporated into the next Joint Comprehensive Plan updates. At the time of local adoption, there were no known inconsistencies with the Comprehensive Plan. Additionally, the Redevelopment activities identified in the Redevelopment Plan are consistent and complimentary with activities identified in the Warner Robins Consolidated Plan, and the 2002 Georgia Quality Growth Partnership Resource Team Report, 2007 Redevelopment Plan, and the 2009 Downtown Redevelopment Plan.

The proposed land uses contained in the Redevelopment Plan conform with the City's zoning ordinance and building codes of the City.

XVII. Historic Properties

The Commercial Corridor Redevelopment Area does not have any properties listed on the National Register of Historic Places which are slated for redevelopment. In the event that any historic properties are subsequently identified, they will not be substantially altered in any way or be demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects.

XVIII. Needed Public Infrastructure

The designated Commercial Corridor Redevelopment Area is currently serviced by the City of Warner Robins in regards to services and infrastructure. The primary focus for infrastructure-related projects are the streetscapes proposed from Commercial Circle to Highway 247. Infrastructure improvements and upgrades will continue to be identified and accomplished through various planning mechanisms conducted by City officials (i.e. Short-Term Work Program, Capital Improvements Plan, Consolidated Plan, Comprehensive Plan, and amendments to the Redevelopment Plan).

XIX. Covenants and Restrictions to be Placed on Properties

Covenants and restrictions to be placed on the properties may include, but are not limited to, minimum landscaping requirements, restrictions of use (residential, commercial, etc.), and compliance with specific development standards. Such restrictions will be minimal, but will maintain the aesthetic quality and value of the character areas located in the Commercial Corridor Redevelopment Area. One specific proposal under this Redevelopment Plan involves adoption of a blight tax ordinance but will require Council's adoption of such an ordinance independent of this Plan.

XX. Implementing Agency

The State Redevelopment Powers Law, O.C.G.A. 34 44 4(a), authorizes the City to serve as its own redevelopment agency for the purposes of carrying out the Redevelopment Plan. The City, in adopting this Plan, designates the City of Warner Robins as the Redevelopment Agency, with the City Council and Mayor as the City's governing body, for purposes of creating, adopting, and implementing this Plan.

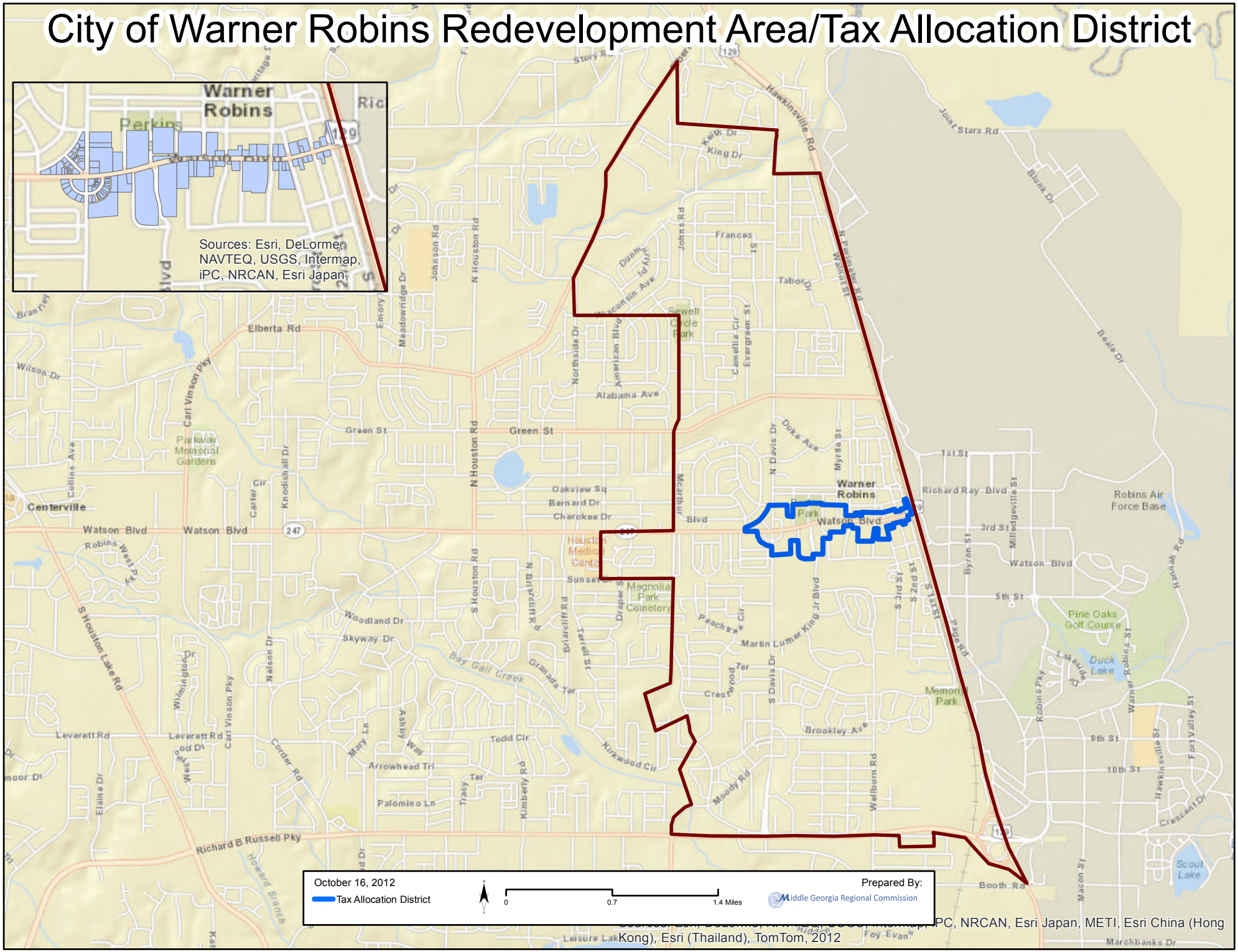
Acting as its own Redevelopment Agency, the City will carry out tasks in the following areas:

1. Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities including Houston County, the Houston County Board of Education, the impacted neighborhoods and other stakeholders, as well as with various City departments involved in implementing the Redevelopment Plan.
2. Conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with the City's Comprehensive Plan and the Redevelopment Plan.
3. Seek appropriate development projects, financing and other forms of private investment in the Redevelopment Area from qualified sources.
4. Develop public-private ventures and intergovernmental agreements as needed.
5. Market the Redevelopment Area among developers, capital sources and the general public.
6. Coordinate public improvement planning and construction.
7. Enter into negotiations, either directly or through designated brokers, with property owners and real estate developers within the Redevelopment Area for the purpose of acquiring land and property for redevelopment in accordance with the Redevelopment Plan.
8. Prepare economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of Tax Allocation Bonds by the City.
9. As directed by the City, negotiate and enter into development agreements to implement the Redevelopment Plan.
10. The Redevelopment Agency will perform other duties as necessary to implement the Redevelopment Plan.

The Redevelopment Agency will seek reimbursement for Redevelopment Plan preparation and redevelopment consulting as needed to complete the Plan implementation provisions. To manage the redevelopment process, the Redevelopment Agency will seek contractual arrangements with qualified vendors to provide the professional and other services required in qualifying and issuing the bonds, as well as in services including design, feasibility, project management, legal, engineering, and other services required for implementation of the proposed Redevelopment Plan.

Attachment A **Redevelopment Area/Boundary Map**

City of Warner Robins Redevelopment Area/Tax Allocation District



Attachment B Resolution

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA ACCEPTING FOR THE RECORD THE 2012 REDEVELOPMENT PLAN FOR THE COMMERCIAL CORRIDOR TAX ALLOCATION DISTRICT, AUTHORIZING THE PUBLICATION OF REQUIRED LEGAL NOTICES, SETTING MEETING DATES FOR ANTICIPATED ADOPTION, AND FOR OTHER PURPOSES.

Purpose: To provide for the further development and expansion of the Commercial Corridor Redevelopment Plan and Tax Allocation District in the Downtown Warner Robins Area and implementation of the same prior to December 31, 2012.

WHEREAS, on November 5, 2012, Council authorized and committed funds for preparation of the Commercial Corridor Redevelopment Plan (the "**Plan**"), and creation of the Commercial Corridor Tax Allocation District to be delineated by said Plan (the "**TAD**"); and

WHEREAS, the City, through the City Attorney's Office, the Warner Robins Redevelopment Agency, outside counsel Seyfarth Shaw LLP, and the Middle Georgia Regional Commission (the "**MGRC**"), has caused the Plan to be prepared, the TAD to be identified and defined, and the school impact analysis to be performed; and

WHEREAS, the Warner Robins Redevelopment Agency voted on November 13, 2012, to submit the Plan to Council for ultimate approval and adoption, in accordance with the requirements of the Redevelopment Powers Law; and

WHEREAS, Council desires to accept the Plan for the purposes of beginning the process of the required legal advertisements, public hearings, and review prior to Council's adoption of the Plan and devotion of the City's tax increment for the TAD; and

WHEREAS, Council wishes to authorize the publication of the required legal advertisements, confirm the date of the public hearing on the Plan, and determine the date of a meeting of Council for the consideration of adoption of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Warner Robins, and it is hereby so resolved by the authority of the same, that:

1. Council does hereby accept the Plan for the purposes of initiating the required formal review, public advertisement, and public hearings necessary prior to Council's official adoption of the Plan. A true and correct copy of the Plan is attached hereto and incorporated herein as Exhibit A.

2. A public hearing on the Plan and TAD is hereby scheduled for November 29, 2012, at 5:00 p.m., to be conducted by members of Council, Seyfarth Shaw LLP, the MGRC, and City staff. City staff is authorized to place the legal advertisement for the

public hearing in accordance with the required date parameters for the publication of the advertisement under the Redevelopment Powers Law.

3. A called meeting of council is authorized to be scheduled on December 10, 2012 at 5:30 p.m. to comply with the notice requirements of the Redevelopment Powers Law and the timing of the weekly Houston Home Journal legal ad publication deadlines. Staff is directed to prepare the necessary notices to the public and preparation of an agenda for this meeting. City staff is also authorized to have published the required advertisement for subsequent review and adoption of the Plan by Council, currently scheduled to be conducted at Council's regular meeting on December 10, 2012.

4. For purposes of implementation of the Plan and TAD, the City hereby designates the City as its own Redevelopment Agency

SO RESOLVED this 19th day of November, 2012.

CITY OF WARNER ROBINS, GEORGIA

By: _____
Charles K. Shaheen, III, Mayor

ATTEST:

_____
Alton Mattox, City Clerk

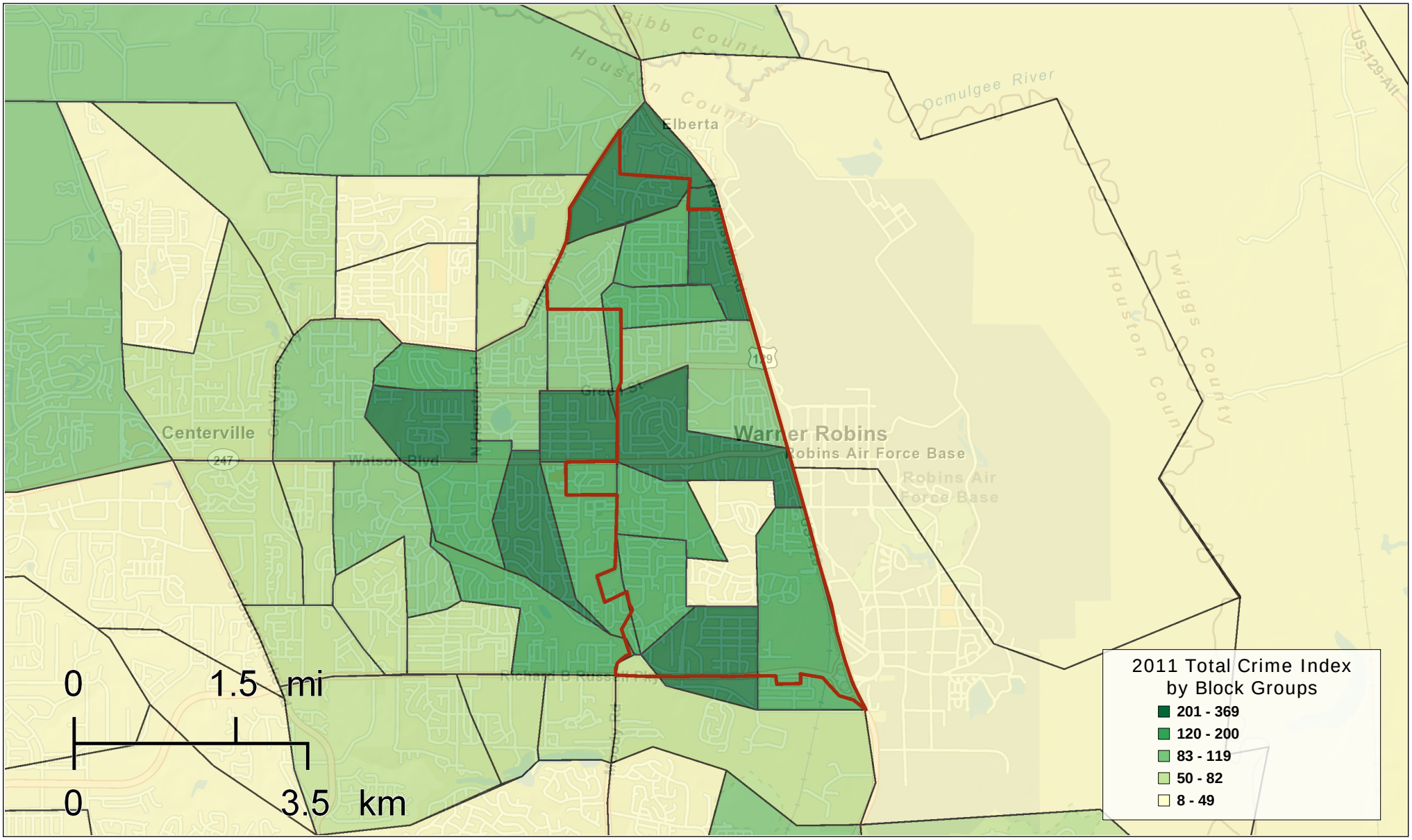
[SEAL]

Attachment C **Crime Map**

Middle Georgia Regional Commission

City of Warner Robins

2011 Total Crime Index by Block Groups



September 06, 2012

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Attachment D **Housing Conditions**

242 Peachtree Circle

123 Driftwood Drive

103 Iverness Street

407 Camelia Drive

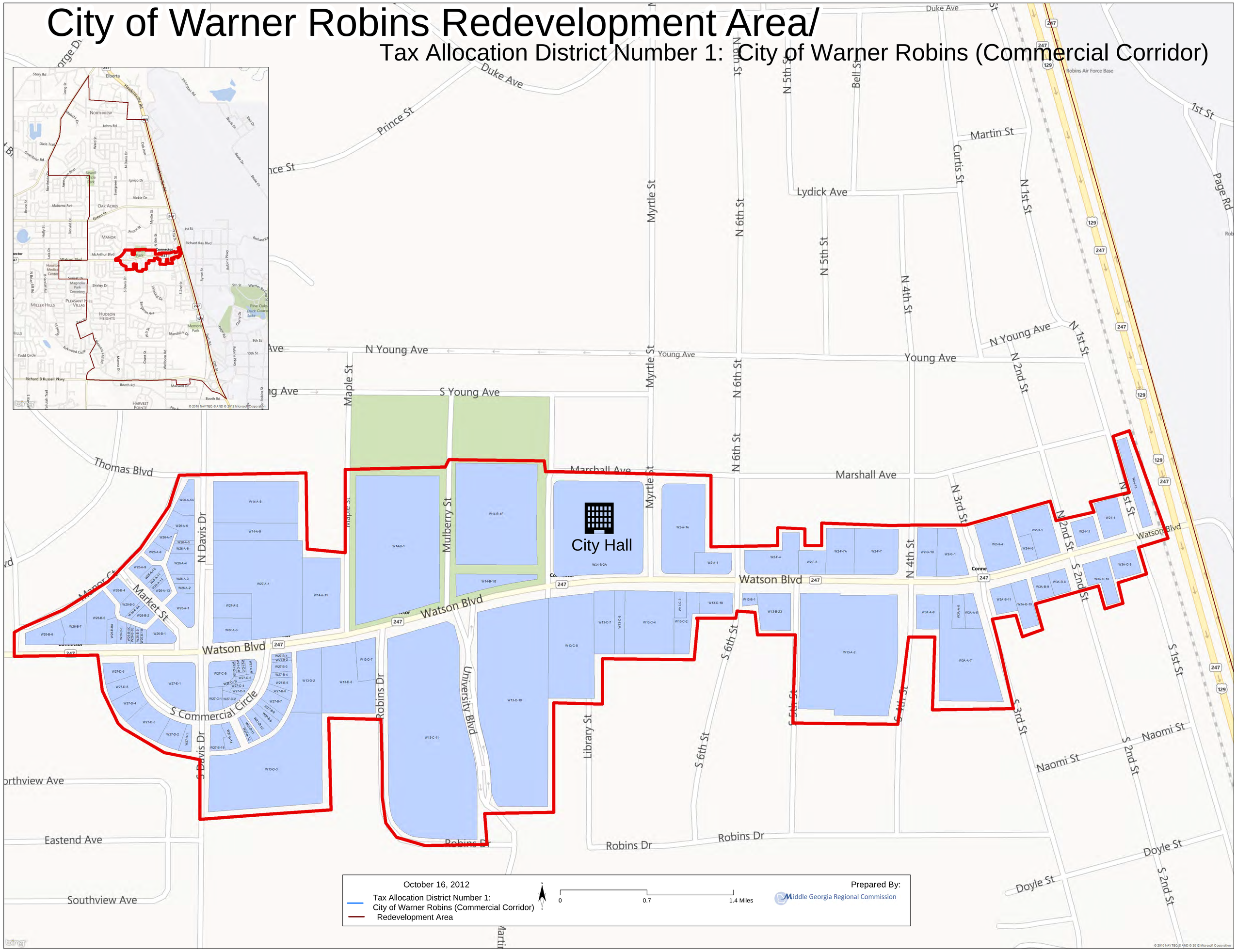
228 Wenden Drive

211 Evergreen Street

Attachment E **TAD Area Parcel Map**

City of Warner Robins Redevelopment Area/

Tax Allocation District Number 1: City of Warner Robins (Commercial Corridor)



Attachment F **Redevelopment Area Costs/TAD Information**

Redevelopment Area Costs			
Project	**Redevelopment Cost**	**Activity**	**Source**
1. Commercial Circle Redevelopment	$500,000.00	Streetscape	TAD
2. Conference Center/Hotel	$25,188,100.00	Site Work, Conference Center Construction, Hotel Construction	TAD/Private Developer
3. Watson Boulevard	$4,500,000.00	Streetscape	TAD
4. New Downtown Neighborhoods	$10,000,000.00	Clearance, Demolition, Purchase	Private Developer/Tax Credits
5. Technology and Industry Corridor	$2,000,000.00	Site Development	Private Developer

Note: Numbers based on unqualified estimates

TAD Summary	
Parcels #	113
Acreage	66
2012 Total Tax Digest	$3,947,333,128
2012 TAD Area Digest	$33,603,500
***TAD as percent of Tax Digest**	**0.85%**

Source: GAHouston County Tax Assessor

TAD Area Revenues by Jurisdiction			
	Current Revenue	**Projected Revenue**	**Projected Increment**
Houston County	$120,422.06	$220,670.70	$100,248.64
City of Warner Robins	$120,906.17	$221,557.82	$100,651.65
Board of Education	$161,450.28	$295,853.99	$134,403.70
Increased Tax Increment	**$402,778.52**	**$738,082.51**	**$335,303.99**

Source: GA Dept of Revenue and Houston County Tax Assessor

Attachment G **School Impact Analysis /Map**

School Impact Analysis

The Middle Georgia Regional Commission has undertaken the task of analyzing the impact of the TAD on the school system. Georgia's Redevelopment Powers Law governs the operation of tax allocation districts (TADs) in the State. The Law was amended to include a new provision under section 36-44-3(9)(R) for preparation of a "School System Impact Analysis". To this end, in order to address the requirements of this regulatory portion of the Redevelopment Powers Law, analysis has been completed to determine the impact of a TAD on the Houston County school system. Generally the idea is to analyze the overall impact of the TAD to the existing school, while specifically giving attention to four areas outlined in the enabling legislation including:

1. Number of net new public school students that could be anticipated as redevelopment occurs; *(-Zero projected)*
2. The location of school facilities within the proposed redevelopment area; *(located immediately following School Impact Analysis)*
3. An estimate of educational special purpose local option sales taxes projected to be generated by the proposed redevelopment, if any; *($55,133 including LOST)*
4. A projection of the average value of residential properties resulting from redevelopment compared to current property values in the redevelopment area. *(See TAD Fiscal Impact chart below)*

For the purposes of the school impact analysis, the project impact is limited to the commercial rooms rented through the hotel. The hotel itself may spur other commercial growth but the only reliable revenue projections utilized in this study will come from the hotel itself since other projections would be purely speculative.

The total private investment associated with these components is $25,188,100, which is the cost to construct the hotel and make repairs/reconstruct a conference center. The Impact Analysis provides information on the development proposed for the TAD area. *Investment* and *Unit* information by development type (i.e. Hotel) is applied to the projected first year of occupancy availability. The Impact Summary section of the Impact Analysis provides information on the potential financial impacts of the proposed development.

TAD Area Property Value is the average value of all parcels in the proposed TAD area based on the 2012 Total Fair Market Value as reported by the Houston County Tax Assessor's Office on September 10, 2012. The table below breaks the property values into total, taxable, and actual revenue for current TAD Area as currently assessed and the projected figures for the TAD Area if the proposed project came to fruition.

TAD Area Property Revenues is the current and projected revenue based on the respective millage rates from the Board of Commissioners, Board of Education, and the City of Warner Robins. Collectively, the increased revenue from the proposed project would produce $335,304 in incremental revenue. *See Attachment H for TAD parcel information.*

TAD Fiscal Impact				
	Current		Projected	
	Total Value	Average Per Parcel Value	Total Value	Average Per Parcel Value
2012 TAD Area Tax Assessed Value	$33,603,500	$297,376	$56,364,900	$498,804
2012 TAD Area Taxable Value (40%)	$12,102,720	$107,104	$22,177,960	$196,265
Tax Revenue	$402,779	$3,564	$738,083	$6,532

School Impact Analysis (continued)

Net New Students provides an estimate of the number of new students expected based on the number of residential units created. The total number of units is multiplied by the percentage of households in the City of Warner Robins with children under the age of 18 [as reported by the U.S. Census Bureau's 2010 Decennial Census] to provide an estimate of the number of households with children that could potentially enter the local school system. (Note: This estimate assumes that the rate of households with children in the new development will be consistent with the rate for the City of Warner Robins as a whole.) The resulting number of households with children is multiplied by the average number of children per household (as reported by the ACS) and rounded up to the nearest whole number to provide an estimate of the number of children that could potentially enter the local school system.

[# New Res. Units (0)] X [% of Warner Robins HH w/Children <18 (29.6%)] X [# Children per Warner Robins HH w/Children <18 (1.47)]

Total Cost of Increased Enrollment provides an estimate of the increased cost to the school system based on the number of Net New Students multiplied by the total district expenditures per full-time equivalent student (as reported by the 2012 Georgia County Guide).

[Net New Students (0)] X [Total School District Expenditures per FTE Student ($7,696)]=$0

New Hotel Sales provides an estimate of the total sales of hotel rooms associated with the proposed development. The total number of potential annual room nights in the proposed development is multiplied by the five-year average occupancy rate for all hotels in Houston County. The result is multiplied by the base room rate for the new hotel in downtown Warner Robins, which is assumed to be consistent with the per-night cost in the proposed development.

[150 New Hotel Rooms] X 365 days X [Avg. Annual Occupancy Rate (53%)] X $95

ESPLOST Revenue is the total of Net New Sales multiplied by the 1% Education Special Purpose Local Option Sales Tax (ESPLOST) rate in Houston County and a 1% Local Option Sales Tax (LOST), both dedicated for education.

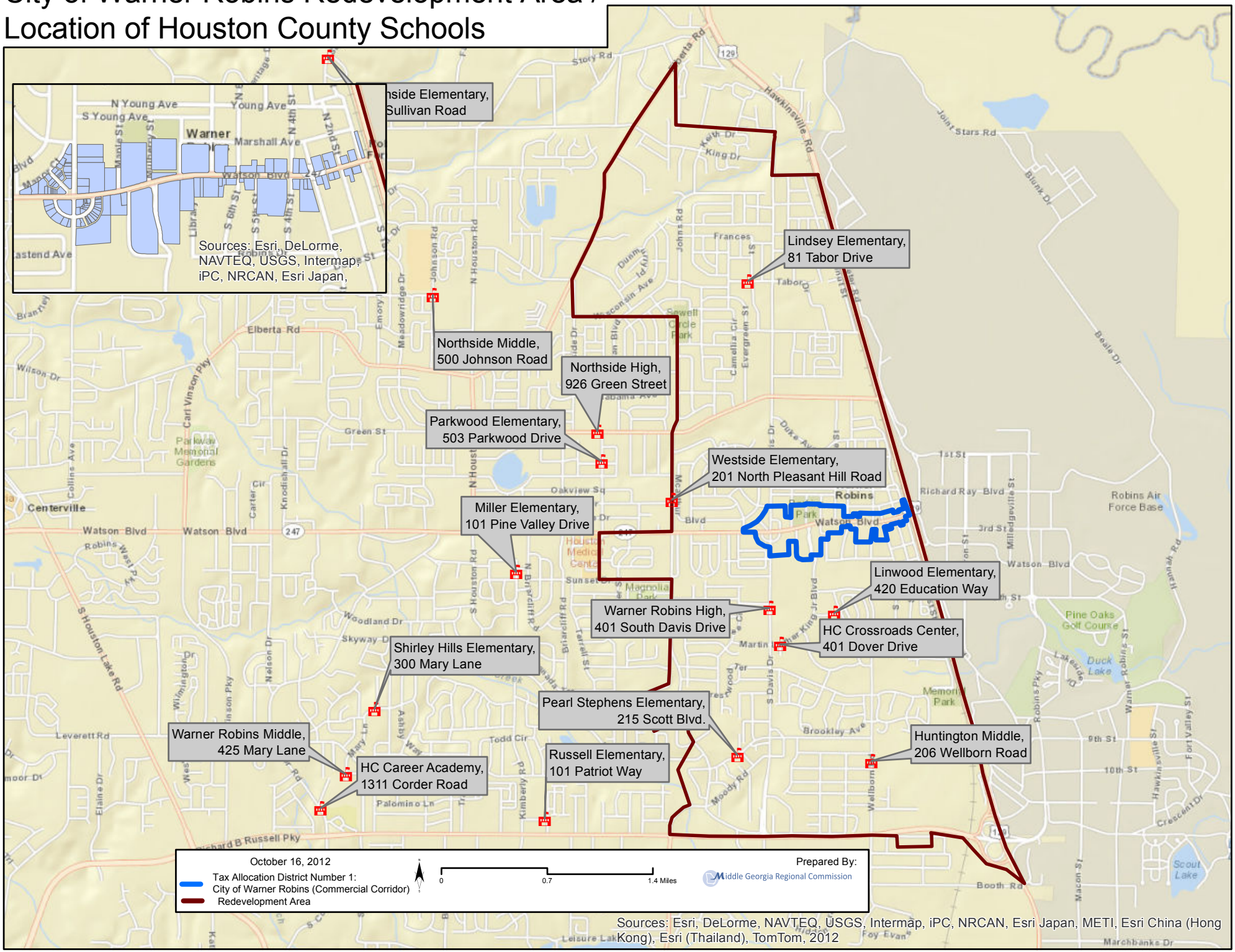
LOST/ESPLOST Estimates from Hotel	
Number of Rooms	150
Average Room Rate*	$95.00
Occupancy Rate*	53%
Days	365
Hotel Revenue	$2,756,662.50
LOST (1%)	$27,566.63
ESPLOST (1%)	$27,566.63
Total	**$55,133.26**

*http://connect.phocuswright.com/2011/01/five-year-us-hotel-occupancy-%E2%80%93-average-rate-%E2%80%93-revpar-comparison/

RESULTS OF ANALYSIS

The Middle Georgia Regional Commission concludes that the regional workforce could easily support a development that requires less than 100 estimated non specialized jobs drawn from a workforce of 389,692 from eight counties (Source: Georgia Power). The underlying assumption is that this workforce either already lives in Houston County or would commute from surrounding Counties as employees of a newly developed hotel. *Since there is no residential component to the hotel and therefore the estimated number of new residents and students would be zero.* The TAD has the potential to create $55,133.25 in sales tax revenue through ESPLOST and LOST.

City of Warner Robins Redevelopment Area / Location of Houston County Schools



Attachment H TAD Area Parcels

City of Warner Robins TAD Parcels

	Pre TAD Assessment					Post TAD Assessment			
	Parcel	Number	Assessed Value	Taxable Value (40%)	Current Tax Revenue	Projected Assessed Value	Projected Taxable Valuem (40%)	Projected Tax Value	Acreage
1	0W002F	004000	$333,500	$133,400	$4,440	$333,500	$133,400	$4,440	0.66
2	0W002F	006000	$77,200	$30,880	$1,028	$77,200	$30,880	$1,028	0.28
3	0W002F	007000	$189,600	$75,840	$2,524	$189,600	$75,840	$2,524	0.79
4	0W002F	07A000	$115,200	$46,080	$1,534	$115,200	$46,080	$1,534	0.53
5	0W002G	001000	$80,600	$32,240	$1,073	$80,600	$32,240	$1,073	0.60
6	0W002G	01B000	$151,900	$60,760	$2,022	$151,900	$60,760	$2,022	0.37
7	0W013A	002000	$1,863,300	$745,320	$24,804	$1,863,300	$745,320	$24,804	4.81
8	0W013A	010000	$38,600	$15,440	$514	$38,600	$15,440	$514	0.26
9	0W013B	001000	$70,800	$28,320	$942	$70,800	$28,320	$942	0.11
10	0W013B	023000	$74,300	$29,720	$989	$74,300	$29,720	$989	0.52
11	0W013C	002000	$107,300	$42,920	$1,428	$107,300	$42,920	$1,428	0.41
12	0W013C	003000	$22,800	$9,120	$304	$22,800	$9,120	$304	0.11
13	0W013C	004000	$231,800	$92,720	$3,086	$231,800	$92,720	$3,086	1.23
14	0W013C	006000	$23,100	$9,240	$308	$23,100	$9,240	$308	0.26
15	0W013C	007000	$123,600	$49,440	$1,645	$123,600	$49,440	$1,645	0.50
16	0W013C	008000	$2,382,900	$953,160	$31,721	$2,382,900	$953,160	$31,721	1.99
17	0W013C	011000	$4,326,100	$1,730,440	$57,589	$4,326,100	$1,730,440	$57,589	6.95
18	0W013C	018000	$45,900	$18,360	$611	$45,900	$18,360	$611	0.23
19	0W013C	019000	$4,686,000	$1,874,400	$62,380	$4,686,000	$1,874,400	$62,380	5.48
20	0W013D	002000	$63,400	$25,360	$844	$63,400	$25,360	$844	0.67
21	0W013D	003000	$1,078,000	$431,200	$14,350	$1,078,000	$431,200	$14,350	2.53
22	0W013D	006000	$605,100	$242,040	$8,055	$605,100	$242,040	$8,055	0.90
23	0W013D	007000	$141,300	$56,520	$1,881	$141,300	$56,520	$1,881	0.34
24	0W014A	008000	$205,900	$82,360	$2,741	$205,900	$82,360	$2,741	1.54
25	0W014A	009000	$84,800	$33,920	$1,129	$84,800	$33,920	$1,129	0.66
26	0W014A	015000	$100,500	$40,200	$1,338	$100,500	$40,200	$1,338	1.16
27	0W014B	001000	$251,800	$0	$0	$7,146,100	$2,858,440	$95,129	4.90
28	0W014B	01F000	$2,174,900	$0	$0	$18,042,000	$7,216,800	$240,175	2.80
29	0W014B	01G000	$21,700	$8,680	$289	$21,700	$8,680	$289	0.50

30	0W014B	02A000	$6,682,400	$2,672,960	$88,956	$6,682,400	$2,672,960	$88,956	3.60
31	0W026A	001000	$176,200	$70,480	$2,346	$176,200	$70,480	$2,346	0.20
32	0W026A	002000	$34,400	$13,760	$458	$34,400	$13,760	$458	0.07
33	0W026A	003000	$58,800	$23,520	$783	$58,800	$23,520	$783	0.09
34	0W026A	004000	$36,400	$14,560	$485	$36,400	$14,560	$485	0.28
35	0W026A	005000	$50,700	$20,280	$675	$50,700	$20,280	$675	0.08
36	0W026A	005000	$50,700	$20,280	$675	$50,700	$20,280	$675	0.08
37	0W026A	006000	$84,300	$33,720	$1,122	$84,300	$33,720	$1,122	0.12
38	0W026A	007000	$18,700	$7,480	$249	$18,700	$7,480	$249	0.14
39	0W026A	008000	$10,800	$4,320	$144	$10,800	$4,320	$144	0.08
40	0W026A	009000	$64,100	$25,640	$853	$64,100	$25,640	$853	0.09
41	0W026A	011000	$5,700	$2,280	$76	$5,700	$2,280	$76	0.04
42	0W026A	012000	$33,100	$13,240	$441	$33,100	$13,240	$441	0.04
43	0W026A	013000	$48,600	$19,440	$647	$48,600	$19,440	$647	0.10
44	0W026A	06A000	$79,400	$31,760	$1,057	$79,400	$31,760	$1,057	0.18
45	0W026B	001000	$95,600	$38,240	$1,273	$95,600	$38,240	$1,273	0.20
46	0W026B	002000	$75,300	$30,120	$1,002	$75,300	$30,120	$1,002	0.10
47	0W026B	003000	$8,200	$3,280	$109	$8,200	$3,280	$109	0.10
48	0W026B	004000	$78,500	$31,400	$1,045	$78,500	$31,400	$1,045	0.09
49	0W026B	005000	$68,300	$27,320	$909	$68,300	$27,320	$909	0.41
50	0W026B	006000	$169,800	$67,920	$2,260	$169,800	$67,920	$2,260	0.28
51	0W026B	007000	$212,100	$84,840	$2,823	$212,100	$84,840	$2,823	0.31
52	0W026B	008000	$65,100	$26,040	$867	$65,100	$26,040	$867	0.11
53	0W026B	009000	$30,800	$12,320	$410	$30,800	$12,320	$410	0.04
54	0W026B	02A000	$48,400	$19,360	$644	$48,400	$19,360	$644	0.05
55	0W026B	08A000	$20,900	$8,360	$278	$20,900	$8,360	$278	0.13
56	0W026B	08B000	$32,800	$13,120	$437	$32,800	$13,120	$437	0.05
57	0W026B	08C000	$44,000	$17,600	$586	$44,000	$17,600	$586	0.04
58	0W027A	001000	$421,600	$168,640	$5,612	$421,600	$168,640	$5,612	2.99
59	0W027A	002000	$289,000	$115,600	$3,847	$289,000	$115,600	$3,847	0.40
60	0W027A	003000	$95,500	$38,200	$1,271	$95,500	$38,200	$1,271	0.36
61	0W027B	001000	$70,400	$28,160	$937	$70,400	$28,160	$937	0.04
62	0W027B	002000	$40,700	$16,280	$542	$40,700	$16,280	$542	0.02
63	0W027B	003000	$29,300	$11,720	$390	$29,300	$11,720	$390	0.08
64	0W027B	004000	$36,400	$14,560	$485	$36,400	$14,560	$485	0.04

65	0W027B	005000	$7,700	$3,080	$103	$7,700	$3,080	$103	0.04
66	0W027B	006000	$33,800	$13,520	$450	$33,800	$13,520	$450	0.06
67	0W027B	007000	$123,400	$49,360	$1,643	$123,400	$49,360	$1,643	0.10
68	0W027B	008000	$30,600	$12,240	$407	$30,600	$12,240	$407	0.07
69	0W027B	009000	$37,000	$14,800	$493	$37,000	$14,800	$493	0.06
70	0W027B	011000	$7,500	$3,000	$100	$7,500	$3,000	$100	0.05
71	0W027B	012000	$4,500	$1,800	$60	$4,500	$1,800	$60	0.02
72	0W027B	014000	$252,200	$100,880	$3,357	$252,200	$100,880	$3,357	0.10
73	0W027B	016000	$32,600	$13,040	$434	$32,600	$13,040	$434	0.25
74	0W027C	001000	$37,400	$14,960	$498	$37,400	$14,960	$498	0.13
75	0W027C	002000	$17,600	$7,040	$234	$17,600	$7,040	$234	0.09
76	0W027C	003000	$7,700	$3,080	$103	$7,700	$3,080	$103	0.04
77	0W027C	004000	$9,800	$3,920	$130	$9,800	$3,920	$130	0.07
78	0W027C	005000	$53,900	$21,560	$718	$53,900	$21,560	$718	0.06
79	0W027C	006000	$107,900	$43,160	$1,436	$107,900	$43,160	$1,436	0.07
80	0W027C	007000	$19,900	$7,960	$265	$19,900	$7,960	$265	0.02
81	0W027C	008000	$61,500	$24,600	$819	$61,500	$24,600	$819	0.03
82	0W027C	009000	$36,500	$14,600	$486	$36,500	$14,600	$486	0.21
83	0W027C	011000	$1,400	$560	$19	$1,400	$560	$19	0.02
84	0W027D	001000	$65,400	$26,160	$871	$65,400	$26,160	$871	0.11
85	0W027D	002000	$185,500	$74,200	$2,469	$185,500	$74,200	$2,469	0.26
86	0W027D	003000	$286,200	$114,480	$3,810	$286,200	$114,480	$3,810	0.35
87	0W027D	004000	$145,100	$58,040	$1,932	$145,100	$58,040	$1,932	0.24
88	0W027D	005000	$138,100	$55,240	$1,838	$138,100	$55,240	$1,838	0.18
89	0W027D	006000	$79,200	$31,680	$1,054	$79,200	$31,680	$1,054	0.19
90	0W027E	001000	$149,300	$59,720	$1,987	$149,300	$59,720	$1,987	0.86
91	0W03AA	005000	$34,000	$13,600	$453	$34,000	$13,600	$453	0.20
92	0W03AA	006000	$22,800	$9,120	$304	$22,800	$9,120	$304	0.15
93	0W03AA	007000	$525,600	$210,240	$6,997	$525,600	$210,240	$6,997	1.90
94	0W03AA	008000	$108,900	$43,560	$1,450	$108,900	$43,560	$1,450	0.32
95	0W03AC	009000	$40,400	$16,160	$538	$40,400	$16,160	$538	0.23
96	0W002I	001000	$148,400	$0	$0	$148,400	$0	$0	0.34
97	0W002I	011000	$36,700	$0	$0	$36,700	$0	$0	0.23
98	0W002H	001000	$64,300	$25,720	$856	$64,300	$25,720	$856	0.46
99	0W002H	005000	$18,300	$0	$0	$18,300	$0	$0	0.11

100	0W002H 004000	$136,000	$54,400	$1,810	$136,000	$54,400	$1,810	0.69
101	0W03AB 011000	$54,700	$21,880	$728	$54,700	$21,880	$728	0.25
102	0W002G 001000	$80,600	$32,240	$1,073	$80,600	$32,240	$1,073	0.60
103	0W002G 01B000	$151,900	$60,760	$2,022	$151,900	$60,760	$2,022	0.37
104	0W03AA 008000	$108,900	$43,560	$1,450	$108,900	$43,560	$1,450	0.32
105	0W03AA 007000	$525,600	$0	$0	$525,600	$0	$0	1.90
106	0W03AA 006000	$22,800	$9,120	$304	$22,800	$9,120	$304	0.15
107	0W03AA 005000	$34,000	$13,600	$453	$34,000	$13,600	$453	0.20
108	0W03AB 010000	$36,700	$14,680	$489	$36,700	$14,680	$489	0.32
109	0W03AB 009000	$145,100	$58,040	$1,932	$145,100	$58,040	$1,932	0.16
110	0W03AB 008000	$92,400	$36,960	$1,230	$92,400	$36,960	$1,230	0.18
111	0W03AC 010000	$53,800	$21,520	$716	$53,800	$21,520	$716	0.23
112	0W03AC 009000	$40,400	$0	$0	$40,400	$0	$0	0.23
113	0W002I 013000	$150,600	$0	$0	$150,600	$0	$0	0.41
	Average	***$297,376***	***$107,104***	***$3,564***	**$498,804**	**$196,265**	**$6,532**	
	Total	**$33,603,500**	***$12,102,720***	**$402,779**	**$56,364,900**	***$22,177,960***	**$738,083**	**66.75**

Attachment I **Housing, Demographic, and Economic Indicators of the Redevelopment Area**

Households by Tenure and Mortgage Status		
Total	5,235	100.0%
Owner-Occupied	1,986	37.9%
Owned with a Mortgage/Loan	1,207	23.1%
Owned Free and Clear	779	14.9%
Average Household Size	2.35	
Renter-Occupied	3,249	62.1%
Average Household Size	2.85	

Source: U.S. Census Bureau, Census 2010

Total Housing Units by Occupancy		
Total	6,288	100.0%
Occupied Housing Units	5,235	83.3%
Vacant Housing Units		
For Rent	713	11.3%
Rented, not Occupied	24	0.4%
For Sale Only	54	0.9%
Sold, not Occupied	26	0.4%
For Seasonal/Recreational/Occasional Use	13	0.2%
For Migrant Workers	0	0.0%
Other Vacant	223	3.5%
Total Vacancy Rate	16.7%	

Source: U.S. Census Bureau, Census 2010

Demographics	2000	2010	Annual Rate
Population	13,927	14,031	0.07%
Households	5,401	5,235	-0.31%
Housing Units	6,549	6,281	-0.42%

Population by Race	Number	Percent
Total	14,031	100.00%
Population Reporting One Race	13,511	96.30%
White	4,903	34.90%
Black	7,607	54.20%
American Indian	48	0.30%
Asian	219	1.60%
Pacific Islander	58	0.40%
Some Other Race	676	4.80%
Population Reporting Two or More Races	520	3.70%
Total Hispanic Population	1,403	10.00%
Population by Sex		
Male	6,806	48.50%
Female	7,225	51.50%

Source: U.S. Census Bureau, Census 2010

Economic Indicators

2010 Median Disposable Income	$26,101
2010 Per Capita Income	$15,337

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food and Drink	44-45,722	$76,321,806	$136,271,286	-$59,949,479	-28.2	117
Total Retail Trade	44-45	$64,845,089	$120,948,929	-$56,103,840	-30.2	87
Total Food and Drink	722	$11,476,718	$15,322,357	-$3,845,640	-14.3	30

Source: ESRI and Infogroup

Attachment J **Current/Future Land Use Map**

CITY OF

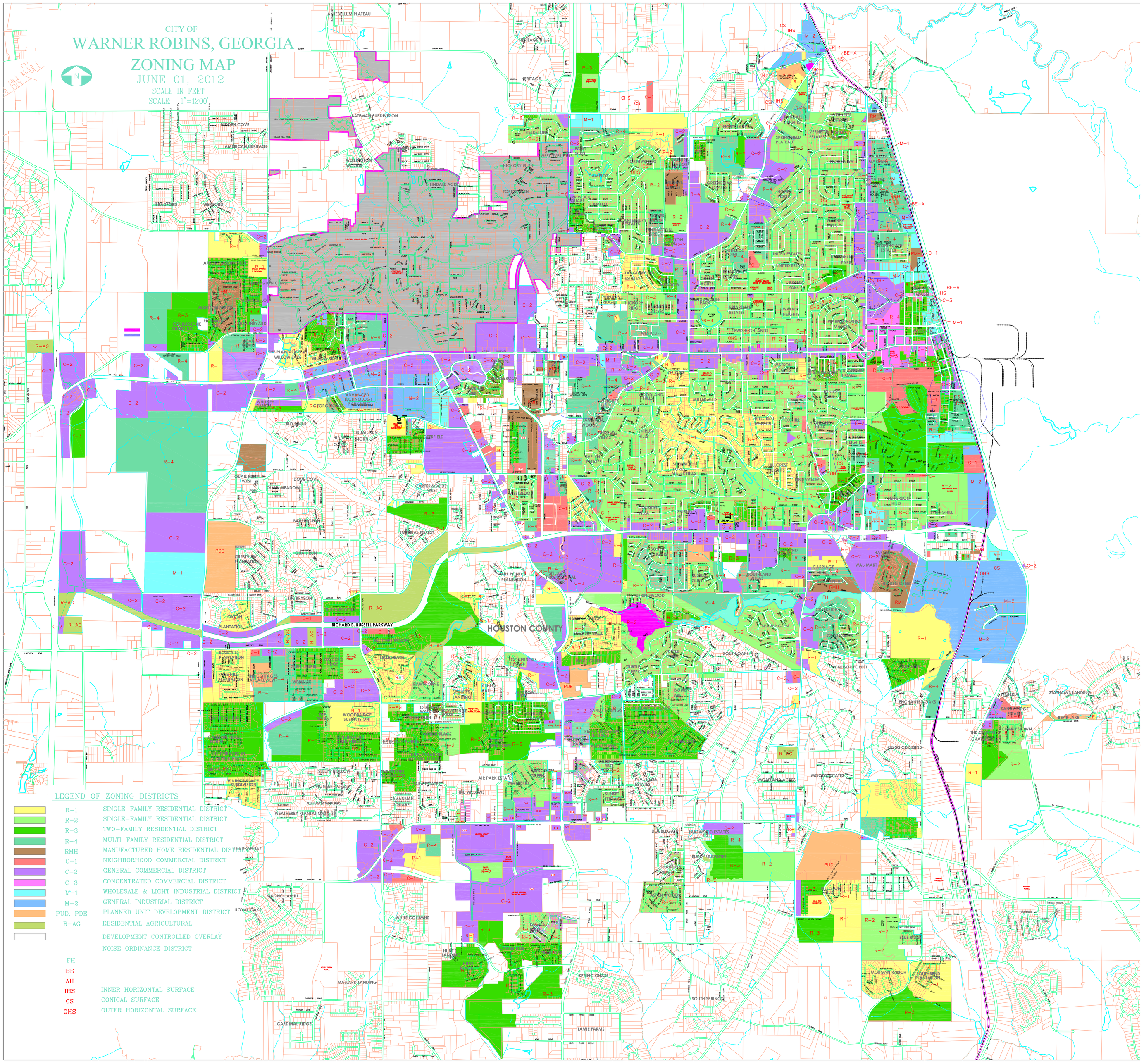
WARNER ROBINS, GEORGIA

ZONING MAP

JUNE 01, 2012

SCALE IN FEET

SCALE: 1"=1200'



CITY OF WARNER ROBINS

202 N DAVIS DRIVE

WARNER ROBINS, GA 31093