


GEORGIA MUNICIPAL ASSOCIATION

Carl Vinson  
Institute of Government  
UNIVERSITY OF GEORGIA



Making the  
Tools Work  
for Your City

AMANDA GLOVER  
DDA DIRECTOR

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BUSINESS VIBRANCY



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JANUARY 2018

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VACANT + BLIGHTED  
STRUCTURES



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**AFTER**

95% Occupancy Rate

MAY 2022

**9**

VACANT + BLIGHTED STRUCTURES

ARCWORKS, LLC  
ARCHITECTURE | INTERIORS | PLANNING  
205 N BROAD ST | BAINBRIDGE, GA

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**DOWNTOWN GROWTH**

	2021	2020	2019
# Businesses Opened	21	10	8
# Jobs Created	95	27	47
# Businesses Closed	1	5	2
# Jobs Lost	2	7	4
# Properties Sold	15	10	19
Property Sales	\$1,822,000	\$816,680	\$1,374,173
# Private Investment Projects	11	15	24
Private Investment Amount	\$2,896,644	\$1,928,402	\$1,747,468
# Public Improvement Projects	7	7	10
Public Improvement Amount	\$117,752	\$523,157	\$479,240
Residential Units Added	3	4	2

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**Leadership**



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**2014 Strategic Vision & Plan**

**Downtown Bainbridge Vision for a vibrant downtown**

- People out and about ("sidewalk community")
- Filled storefronts & business additions
- Night-time activities
- Downtown living
- A downtown that embraces & connects to the Flint River
- Business Incentives
- Family-oriented activities
- Promotion of downtown
- Improvement of derelict properties
- Integration of youth into downtown planning

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**Overall Top Issues**

- Parking
- Attraction or draw for children & families
- Design: gateway, streetscape, & pedestrian improvements
- Connectivity to the river
- Housing: increase # of upper-story & traditional downtown residences
- Business Recruitment: groups & incentives
- Derelict & vacant buildings
- Integration of youth into downtown

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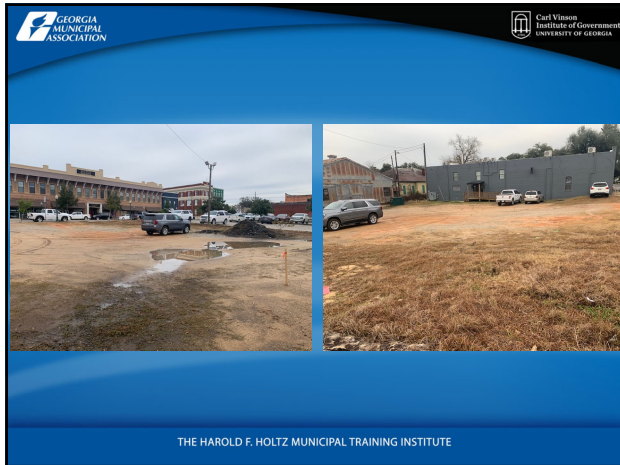
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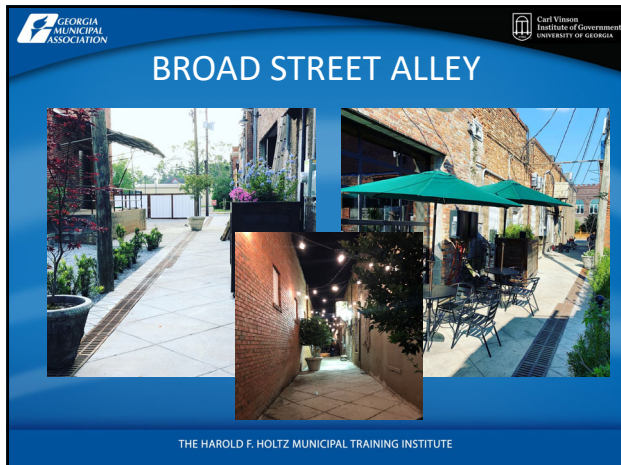
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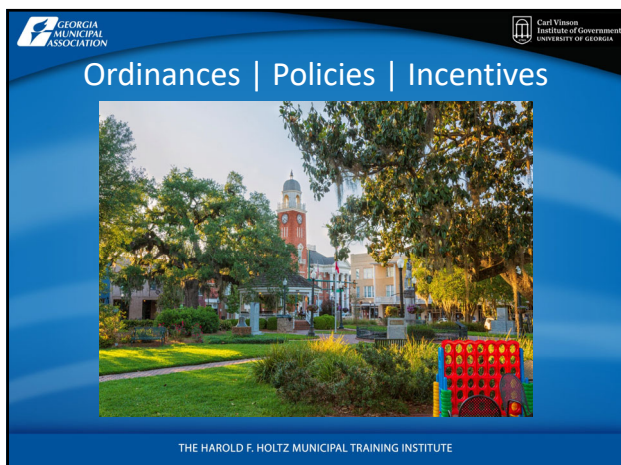
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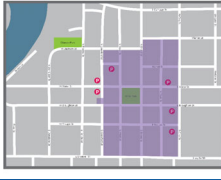

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### DOWNTOWN BAINBRIDGE OPEN CONTAINER DISTRICT

Open containers of alcoholic beverages are allowed to be consumed outside in historic Downtown Bainbridge. Just follow a few rules and you're welcome to sip and stroll & you're welcome to Downtown Bainbridge!

1. Alcoholic drinks must be in a city-approved 16-ounce plastic cup. Drinking from a can, glass, or bottle is prohibited. There is a two drink on-street limit.
2. You can't bring your own alcohol to Downtown Bainbridge. All alcoholic beverages consumed in the downtown historic area must be purchased from a licensed merchant in Downtown Bainbridge.
3. No alcohol may be consumed in historic Downtown Bainbridge after midnight.

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### Uniform Act for the Application of Building & Fire Related Codes to Existing Buildings O.C.G.A. 8-2-200



- Local governing authority adopted O.C.G.A. 8-2-200 by reference because we determined the need to utilize compliance alternatives.
- The article is a tool for use of code enforcement authorities to use as deemed appropriate in attempting to resolve problems encountered while enforcing codes and standards with regard to existing buildings and structures.
- Compliance alternatives for:
  - Inadequate number of exits
  - Excessive travel distances to approved exit
  - Unenclosed or improperly enclosed exit stairways or vertical shafts

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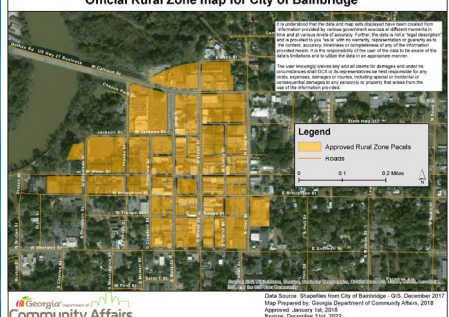
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### Official Rural Zone map for City of Bainbridge



**Legend**  
Approved Rural Zone Parcels  
ROADS

**Georgian Community Affairs**

Date Source: Data from City of Bainbridge GIS, December 2013  
Map Prepared by: Georgia Department of Community Affairs, 2018  
Approved: January 1st, 2018  
Revised: December 31st, 2022

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**REHABILITATION TAX CREDIT**

- Equivalent to 30% of qualified rehabilitation costs not to exceed \$150,000
- Credits should be generated equally to three expenditures over three taxable years
- Must create a minimum of two full-time equivalent jobs

**Investment Tax Credit**

- This credit is for purchasing property depreciable within the Rural Rehabilitation Zone
- Equivalent to 25% of the purchase price not to exceed \$150,000
- To claim this tax credit the investment property must be within the designated Rural Rehabilitation Zone and create two full-time equivalent jobs
- Credit can be claimed over 5 years

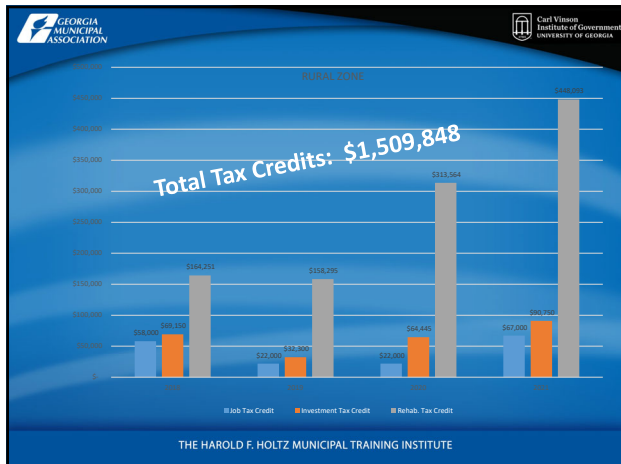
**JOB TAX CREDITS**

- Must create 2 Full-Time Equivalent Jobs
- \$2,000 credit per new full-time equivalent job. Not to exceed \$40,000 credit per year
- Eligible businesses include professional services or retail
- Credit can be taken for 5 years as long as jobs are maintained

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CPAs  
Financial Institutions  
Real Estate Firms  
Civic Clubs Website  
Social Media  
Developers

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**DIABLO'S SOUTHWEST GRILL: IMPACT**

**R.U.R.A.L. ZONE TAX CREDIT**

**JOB TAX CREDIT**

\$2000 CREDIT PER NEW FULL-TIME JOB CREATED - CAPPED AT \$40,000 PER YEAR

30 JOBS x \$2000 = \$60,000

**INVESTMENT TAX CREDIT**

THIS CREDIT IS FOR PURCHASING PROPERTY WITHIN RURAL TAX DISTRICT. NOT TO EXCEED \$125,000

\$116,600 X 25% = \$29,150

**REHABILITATION TAX CREDIT**

EQUIVALENT TO 30% OF QUALIFIED REHABILITATION COSTS NOT TO EXCEED \$150,000

\$462,800 X 30% = \$138,840

**TOTAL TAX CREDITS \$207,990**

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## SOUTHERN PHILOSOPHY BREWERY: IMPACT

### R.U.R.A.L. ZONE TAX CREDIT

JOB TAX CREDIT	INVESTMENT TAX CREDIT	REHABILITATION TAX CREDIT
\$2000 CREDIT PER NEW FULL-TIME JOB CREATED - CAPPED AT \$40,000 PER YEAR	THIS CREDIT IS FOR PURCHASING PROPERTY WITHIN RURAL TAX DISTRICT. NOT TO EXCEED \$125,000	EQUIVALENT TO 30% OF QUALIFIED REHABILITATION COSTS NOT TO EXCEED \$100,000
7 JOBS x \$2000	\$41,000 X 25%	\$310,000 X 30%
= \$14,000	= \$10,250	= \$93,000

### TOTAL TAX CREDITS \$117,250

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## 201 North Broad Street

Perspective view, intersection of N. Broad Street and E. Water Street

Bainbridge, GA

**EAGLE SALOON**

PAVING: Asphalt (grey) 100,000 sq. ft.  
 WINDOW TREATMENT: Window paint 100,000 sq. ft.  
 WINDOW TREATMENT: Window paint 100,000 sq. ft.

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## MICHAEL L. STARR AWARD

Georgia Trust for Historic Preservation

*Project that exemplifies the highest standards of historic preservation*

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## Local incentives + Partnerships

Facade Grant | Design Services | Waive permits fees for rehabilitation projects in excess \$10,000 | Waive utility deposits

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## LIFE DOWNTOWN

### LIVE + WORK + PLAY

It's important to sustain the momentum that downtown is currently experiencing by creating great public spaces where people can gather, live, work, and play, meeting the demands and creating a livable downtown, recruiting businesses that attract locally and externally. Residents enjoy walking access to the Flint River, free wi-fi in the Historic District, and a thriving nightlife.

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## Water Street Park-let

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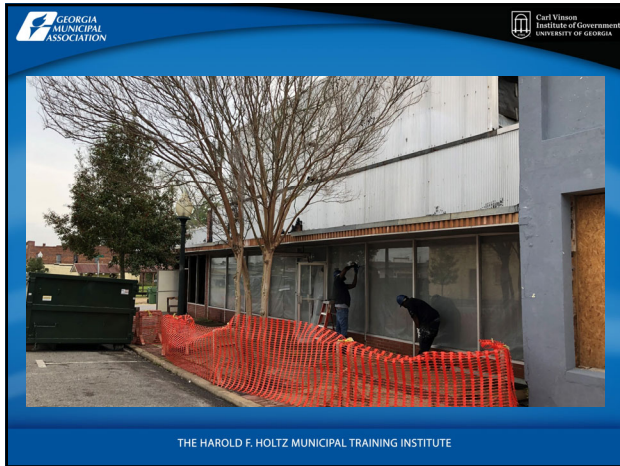
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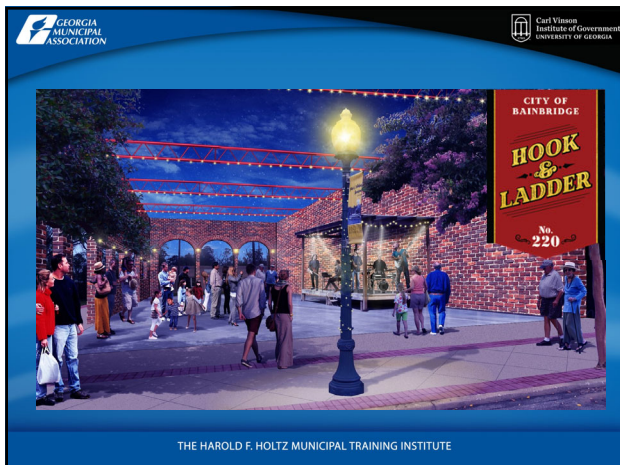
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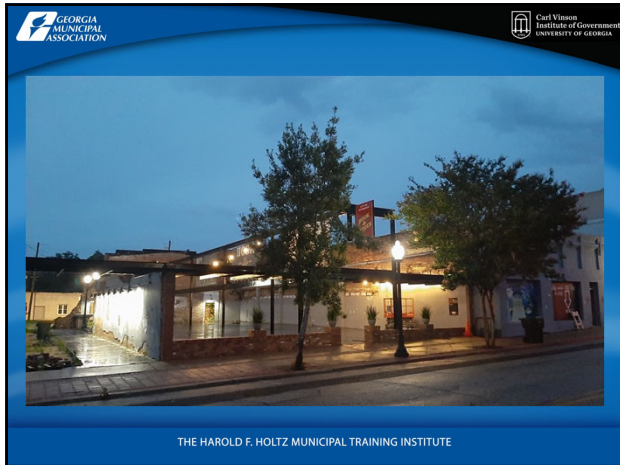
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**LIVE+**

- 42 Residential Units
- 5 Units under construction
- 1 Boutique Hotel
- 1 Bed & Breakfast
- River access
- Vibrant nightlife

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**WORK+**

- Over 500+ jobs in the downtown area
- New investment opportunities everyday
- Diverse business environment for entrepreneurs: service, retail, dining, and recreational

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**PLAY+**



- 15 Annual events
- Open container district
- Community gathering spaces
- Public entertainment venue at the Hook & Ladder
- Downtown Station Restrooms

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**CHASON PARK EXPANSION**

Future Economic Growth/Development



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**Restaurant**

- Rent \$2500/month
- Throughout renovation/improvement period the tenant is given credit toward rent for the month of invoice if the approved invoice exceeds \$2500
- Total credit not to exceed \$90,000



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**North Broad Street In-Fill Development**



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