

ORDINANCE
AMENDING ENTERPRISE ZONE
#08 – 02

WHEREAS, the City of Dublin, Georgia, desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises and service enterprises, located in an area meeting criteria established under and set forth in Title 36, Chapter 88 and subsequently amended, known as the Enterprise Zone Employment Act of 1997 for the State of Georgia as set forth in Georgia Statutes Annotated, hereinafter referred to as the Act, and to provide employment to residents of such area; and

WHEREAS, the City of Dublin, Georgia did create by an Ordinance duly passed on the 7th day of June, 2007 an Enterprise zone consisting of property on either side of Martin Luther King, Jr. Drive; and

WHEREAS, Madison Street, located at the northerly terminus of the previously created Enterprise Zone is a decaying commercial artery, the revitalization of which is critical to the success of the now existing Martin Luther King, Jr. Corridor Enterprise Zone Development Area, and should be included therein;

NOW, THEREFORE, THE MAYOR AND COUNCIL OF DUBLIN, GEORGIA HEREBY ORDAINS:

SECTION 1

In the geographic area known as Madison Street as herein described in Exhibit A attached hereto, in compliance with OCGA 36-88-6, the following findings of fact are made:

Pervasive Poverty Madison Street suffers from pervasive poverty that is widespread throughout the nominated area and is evidenced and established by the following criteria:

The area is located in the identical census tracts as the Martin Luther King, Jr. Corridor Enterprise Zone Development Area, (Tract numbers 9508 and 9509) and contains four contiguous Block Groups. In all four of the Block Groups within the nominated area, the ratio of income to poverty level for at least 20 percent of the residents is less than 1.0 as determined from the most current United States decennial census prepared by the U.S. Bureau of Census (2000).

Census Tract 9508, Block Group 1: 38.71 % persons with income to poverty ratio <1.0
Census Tract 9909, Block Group 1: 66.07 % persons with income to poverty ratio <1.0
Census Tract 9909, Block Group 2: 49.52 % persons with income to poverty ratio <1.0
Census Tract 9909, Block Group 3: 47.33 % persons with income to poverty ratio <1.0

b) Unemployment is evidenced in the area by the use of data published by the office of Labor Information Systems of the Georgia Department of Labor indicating that the average rate of unemployment for the nominated area for the preceding calendar year is at least 10 percent higher than the state average rate of unemployment. The average rate of unemployment for Laurens County as of December 2007 was 5.2%, while the state average as of December 2007 was only 4.6%. Dublin, Laurens County, is in the Heart of Georgia Altamaha statistical region, which as a whole has an even higher unemployment rate of 5.3%.

c) General Distress - The area along Madison Street area suffers from general distress and adverse conditions. Madison is an older commercial area that has not been able to keep pace with the redevelopment and improvement of the adjacent downtown area. Many of the buildings lack attractive design, signage and curb appeal, while others are obsolete, deteriorating and structurally unsound. There are many abandoned, dilapidated and obsolete buildings within the nominated area, including the tallest building in Dublin, which has been vacant and deteriorating for many years. Much of the street was used to support

agricultural enterprises that have now closed or moved away, leaving empty buildings and vacant lots. An examination of the assessed value of the land along Madison shows that it is much lower in value than that along Jackson Street only one block away to the north. Also, development along Madison is complicated by the proximity of railroad rights of way. The residential communities in the same Census Tract as Madison Street are areas below the 20%poverty level and are indicative of the blight, disinvestment and economic distress of the area

d) Underdevelopment- Madison Street is one of Dublin's on-the-edge communities. While there have been some improvements of buildings located there, many are still in very poor condition. This makes it difficult to attract and hold businesses. For example, Lausch Electric Company had located there and remodeled several old buildings. This improved that part of the street. However, they recently moved to new location and those buildings are vacant. Across the street, a very historic building was remodeled as a restaurant, but quickly closed. Madison has not been able to achieve a critical mass of stable businesses to maintain its revitalization. This causes the area to continue to be underdeveloped in comparison to nearby commercial streets. Mr. Johnny Parham, chief Building Inspector of the City of Dublin confirms that there is a lack of sustained development activity in the area. Fewer building permits are issued there, and his department collects less development fees, impact fees other similar fees from area along Madison Street. This indicates that the level of development in the nominated area is lower than development activity within the local governing body's jurisdiction overall. Tammy Hayes of the Finance Department for the City collects business license fees, and states that while there are some businesses on Madison Street, the vacancy rate of buildings is much higher than on other similar commercial streets in the City. For example, Jackson Street, though only one block away, had no vacant buildings. Madison has many that are vacant, and several that though occupied, are being under utilized.

e) General Blight – The central portion of Madison Street, where it intersects Jefferson Street, and the properties located at that intersection, are included in an urban redevelopment area as defined by paragraph (20) of Code Section 36-61-2. An urban redevelopment plan was adopted by the City of Dublin for the area according to the requirements of Chapter 61 of Title 36 of the Official Code of Georgia.

SECTION 2.

Based upon the findings of fact set forth in Section 1 of this ordinance the Council finds the Madison Street area meets the qualifications of the Enterprise Zone Act, and should be included in the Martin Luther King, Jr. Corridor Enterprise Zone Development Area.

SECTION 3.

In order to alleviate the above conditions the Council hereby designates the Madison Street area described in Exhibit A, attached hereto and incorporated by reference herein, as an Enterprise Zone to be a part of and known as the existing Martin Luther King, Jr. Corridor Enterprise Zone Development Area. Specifically, this area shall include any parcel of land contiguous to Madison Street, beginning at the most westerly right of way of Rowe Street and ending at the most easterly right of way of Union Street in the City of Dublin, Georgia.

SECTION 4.

The Council shall be the authorized agency to act in all matters pertaining to the enterprise zones and reserves the power to grant the incentives listed below to qualifying businesses or qualifying service enterprises in accordance with the authorization granted local governments in the administration of the enterprise zone in the Enterprise Zone Employment Act.

SECTION 5.

The Council shall exempt any Qualifying Business Enterprise or Qualifying Service Enterprise as defined in O.C.G.A § 36-88-3 from state and municipal ad valorem property taxes (excluding property taxes imposed by school districts) in an amount not to exceed those set forth in section (a) of OCGA 36-88-8, as may be subsequently amended, provided said Qualifying Business or Service Enterprises meet the qualifying criteria outlined in OCGA 36-88-4.

SECTION 6.

The Council may grant other incentives, as provided by OCGA 36-88-7 and 36-88-9 and as may be subsequently amended from time to time. Such incentives will be negotiated by the Mayor and Council on a case-by-case basis and may include, but not be limited to, exemptions from any or all of the following: occupation taxes, regulatory fees, building inspection fees, and other fees that would otherwise have been imposed on a qualifying business.

The Council may make determinations of eligibility for each business enterprise or service enterprise based on the quality and quantity of such additional economic stimulus as may be created within the City of Dublin. Criteria for consideration may include but not be limited to the following:

- a) The value of the business to the economic health and well being of Dublin and its citizens.
- b) Capital investment or reinvestment by the business equal to or greater than the amount of ad valorem tax abated over the first five years of the tax incentive.
- c) Locating in a vacant or historic building;
- d) Demolishing an obsolete, abandoned and/or deteriorating pre-existing structure;
- e) Enhancing the area by incorporating elements such as significant landscaping, area-compatible facade materials and exclusion of billboards on premises;
- f) Assembling multiple tracts of land for one project;
- g) Creating jobs above the state threshold; and
- h) Creating jobs for residents of the Enterprise Zone and surrounding area.

SECTION 7.

The Council further directs and designates Deborah Stanley, its Grants Coordinator, as liaison for communication with the Georgia Department of Community Affairs; the Georgia Department of Industry, Trade, and Tourism; the business community; and all others to oversee enterprise zone activities and administration, and communication with qualified businesses and qualified service enterprises as outlined in this ordinance.

SECTION 8.

The Council has the power to administer, require, and enforce compliance with the provisions of the ordinance and such administrative rules or regulations adopted hereinafter by way of resolution including but not limited to reports and data information from businesses within the enterprise zone to verify compliance with this ordinance and state law.

SECTION 9.

A qualifying business enterprise or service enterprise shall enter into a contractual agreement setting forth the incentives offered to such entity and including the guidelines for the recapture, revocation, or reimbursement of the incentives should the terms of the contract be violated by the target business.

SECTION 10.

Creation of this enterprise zone is consistent with the comprehensive plan of the City of Dublin, which plan was adopted pursuant to Chapter 70 of title 36 of the Official Code of Georgia.

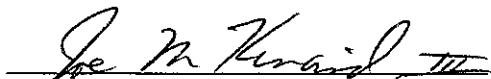
SECTION 11.

This ordinance shall take effect immediately upon adoption by the Council. SO ORDAINED this 6th day of MARCH 2008, by a vote of (7) FOR and (0) AGAINST.



PHIL BEST, SR., MAYOR

ATTEST:



JOE M. KINARD, III, CITY CLERK

ORDINANCE
#08 - 02