

PlanFirst Program Application - May 15, 2015

Introduction: The Department of Community Affairs' PlanFirst Program rewards local governments that clearly demonstrate success with implementing their local comprehensive plan. To apply for PlanFirst designation, a local government must have Qualified Local Government certification and be current on required reporting to DCA. (To check status of both, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

A multi-agency review panel will evaluate a number of indicators of community success with plan implementation to select communities for this designation. All of these indicators are equally important, but size of the community is taken into consideration in the evaluation so that communities of various sizes are equally competitive for PlanFirst designation.

Instructions: Please answer all the following questions thoroughly, attaching additional pages where necessary, so that the reviewers have sufficient information to measure the success of your comprehensive plan implementation. Supporting documents might include: news articles, legal ads, lists of attendees, letters of support or other evidence of local involvement and commitment to successful plan implementation activities in your community. *Total application length, including supporting information and support letters, must not exceed 20 pages. Text areas will expand as needed.*

Applicant government	City of Porterdale
Mailing address	PO Box 667
Telephone	912 – 308 – 2775
Email	Bobthomson20101954@gmail.com
Contact person; title	Bob Thomson, City Manager
Application prepared by	Bob Thomson

I, the undersigned authorized representative of the applicant, certify that to the best of my knowledge the information in this application is true and correct.

Name of authorized official signing; title	<i>Arline Chapman</i> ARLINE CHAPMAN MAYOR
Date	05-15-2015
Signature	<i>Arline Chapman</i>

PRE-REQUISITES

A. (1) We have a good track record of maintaining our Qualified Local Government status **and** submitting required reports to DCA, including the current Report of Local Government Finances. (To check status, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

QLG status:	yes	no
Local government reports:	yes	no

A. (2) We have attained the Minimum Standard for performance as called for in our regional commission's regional comprehensive plan.

yes	no
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For each of the following indicators, fully explain how your community addresses this indicator; identifying specific examples and resulting local successes. (Each indicator will be scored 1, 3 or 5 points, except indicators j. and t which may score up to 10 points.) Add exhibits and examples as needed to tell your story.

INDICATOR: GOALS

B. The Goals (or Vision) section of our comprehensive plan is supported by the community and its leadership.

The following are the five main components of the community vision outlined in our comprehensive plan:

1. Developing a park by the Yellow River that provides activities for people of all ages to enjoy the river and the outdoors adjacent to downtown

Response: During the comprehensive planning process, the execution of the Yellow River Park concept plan was deemed so vital to the community's future that a separate planning charrette was held, facilitated by a landscape architect from the National Park Service. Stakeholders, including representatives from the Georgia River Network, the Yellow River Trail organization, the Newton Trails organization, citizens, River Keepers, kayakers, staff, and elected officials identified a kayak launch location as a result. Subsequently, Porterdale's civil engineer donated his time as matching funds to a \$128,000 recreational trail program grant we received from the Department of Natural Resources. The kayak launch was finished in the summer of 2014 and is now used daily during the warmer months. In 2014, volunteers from the nearby Oxford College hacked out a ¾ mile trail through invasive privets along the river. The city public works department constructed benches, picnic tables, and bridges over creeks along the routes. 5-inch caliper trees were purchased through a grant from the Georgia Forestry Commission and planted around the adjacent paved walking track in the park. An article on the Yellow River and its economic benefit to Porterdale may be found in the May 4, 2014 issue of *Georgia Cities*, published by the Georgia Municipal Association (attached).

2. Preserving the historic structures that can be restored, removing irreparable and dilapidated structures, and developing infill guidelines that ensure that new development fits the historic style and character of Porterdale

Response: During the public participation phase of the development of the comprehensive plan, a visioning committee was formed. This committee, facilitated by consultants from the Fanning Institute, completed a “visual preference survey”. Historic preservation emerged as a critical part of the town's identity--the entire mill village is listed on the National Register of Historic Places. Soon after, council revived the Historic Preservation Commission (HPC), which identified two priorities--the repurposing of the historic gymnasium and the establishment of local historic districts. (Repurposing the historic gymnasium is addressed as a separate component.) City council developed a historic preservation ordinance, which was subsequently approved by the State Historic Preservation Division (SHPD). In May 2014, the Department of the Interior recognized us as a certified local government. The revitalized HPC determined that three distinct local historic districts should be established. Using the expertise of a HPC member with a Masters in historic preservation and staff from the Northeast Georgia Regional Commission, the narrative portion of the design guidelines was written. The DCA's Downtown Design Studio in Athens executed line drawings showing each version of the mill cottages. This package was submitted to SHPD in early 2015.

3. Fostering small businesses in the core downtown area, such as retail, restaurants, grocery and pharmacy

Response: Like most towns, Porterdale was hard hit by the great recession. Downtown lost businesses, and we were left with many empty storefronts. During visioning sessions within the comprehensive planning process, citizens, business owners, elected officials, and others identified the lack of small businesses in the downtown as a major problem and determined that fostering small businesses in the downtown would fulfill a major component of the community vision. Two approaches were developed-- submission of an application for designating downtown as an Opportunity Zone, and entering the application phase of the Main Street program. The core downtown area as well as an operating fiber mill adjacent to downtown was identified as an official Opportunity Zone by DCA in December 2013. The designation directly resulted in the location of two businesses downtown. The large fiber mill will utilize the tax credits as it ramps up to three shifts, creating an additional 50 jobs. Additionally, we were successful in being designated a Main Street town in 2014. Our first director left to take a related job in an adjacent jurisdiction, but we recently hired a new director, currently president

of the Georgia Downtown Association, who is well skilled and resourced to advance the city's economic strategies.

4. Restoring the city gymnasium to honor its historic past while creating a modern facility that provides a place for the community to gather and participate in activities

Response: the Porter Memorial gymnasium, designed by female architect Ellamae Ellis League of Macon in 1938, burned to a shell due to arson in 2005. Before the comprehensive planning sessions, elected officials had struggled with what to do. Tearing the building shell down and creating a parking lot was even considered. In 2011, estimates were obtained from structural engineers and architects that indicated \$4.2 million would be required to restore the gym to its 1938 state. That was financially impossible, so our Mayor suggested an open plaza type of venue using the existing walls similar to structures as she saw in another location in Georgia. Council approved this concept, and requested that the HPC appoint a design review committee to select a proposal from responses to an RFP. Garbutt Construction, the firm that restored the governor's mansion in Milledgeville, was the winning firm. Lominack Smith Kohl architects from Savannah formed the design team. The resulting structure hosts community activities such as the annual Taste of Newton event sponsored by the Chamber of Commerce, community band concerts, "Tuba Christmas" celebrations, as well as weddings and concerts. The adaptive reuse of the gym structure reinvented a public space, which both serves the emerging needs of the local residents and the greater community and provides an additional revenue stream to supplement the city budget. The gym was most recently adapted for "The Originals", which recreated a New Orleans public market. The gymnasium venue also won an "Excellence in Preservation" award from the Georgia Trust for Historic Preservation in April 2015. Images of the gymnasium venue are attached.

5. Cleaning, repairing and maintaining the streets, sidewalks, yards, houses, storefronts and river so that people can walk around town and enjoy Porterdale's history and natural resources

Response: as a result of the comprehensive planning process identifying cleaning, repairing and maintenance as an important component of the community vision, City Council agreed to appoint a full-time code enforcement officer. A full-time position such as this is unusual for a town of our size (< 2,000 pop.). Around the same time, we were urged to apply for consideration for the Georgia Initiative for Community Housing (GICH). We received the designation in 2013, and we are now considered "sophomores", as we are two years into the process. Networking with communities facing similar challenges with deteriorated housing stock, cleanliness and maintenance issues has been invaluable. Another weapon to address code violations in housing and businesses is the blight ordinance we adopted in 2014.

This allows us to increase property taxes on landlords who, after repeated warnings, failed to correct code violations on their properties. In addition, the City has embarked upon an initiative to increase the level of home ownership there promoting and preserving the architectural integrity of one of Georgia's preeminent mill villages.

C. The Goals are both ambitious and achievable for the community.

The achievements of most of the major projects in the short-term work program involve either the expenditure or obligation of over \$3 million. The most ambitious goals, the repurposing of the gym, establishing Yellow River Park, and completing the process to establish local historic districts have been accomplished within the past 36 months. A less visible milestone related to the "maintenance and cleanliness" component of the community vision was reached when we secured a \$1 million grant from USDA for the rehab of our sanitary sewer system. We have submitted a \$500,000 CDBG grant request to fund a portion of the project, as well.

D. The Goals steer local decision-making on a continuous basis.

The Goals from the comprehensive plan, particularly those considered components of the community vision, are used to guide annual retreats for the mayor and council, department heads, the city manager, city clerk and city attorney. In January of each year since the comprehensive plan was adopted we have a yearly planning retreat to review our progress. In **2011**, retreat topics focused on achieving progress with the gymnasium project, which is a specific goal in the comprehensive plan. Another topic was the production of a concept drawing for downtown development, which would be consistent with the "fostering small businesses" component of the community vision. In **2012**, adoption of an infill ordinance, research on a blight ordinance, resurrection of the HPC and the pursuit of an opportunity zone were the main topics, all driven by the vision as expressed in the plan. In **2013**, design standards for local districts were discussed (now submitted to the state historic preservation division for approval), the rehab of our sanitary sewer system was identified as a goal, and the elimination of blight along a main corridor leading into town was targeted. In **2014**, plans for acquiring a six-room mill cottage to turn into a new City Hall were developed. The rehab process will be according to Secretary of Interior design standards, providing a model for citizens to use as a guide. In **2015**, green space planning was discussed utilizing a land and water conservation fund grant we received; sources for funding a disc golf course were identified, as well.

E. Consistent progress is being made at achieving the Goals.

- The Yellow River Park is a reality, complete with three different trails and a well-used kayak launch (image attached)
- The City of Porterdale Historic Preservation Commission has been active for over two years, and we have been recognized as a Qualified local government by SHPD
- Design standards have been submitted to the state, and an infill ordinance has been adopted.
- The downtown area, including an active mill has been designated an Opportunity Zone, and we are a recognized as a Classic Main Street city.
- The gymnasium has been repurposed and used by the entire community within the county and region. The project received an “excellence in preservation” award from the Georgia Trust for Historic Preservation in April 2015.
- A blight ordinance was passed, a full-time code enforcement officer has been hired, and we are embarking on a \$2 million sewer rehab program partially funded by a \$1 million grant from USDA.

INDICATOR: LEADERSHIP

F. We have effective planning staff or another suitable arrangement for handling community planning matters.

-Professional expertise has been consistently utilized, drawing from the NEGRC in a series of contracts dating back several years. They have worked on grant applications, grant administration, and have assisted with the design standards for local historic districts. They have also provided mapping and graphic assistance.

G. We have an active planning commission or similar body to steer local planning decisions.

--Our Planning and Zoning board is active, and new members are sent to the Carl Vinson Institutes' training sessions on Georgia state planning and zoning laws. The HPC has been directed by Mayor and Council to serve in an advisory role to ensure any new developments are consistent with the historic character of the mill village.

H. We have a regular local plan effectiveness evaluation process (such as annual planning retreats of elected leadership).

As identified above, annual retreats are held to monitor the effectiveness. Additionally we have had a recent work session facilitated by the executive director of any NEGRC. Members of the HPC, the Planning and Zoning board, and the Mayor and City Council were participants.

- I. All local officials (both elected and appointed) involved in local planning processes have recently attended training in how to use the plan effectively. Please indicate what trainings and the date(s) attended.

Comprehensive training was provided by NEGRC. The last work session was held February 27th, 2014. HPC, Planning and Zoning and the Mayor and Council arrived at a series of merged goals consistent with the Comprehensive Plan as well as state zoning law. Two newly appointed members are registered for May and June training sessions by CVI.

J. Provide up to ten of your best recent examples where the plan steered a key local decision, with pertinent plan references (attach additional sheets as needed).

1. **Comp Plan vision goal--Developing Yellow River Park:** The park is complete with kayak launch, kayak rentals out of the historic depot, park benches, bridges and three new trails.

2. **Comp Plan vision goal--Preserving historic structures and ensuring that the development is in character with the historic style of Porterdale:** We now have an active HPC; design guidelines have been submitted to the state for review, we are a certified local government (Department of Interior designation). An infill ordinance has been adopted.

3. **Comp plan vision goal--Fostering small businesses in the core downtown area:** We are now a Main Street city. In December 2013 we received an opportunity zone designation for the downtown, including an operating mill. New businesses have as opened as a result. The

operating fiber mill will add two new shifts since the economy has picked up, and they plan on taking advantage of the \$3500 per job tax credit afforded by the opportunity zone.

4. Comp plan vision goal-- Restoring the city gymnasium: The gymnasium has been repurposed and is used by the entire community. Utilizing SPLOST dollars and local contributions, it opened in 2014 and is used on a weekly basis. "The Originals", a television series, use the interior for one of their scenes. The gymnasium project was awarded a preservation award by the Georgia Trust.

5. Comp plan vision goal-- Cleaning repairing and maintaining the streets sidewalks yards houses storefronts and river. We received a \$1 million grant from USDA to assist with a sewer rehab project, we're an active participant (sophomore) in GICH, which facilitates information sharing with other communities facing similar challenges involving cleanliness and deteriorating housing stock, a full-time code enforcement officer was hired, and we adopted a blight ordinance. Additionally, working through DCA, we strengthened our property maintenance code beyond that which is required by the state. We adopted the international property maintenance code, which provides more teeth for enforcement.

6. From the short-term work program "natural and cultural resources" action/implementation strategy: an oral history project was completed, historic markers are placed at key locations, a walking tour was developed by an intern from Georgia College, black particulate emissions were reduced by working with the local mill. They installed new filters on their smokestacks, reducing pollution.

7. From the short-term work program "land-use" action/implementation strategy: Local historic districts will be adopted as soon as state approval is received, the HPC will be working as an advisory body to planning and zoning to ensure new development is consistent with the historic character of the village, the NEGRC has updated the future land use plan for consistency with the Community Character areas identified in the comprehensive plan

8. From the short-term work program "community facilities and services" action/implementation strategy: three "pocket parks" were developed using existing city-owned lots, six "little free libraries" were installed near city parks and in neighborhoods.

9. From the short term work program" transportation" action/implementation strategy: Porterdale has set aside \$300,000 in SPLOST money as a contribution to the county and GADOT for a new signalized intersection at State Highway 81/Crowell Road. The project is underway, and will be completed by December 2015.

10. From the short-term work program "intergovernmental coordination" action/implementation strategy: Porterdale was an active participant in the intergovernmental planning body that produced countywide zoning standards. We also anticipate connecting our trails with the countywide pedestrian trail system in the near future.

INDICATOR: PARTICIPATION

K. Our comprehensive plan was prepared with multiple community input opportunities.

All members of the community were provided an opportunity to step forward and participate in the planning process. Mary Council, the planning and zoning board, city staff, fire and police departments, the Newton County school system, local residents, and local nonprofit organizations were involved in multiple planning sessions and charrettes during 2011 and 2012.

L. The community input received during plan preparation influenced the content of the plan.

The visioning committee, composed of the individuals mentioned under section K, identified a series of specific goals, primarily based on a visual preference survey. Complementing the comprehensive planning process, the University of Georgia's Center for Community Design and Preservation held a planning charrette in 2012. Stakeholders were involved in a series of meetings with graduate planning students. These goals mirrored the ones derived from the Comp Plan process.

M. Our steering committee that guided development of the plan included local leaders and elected officials.

The Mayor and Council, school board, city department heads, the city manager, business Association members, the Porterdale Art Guild, the community garden and faith--based organizations were represented by their leadership. Additionally, representatives from the Yellow River Trail group, which represents kayakers and canoeists were included.

N. We have an active, ongoing, outreach process for soliciting input on planning matters from a broad spectrum of the community, including non-traditional populations, and community leaders listen to the resulting input.

Porterdale uses different avenues to reach citizens of all backgrounds. The Mayor has a weekly “coffee with the Mayor Monday”, and the police department is planning neighborhood block parties this summer to include neighborhood residents who don't usually participate in formal community input events. A monthly newsletter is distributed with water bills, and citizen input is solicited during work sessions and Council meetings. The Main Street program has an active Facebook site.

O. We have active advocates for plan implementation (such as activist citizens, organizations or neighborhood groups) that are listened to by community leaders.

Our HPC is an integral part of the planning process, and the Mayor and Council solicit their recommendations constantly. Main Street board members provide input for downtown activities such as July 4 celebrations and concerts in the park. The Yellow River Trail organization provided guidance on the location of recreational facilities such as the kayak launch and trail system. We have an active Tree Board, and the Board's input is integrated into the plans for landscaping executed by our public works.

INDICATOR: IMPLEMENTATION

P. The Work Program section of our comprehensive plan consists primarily of specific action items that make it clear exactly what we intend to do to implement the plan.

The action items are specific and clear. Examples include:

- Finalize Porterdale historic district and launch the city historic preservation commission
 - Develop a program of oral history of Porterdale

Develop river front park (Yellow River Park) including river access, trails and active river recreation

- Train the members of the planning commission on the existing zoning ordinances
- Develop and enforce ordinances and codes that addressed dilapidated housing
- Attract new businesses to Portedale that serve residents but also attract visitors and grow the tax base
- Connect Portedale trails to the Newton County trail system
- Ensure adequate water and sewer capacity in the areas of anticipated development
- Work with Georgia Department of Transportation to complete planned improvements at Highway 81/Crowell Rd. intersection

Q. Our Work Program action items clearly address local needs or goals identified in the plan

Each of the action/implementation strategies relate to the five Main vision goals within the comprehensive plan. 26 out of 39 action items have been completed.

R. We have a good track record of accomplishing most of the action items included in past plan Work Programs.

6 out of the 9 action steps under “natural and cultural resources” have been completed.

1. Finalize Porterdale’s historic district (local districts identified, design guidelines is sent to state)
2. Develop a program of oral history (completed by a member of the HPC)
3. Verify that original Rose Hill community structures are included on the National Register (verified by a member of the HPC)
4. Develop a Green space plan that identifies areas to be permanently conserved (NEGRC assisted)
5. Develop a river front Park (Yellow River park)

6. Develop plan to identify resources to help owners restore historic homes and structures in disrepair (a homeownership incentive brochure was developed, including guides to historic tax credits)

3 out of the 5 action steps under the "land-use" category have been completed

1. Train the members of the planning commission on the existing zoning ordinances (done at work session combining HPC, planning commission, and Mayor and Council. Carl Vinson Institute training is provided to new members of planning and zoning board).
2. Develop and enforce ordinances and codes that address dilapidated housing (code enforcement officer hired, international property maintenance code adopted)
3. Complete a detailed housing study to document which hands are vacant and in need of restoration or repair (done in conjunction with Dr. Karen Tinsley's class at UGA-- she is the coordinator of the GICH program)

7 out of the 10 action steps under the "economic development" category have been completed

1. Provide training to the DDA on their roles, power and tools (done at a Georgia downtown conference)
2. Attract businesses to downtown that relate to the river, such as raft and kayak outfitters. (A kayak rental and outfitter business has been operating from the historic depot for three years).
3. Attract new businesses to Portedale that serve residents but also attract visitors and grow the tax base (done through the Opportunity Zone and the Main Street program)
4. Work with Newton County and regional economic organizations to attract appropriate business and development to Portedale (working with Chamber)
5. Reevaluate downtown boundary for DDA and Main Street (city attorney)
6. Create and implement a "shop local" campaign (done by Main Street)
7. Develop an inventory of available buildings and sites appropriate for new economic development (done by Main Street)

6 out of the 9 action steps under the "community facilities and services" category have been completed

1. Ensure adequate water and sewer capacity in the areas of anticipated development (engineering study completed)
2. Develop activities for youth and young families (three new pocket parks with children's playground equipment were built)
3. Continue working with the friends of Portedale to restore the city gym (completed late 2013)
4. Develop plan and set goals for expansion of other community facilities including outdoor facilities (resulted in kayak launch, Yellow River Park expansion, and trails)
5. Begin capital improvements program to plan for financing the repair and expansion of infrastructure including water sewer and storm water (sewer rehab program beginning this year, \$1 million grant from USDA contributed)
6. Develop plan to landscape and otherwise enhance with entrance gateways (GateWay grant was applied for from DOT December 2015)

1 of the 2 “transportation” category action items have been completed

1. Work with Georgia Department of Transportation to complete planned improvements to Highway 81/Crowell Rd. intersection. (Work is underway, project should be completed by 12/2015)

3 of the 4 action steps under the intergovernmental coordination category have been completed

1. Establish regular communication with Newton County and other municipalities. (County mayors meet regularly on County issues, city managers have monthly luncheon, intergovernmental agreements are in place for several overlapping services)
2. Continue shared services such as water and sewer and investigate improving fire response (in talks now with County Fire Chief to improve response times, shared service districts exist with Newton County Water and Sewer Authority as well as Newton County)
3. continue meeting with countywide leadership through the Newton County Leadership Collaborative (the leadership collaborative has evolved into another body, but meetings are still regularly held)

S. Our local capital budget is consistent with, and is designed to implement, the comprehensive plan. (capital plan is attached)

T. Provide up to ten of your best recent examples of important projects carried out as a result of the plan, with the specific plan references (attach additional sheets as needed).

1. The \$990,000 gym repurposing project was completed in late 2013. Upgrades, such as donated air-conditioning and heating systems, were added in 2014. In April 2015, the project was awarded a preservation excellence award by the Georgia Trust. This fulfilled of the five main components of the community vision.

2. A \$128,000 recreational trails program grant provided funding for a kayak launch completed on the yellow River in 2014. Trails were developed early 2015. This fulfilled one of the five main components of the community vision.
3. Portedale was accepted as a Main Street community, and we received opportunity zone designation for the downtown area. This fulfilled one of the five main components of the community vision.
4. Certified local governments status from the State Historic Preservation Division was attained in 2013; design guidelines for local districts have been sent to the state for approval. This fulfilled one of the five main components of the community vision.
5. In 2013, we received a land and water conservation grant to acquire green space for a trailhead. Additionally, we received a transportation enhancement grant for a new paved handicapped path as well as the restoration of the interior of the depot.
6. In fulfillment of one of the five main components of the community vision, a full-time code enforcement officer was hired, the international property maintenance code was adopted in 2014, and as of March 2015 we have seen an increase in home ownership of 15%.
7. In late 2014, Portedale received a \$1 million grant from USDA for sewer rehab. Engineering is completed; the project should be complete by spring of 2016.
8. Full signalization of the SR 81/Crowell Rd intersection is now in progress. Portedale contributed \$300,000 for the project out of the SPLOST fund.

Please attach additional sheets as needed to tell your story. Application should not exceed 20 pages. Application may be electronically transmitted or printed, scanned and emailed to adriane.wood@dca.ga.gov . For more information, contact Adriane Wood.

all items derived from comp plan

CAPITAL PROJECTS, updated 01.02.2015

Project	Notes	Funding sources/project cost
DNR Trail Grant	.5 mi paved path, kayak launch	City \$39,000, DNR \$100,000. Total \$139,000
Gymnasium	Re-purposing 1938 gym to courtyard music/wedding venue	City \$950,000 (SPLOST), Friends of Porterdale \$28,000 Total \$978,000
GDOT TE grant	Depot interior restoration & paved walking path	Federal funds through GDOT \$271,300, City/(SPLOST) \$78,000
USDA San Sewer	Refinance existing GEFA debt generate \$1.28m add'l funds, same annual debt, 40 yr term	USDA funds-- \$2.563 m, 2.5% interest rate total of sewer project is \$1.28 m
CDBG Housing	Rehab homes	CDBG-- \$266,000
Land and Water Conservation Fund Grant (LWCF)	Acquisition of properties Trailhead, Yellow River Park	Little Henry's \$36,000 Stevens Oil \$13,500, Total \$49,500 50% match project--City SPLOST \$24,000
		TOTAL CAPITAL PROJECTS

DNR Trail Grant	\$139,000
Gymnasium	\$978,000
GDOT TE grant	\$349,300
USDA sanitary sewer rehab	\$1,280,000
CDBG housing	Okay all the solidAnd distraught offices and will greatly
LWCF	\$49,500
Total Project Cost	\$2,795,800

Time span of project

What's been done

2012 – 2014 Kayak Launch completed

2012 – 2013 completed

2011 – 2014 Concept report approved 09/2013

2012 – 2014 Engineering reports were submitted to USDA 1/14/2014

2012 – 2014 Houses being inspected 04/17/2014

2012 – 2014 extension to 12/31/2015 approved

City's Cost/Contribution

\$39,000

\$978,000

\$78,000

\$1,280,000 (40 year bond)

\$24,000

City's share of total project cost

\$1,119,000

0.400243222

Next milestone

development of trailhead

repurposed gym now concert/wedding/event venue

still wading through state requirement

Docket Conference held early April 2014,
interim financing identified (United Bank)
initial surveying complete

contract over
of CDBG houses to do **detailed** work writeups

Negotiations with property owners when money allows



PORTER

MEMORIAL

GYMNASIUM

PORTER MEMORIAL GYMNASIUM

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NO PARKING
KEEP STOP

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