**Swift Site Redevelopment**
- Use Urban Redevelopment Law to acquire site
- Redevelop for mixed uses (see illustration 1)
- Utilize state assistance programs to finance redevelopment (see source & use statement)

**Lite Industrial Infill Area**
- Create special tax district to fund following activities:
  - Inventory all available parcels
  - Conduct parcel-by-parcel environmental assessments
  - Purchase and cleanup as appropriate
  - Offer each site for redevelopment

**West Side Neighborhoods**
- Seek National Register designation for eligible districts (see illustration 3)
- Re-examine use of CHIP program for area
- Complete new CHIP application for owner-occupied units
- Continued code enforcement in area
- Utilize local non-profits to assist in redevelopment efforts

**Entry Corridors**
- Improve landscaping (see illustration 2)
- GaDOT will permit heavier landscaping if persistent
Illustration 1: Swift Site Redevelopment Concept

- Proposed "Swift" Conference Center Campus
- Light Industrial Infill Area
- "Industrial Art" Feature
- Gateway Entry Park
- Continue Streetscape to Downtown
Illustration 2: Concept for Enhancing Roadway Landscaping
Illustration 3: Proposed National Register Districts for West Side
### Source & Use Statement for Swift Site

<table>
<thead>
<tr>
<th>Activity</th>
<th>Max Cost</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition</td>
<td>$250K per project</td>
<td>DCA Redevelopment Fund</td>
</tr>
<tr>
<td>Env. Assessment</td>
<td>On Hand</td>
<td>DCA Revolving Loan Fund</td>
</tr>
<tr>
<td>Demolition/Cleanup</td>
<td>On Hand/$250K</td>
<td>DCA Redevelopment Fund</td>
</tr>
<tr>
<td>Mixed Use Redev.</td>
<td>Up to $5 Million</td>
<td>CDBG Loan Guarantee</td>
</tr>
</tbody>
</table>

Colquitt County is Tier 1, therefore is eligible for OneGeorgia funds; And under the BEST Legislation eligible for job tax credits

### Possible Uses for Swift Site

- Business Incubator
- Conference Center
- Hotel
- General Office Space
- Outdoor Covered Festival Space (stockyards area)
- Restaurant
- Interpretative Center – Sales of Indigenous Products
Specific Recommendations for Light Industrial Infill Area

1. Create a special tax district where property tax and revenues paid within the district can be used for a special use (e.g. purchase of property, completion of environmental assessment, and clean-up of contamination)

2. Rezone all parcels light industrial within the district

3. Create an inventory of available parcels in user-friendly program (e.g. GIS) that contains information the economic development staff, chamber and regional development center need for marketing the area such as:
   • Size of parcel
   • Zoning
   • Developed or undeveloped
   • Are structures present?
   • If structures are present: size and condition
   • Soil type
   • Infrastructure available (road, sewer, gas, electricity, railroad, etc.)
   • Available environmental assessments and/or condition

4. Create a partnership between the city and the joint development authority to purchase the unused/underutilized parcels on a parcel-by-parcel basis after completing an environmental assessment. Assessment and purchase should start with the tax delinquent properties.
   • Prior to purchasing the property complete an environmental assessment. During this assessment ask consultant to assess potential clean-up cost if potential contamination is found.
   • Purchase or do not purchase based upon potential contamination, risks and potential cleanup costs identified during the environmental assessment.

5. If the partnership buys the property and environmental contamination is identified, clean-up the contamination using funds generated from the special tax.

6. Offer properties for redevelopment after environmental assessment and clean-up (if appropriate) is completed. Property could either be sold or leased on a long-term basis (to keep control with the partnership). As part of the marketing efforts during redevelopment need to use the availability of existing infrastructure as a marketing tool. Part of the marketing may involve education of potential buyers to the benefits of brownfield redevelopment and the overall industrial area redevelopment plan. Redevelopment efforts should focus on:
   • Multiplier industry (e.g. lumber mill and horse bedding company)
   • New industry that is compatible with existing industry
   • Value-added agriculture (as high priority for governor)
Specific Recommendations for Light Industrial Infill Area
(continued)

Funding: The U.S. Environmental Protection Agency provides competitive grants for Assessment Demonstration Pilots and Brownfields Cleanup Revolving Loan Fund Pilots. In addition, EPA Region 4 has limited funding to conduct environmental site assessments (performed by the U.S. Corps of Engineers) under the Targeted Brownfield Assessment program.


Note, Georgia Tech Research Institute (GTRI) has a non-profit, non-advocate, free technical assistance program, Technical Assistance to Brownfield Communities (TAB), that helps community groups and municipalities deal with the issues encountered while redeveloping environmental contaminated property. For more information on this program visit http://www.hsrc.org/hsrc/html/tosc/sswtosc/tab.html or contact Ms. Corey Fischer at corey.fischer@gtri.gatech.edu