



CITY OF  
**CAMILLA**  
30 East Broad Street  
Post Office Box 328  
Camilla, Georgia 31730  
Phone 229-336-2220 Fax 229-336-2224  
[www.camillaga.net](http://www.camillaga.net)



March 11, 2020

Mr. Christopher Nunn, Commissioner  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

REF: City of Camilla – Urban Redevelopment Plan

Dear Commissioner Nunn:

In accordance with the Urban Redevelopment Act (O.C.G.A. 36-61-1 et. seq.) the City of Camilla adopted Resolution No. 2020-03-09-3 approving their Urban Redevelopment Plan at the March 9, 2020 Council Meeting. Proper public notice was published, a copy of the plan was made available for public viewing, and a public hearing conducted for citizen comment and input. On behalf of the City of Camilla, the Southwest Georgia Regional Commission will submit the plan to DCA for review and we look forward to receiving plan approval.

Sincerely,

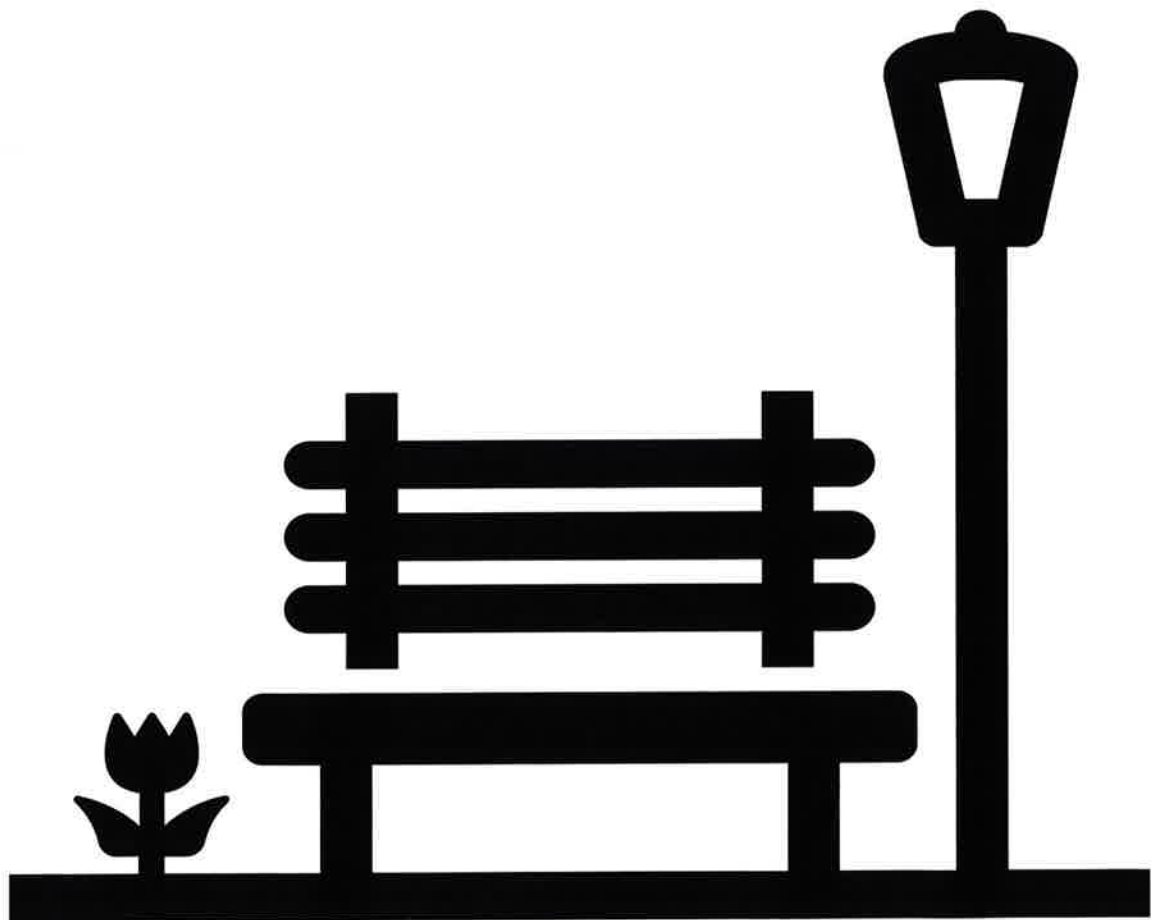
Steve Sykes  
City Manager

# **City of Camilla**

## CDBG Revitalization Area Strategy (RAS)

**Application 2020**

Completed with the assistance from the Southwest Georgia Regional Commission



## **Table of Contents**

Resolution for submission

Certification for submission

2020 Application for Revitalization Area Strategy Approval

Narrative

Appendix I

Urban Redevelopment Plan

Appendix II

Citizen Participation

Appendix III

Assessment of Economic Conditions

Appendix IV

Revitalization Area Strategies Map

Appendix V

Images of Area

Appendix VI

Supporting Documents

**RESOLUTION NO. 2020-03-09-4**

**CITY OF CAMILLA**

**Submission of the Revitalization Area Strategy (RAS) to the  
Georgia Department of Community Affairs**

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia find the existence of areas in which the structures and buildings, by reasons of dilapidation, deterioration, age or obsolescence, and the existence of conditions which endanger life and property by fire and detrimental to public health, safety, morals and welfare; and

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia have adopted by Resolution pursuant to the authority granted by the Official Code of Georgia Annotated Section 36-61-5 and Urban Redevelopment Area as defined by the Official Code of Georgia Annotated Section 36-61-5; and


**WHEREAS**, according to the guidelines of the Revitalization Area Strategy established by the Georgia Department of Community Affairs for community eligibility for RAS designation they must meet threshold requirements by establishing a local redevelopment area and plan pursuant to O.C.G.A. 36-64-1. The development of the RAS and designation of redevelopment area is the City's effort in meeting this requirement.

**THEREFORE, BE IT RESOLVED** by the Mayor and members of Council of the City of Camilla, Georgia that the City will submit for approval the City of Camilla's Community Development Block Grant Revitalization Area Strategy to the Georgia Department of Community Affairs.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Mayor and members of Council of the City of Camilla, Georgia the Mayor is hereby authorized to sign all necessary and related documents pertaining to the Georgia Department of Community Affairs Revitalization Area Strategy application and such supporting and collateral material as shall be necessary.

SO RESOLVED this 9<sup>th</sup> day of March 2020.

CITY OF CAMILLA, GEORGIA

BY:   
Kelvin M. Owens, Mayor

ATTEST:   
Cheryl Ford, City Clerk



**PERRY & WALTERS, LLP**  
ATTORNEYS AT LAW

R. EDGAR CAMPBELL  
FRANKLIN T. COLEMAN, III  
FRANKLIN T. COLEMAN, IV  
J. HUFF CROXTON, JR.  
GEORGE P. DONALDSON, III  
KEITH T. DOROUGH  
RICHARD W. FIELDS  
MISTY Q. HASKINS  
HAYDEN H. HOOKS  
JAMES E. REYNOLDS, JR.

212 NORTH WESTOVER BOULEVARD  
POST OFFICE BOX 71209  
ALBANY, GEORGIA 31708-1209  
e-mail: [perrywalters@perrywalters.com](mailto:perrywalters@perrywalters.com)  
direct e-mail: [tcoleman@perrywalters.com](mailto:tcoleman@perrywalters.com)  
writer's ext. #214

H. HOLCOMBE PERRY, JR. (1914 - 2002)  
JESSE W. WALTERS (1919 - 2003)

JAMES V. DAVIS, OF COUNSEL  
R. KELLY RAULERSON, OF COUNSEL  
EDGAR B. WILKIN, JR., OF COUNSEL

TELEPHONE (229) 439-4000  
FACSIMILE (229) 436-1417  
(229) 432-0017

GARY LAMAR, JR.  
STEVEN L. PRUITT, II

March 12, 2020

Commissioner Christopher Nunn  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Ga 30329-2231

RE: City of Camilla 2020 Revitalization Area Strategy Application

Dear Commissioner Nunn:

I am the City Attorney for the City of Camilla, Georgia and I have been requested to certify that the Urban Redevelopment Plan was properly adopted in accordance with O.C.G.A. §36-61-1 et seq. in connection with an application that will be submitted by the City of Camilla concerning a Revitalization Area Strategy.

1. A resolution of necessity, as described in O.C.G.A. §36-61-5, was passed on March 9, 2020.
2. A notice publicizing the hearing required pursuant to O.C.G.A. §36-61-7(c) was published in the Camilla Enterprise on February 19<sup>th</sup> and 26<sup>th</sup>, which is the legal organ for Mitchell County and is the newspaper having general circulation in Camilla. Additionally, information was posted on the City's website.
3. The hearing, as publicized was held on March 2, 2020.
4. On March 9, 2020, subsequent to the conclusion of the hearing described above, the City Council of the City of Camilla, passed a resolution adopting the Urban Redevelopment Plan, upon identification of the findings described in O.C.G.A. §36-61-7(d).

This certification is made solely for the benefits of and can only be relied on by the addresses hereof, their successors and/or assigns and their legal counsel. This certification may not be relied upon by any other Person or entity other than the addresses, their successors and/or assigns and their legal counsel or used for any other purpose without our prior written consent

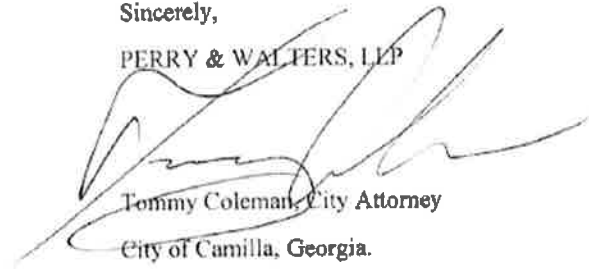
Page 2  
March 12, 2020  
Commissioner Christopher Nunn  
Georgia Department of Community Affairs

(except as necessary for compliance with regulation affecting the addresses, their successors and/or assigns).

This certification is given as of the date hereof and I assume no and undertake no obligation to update, revise or supplement this certification to reflect an facts or circumstances that may hereafter come to my attention, any changes in facts or circumstances that may arise subsequent to the date of this certification, or any changes in law that may hereafter occur.

Sincerely,

PERRY & WALTERS, LLP

A handwritten signature in black ink, appearing to read "Tommy Coleman", is written over the typed name and firm name.

Tommy Coleman, City Attorney  
City of Camilla, Georgia.

**Georgia Department of Community Affairs**

**2020 Application for Revitalization Area Strategy (RAS) Approval**

<b>1. Applicant Government:</b> <b>City of Camilla</b>	
<b>2. Local Government Contact Person:</b> Steve Sykes City Manager	<b>6. Person filling out this form (if different than 2):</b> Beka Shiver Southwest Georgia Regional Commission
<b>3. Address:</b> 30 E. Broad Street - P.O. Box 328 Camilla, Georgia 31730	<b>7. Address:</b> 181 E. Broad Street - P.O. Box 346 Camilla, Georgia 31730
<b>4. Email Address:</b> steves@cityofcamilla.com	<b>8. Email Address:</b> bshiver@swgrc.org
<b>5. Telephone number:</b> 229-336-7856	<b>9. Telephone Number:</b> 229-522-3552

**BONUS POINT CALCULATION:** Each application **MUST** include separate narrative pages for any of the 4 Bonus Point categories below for which credit is being requested. The narrative should be detailed and comprehensive in describing the activities that will be undertaken to be considered for the calculation of bonus points. Please indicate the bonus points for which you are applying, and how current or future CDBG projects will coordinate with this plan.

- Threshold Requirement – Five points.** Local government must establish a local redevelopment area and plan pursuant to O.C.G.A. 36-61-1 et seq. Note that the RAS boundaries must be within both the local urban redevelopment area established pursuant to O.C.G.A. 36-61-1 et. seq. and one or more Census Block Groups with a poverty rate of 20% or greater. Additionally, the local government must describe the activities it will undertake to promote the substantial revitalization of the area and economic empowerment through meaningful job creation for the unemployed and low-and moderate-income residents.
  
- Local Redevelopment Tools – Up to Five points.** Earned through the use of such tools as State Enterprise Zones, Opportunity Zones, Tax Allocation Districts, Community or Business Improvement Districts, Land Banks, or other geographically targeted tax or investment programs within the eligible area. Provide as proof the resolution or ordinance creating the redevelopment tools for which bonus points are sought. *Applicants must also indicate how the tools are relevant and useful to the Revitalization Area in order to receive consideration for Local Redevelopment Tools points. See the RAS Manual for additional information.*
  
- Investment Partnerships – Up to five points.** Earned through the incorporation into the local program of certain job creation/retention, revitalization, residential improvement or social service funding programs geographically targeted to the areas of eligibility such as those available through various state and federal agencies. Private funds leveraged from various philanthropic, non-profit and/or faith-based organizations as well as private developers will be rewarded in this category. The applicant must provide detailed documentation showing a firm, long-term commitment by investment partners.

- Collaboration – Up to five points.** Demonstration that initiatives will be created and/or undertaken within the eligible area by private for-profit and not-for-profit community stakeholders. Such stakeholders may include local collaborators such as: lending institutions, housing organizations, development organizations, community development corporations or other community groups who have taken responsibility to carry out some aspect of the Revitalization Area Strategy. **Applicant must document, with written letters from each entity, that the collaborative stakeholder organizations have a firm commitment to the community, sound financial and administrative practices, and the ability to carry out the functions for which they are taking responsibility.**

## **APPLICATION CHECKLIST**

**In addition to the bonus point requirements above, check to make sure all of the following items on the checklist are included in your submission. Refer to the RAS and CDBG applicants' manuals for further information.**

- The application describes activities the local government will undertake to promote economic empowerment through meaningful job creation for unemployed and low and moderate- income residents as well as activities to promote the substantial revitalization of the area.
- Evidence of Citizens' Participation including, but not limited to, advertisements (newspaper "tear sheets") meeting agenda and minutes and from public meetings, advisory committee lists and minutes, letters of support from participating organizations. At a minimum, the federal citizen participation standards at 24 CFR 91.115 and 24 CFR 570.486 (a) must be met.
- A copy of all of local government resolutions establishing urban redevelopment area(s), urban redevelopment plan(s) including amendments and related resolutions must be included.
- A certification from the local government's attorney that the resolutions and policies and the authorizing resolutions for the urban redevelopment plan were adopted in accordance with applicable law and applicable public hearing requirements must be included. In the case of a redevelopment plan that includes multiple local governments, the local government attorney in each jurisdiction must execute a certification.
- Narrative assessment of the economic conditions of the proposed area to include:
  - 1) Spreadsheet showing the taxable value of property for the most recent tax year available. The spreadsheet must include totals for property tax values listed **AND the spreadsheet must be submitted electronically to [cdbg.biz@dca.ga.gov](mailto:cdbg.biz@dca.ga.gov)**
  - 2) Number of business/occupational licenses issued.
  - 3) Number and value of building permits issued.
  - 4) Opportunities available for economic development improvement.
  - 5) Problems likely to be encountered.



**Map Requirements:**

- Delineates the subject 20% poverty block groups (Census data).
- Includes Urban Redevelopment Area boundaries.
- Shows the CDBG Target Area.
- Includes local government (city/county) limits.
- Identifies individual plats within the proposed Revitalization Area boundaries.

Caption includes:

- 1) county or municipal corporation.
- 2) date of map preparation.
- 3) scale, stated and shown graphically.
- 4) name, address, and telephone number of the revitalization strategy area administrator.
- 5) name, address, and telephone number of the preparer.

---

Certification of Chief Local Government Elected Official

Signature:  \_\_\_\_\_

Printed Name: Kelvin Owens

Title: Mayor, City of Camilla

---

***Electronic Submission Instructions: TO BE DETERMINED***

***Paper Submission: Include this form with your RAS application and mail an original and two copies of all items (3 complete sets):***

***Glenn Misner, Office of NSP and CDBG Field Services  
Georgia Department of Community Affairs  
60 Executive Park South, NE, Atlanta, Georgia 30329  
Questions? Call 404-679-3138***

## **Narrative**

The City of Camilla is in southwest Georgia in Mitchell County. The City is the county seat serving the surrounding cities of Pelham, Sale City, Baconton and its' western county neighbor, Baker County, by providing essential services. To the North is Albany, Georgia which is the region's largest city and to the south is Thomasville, Georgia. Camilla has a distinct geographic position of being the center-most city for Region 10 and subsequently many state and federal offices, such as the USDA, Southwest Georgia Regional Educational Service Agency, and the Southwest Georgia Regional Commission have offices in the city.

Incorporated in 1858, Camilla was named for American Revolutionary War General Henry Mitchell's granddaughter Camilla Mitchell. Its location along the railroad and along east to west and north to south trails made Camilla an ideal location for merchants to establish trade and government services. By the early 1900's the City was considered a regional post for agricultural trade and commerce. Not much has changed as Camilla continues to be the junction of commerce and government for Mitchell County.

The RAS designation area is of mixed-use land designations encompassing housing, retail, business, government, public green space, and transportation routes including local and state routes. Located within the RAS designation, private residential property values average \$40,310. There are two City of Camilla housing authorities in the proposed area: The Borders and Farlow Camilla Housing Communities and Northside Neighborhood District. The southern streets of the proposed district house downtown commerce buildings, the county courthouse, county offices, public health facilities including the Mitchell County Department of Health, and a designated truck route for State Highway 37 that travels on Scott Street and Oakland Avenue.

Infrastructure improvements to the City's aging sewage and water systems has been an ongoing process for the City leaders. In 2013 the City public works department mapped out and targeted sewage and water systems in need of repair in the city. Systematically the city started working on repairs in sections utilizing funding sources from Community Development Block Grants, public works earmarks, other grants, and general funds. The RAS area covers the area for the next sections of infrastructure improvements the city needs to repair.

During the Mitchell County Comprehensive Plan process, the City of Camilla drafted specific goals and policies to enact those goals. Addressing these sewage repairs benefits the economic development and prosperity goal through the policy "our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services." (See Mitchell County Comprehensive Plan 2017, Camilla, page 76). Additionally, this aligns with Mitchell County's economic development goals to improve infrastructure for water, sewer, roads,

and technology for the stated objective to increase the likelihood businesses will be started or relocated to the region. (See Mitchell County Comprehensive Plan 2017, Mitchell County, page 17). The City assigned a high priority on their housing goals to “promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community...coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.” Stated policies to address this goal include eliminating substandard or dilapidated housing, creating affordable housing opportunities, and increasing low-to-moderate income families affordable owner-occupied housing options. (See Mitchell County Comprehensive Plan 2017, Camilla, page 78). The 2017 Comprehensive Plan goals also include a community health component for “having access to critical goods and services...” through “ensure(ing) safe and adequate supplies of water through protection of ground and surface water sources”. (See Mitchell County Comprehensive Plan 2017, Camilla, Page 79). Additional strategic planning meetings in February of 2020 continued to address guiding principles for the City’s financial stability, enhancement of the quality of life, and environmental sustainability through implementation means of redevelopment and new development, and providing quality city services that meet the needs of today and tomorrow. (See Appendix VI)

In 2020 the City passed the Urban Redevelopment Plan (URP) that includes the proposed RAS designation, specifically addresses goals to eliminate physical and social blight, improve economic development opportunities, and improve physical development of infrastructure. Under the recommended activities, the URP states a need to remove blight in areas of disinvestment of which the RAS area is located. Additionally, the plan suggests having stable neighborhoods will encourage economic growth vital for city growth and sustainment. Addressing known sewage deficiencies in the proposed RAS area aligns with the aims of the Comprehensive Plan, Urban Redevelopment Plan, and City of Camilla’s 2020 Strategic Plan.

The City of Camilla’s efforts with Revitalization Area Strategies is to address failing or underperforming city distinctions like infrastructure (streets, sewage, utility, etc.), housing (insufficient, blight, deteriorating, etc.), economic development, transportation, etc. With an approved RAS distinction, the City has a framework to utilize as they move forward to address these issues. Awarding this designation will allow for opportunities of funding that would otherwise be out of reach for the City.

## **Threshold Requirements**

According to the guidelines for a Redevelopment Area Strategy designation, and in order for communities to be eligible for the RAS designation, they must meet threshold requirements by establishing a local redevelopment area and plan pursuant to O.C.G.A. 36-61-1 et seq. The City, aware of this rule, established that three of the five block groups

in the proposed area meet this threshold. The population of the City of Camilla is 5,919 with roughly 3,000 residents residing within the City of Camilla's city limits. Of these residents, 32.6 percent are living at or below the poverty line according to the American Community Survey data. Within the Revitalization Area Strategy target area, the census block group data shows the poverty at 59.1% with roughly 14% of the City's population residing in this target area, according to the Department of Community Affairs argis website. See Appendix V for maps of this area.

## **Local Redevelopment Tools**

The City of Camilla is utilizing several redevelopment tools to help with redevelopment of the city. The tools below are currently being used or will be used by the City of Camilla:

**Community Development Block Grant (CDBG):** CDBG is a flexible program that provides communities with resources to address a wide range of unique community development needs. The City of Camilla has previously been awarded CDBG Grants addressing sewage repairs in 2014 and in 2016 for water repairs. Both awards targeted neighborhoods adjacent to the proposed 2020 CDBG target area that will address the same sewage and water infrastructure issues. (See attached map).

**Urban Redevelopment Plan (URP):** The boundary for URP encompasses much of the city of Camilla. A copy of the plan and map depicting the plan boundaries is attached in Appendix A.

**Community Home Investment Program (CHIP):** CHIP uses a portion of DCA's HOME funds to assist local governments, nonprofit organizations, and public housing authorities in addressing affordable housing development issues in their communities. CHIP funds may be used to provide down payment assistance or homeowner rehabilitation funding to eligible low-income and moderate-income households. The City of Camilla will be using the CHIP to decrease the number of dilapidated and blighted residential properties. The City has been awarded three CHIP house grants previously, the latest in 2019 with a target area encompassing the entire proposed RAS area. (See Map Attached – Appendix VI)

**Opportunity Zones:** Located within the RAS boundaries is a Federally recognized Opportunity Zone that the City can leverage as tax incentives for future development.

## **Investment and Collaborative Partners**

Community Ventures has constructed single family housing and in fill housing through the City, utilizing funding from Georgia Department of Community Affairs and the United States of Department of Agriculture (USDA). This organization is committed to providing low to moderate housing for Mitchell County. Their new builds utilize top rated materials that makes the homes economical for longevity. As a partner, Community Ventures is committed to seeing infill development in the proposed RAS area.

The Camilla Main Street Program has made great strides to draw retailers and entrepreneurs into the downtown business district. Having community services, retail, and profession services in the downtown business district is essential to creating a diverse business mix for the City.

## **Activities To Be Undertaken**

The City's plan is to continue working on the goals and objectives brought forth through the Comprehensive Planning process and recent strategic planning process. Additionally, they will continue to rehabilitate the aging, broken, and underperforming sewage system and water system by applying for CDBG funding from the Department of Community Affairs. Sustained efforts to address blighted housing and businesses will be priority for the city. The City is also preparing to apply for Rural Zone designation in the Fall of 2020 and discussing the possibility of forming a Land Bank Authority to address blighted residential and commercial properties. All these efforts are setting the ground foundation to expand the economic development opportunities in the City of Camilla.

## **Evidence of Public Participation**

A public hearing notice was published in the local newspaper, the Enterprise-Journal and the public hearing was held March 9, 2020. City staff made visits and calls to discuss the RAS process and proposed activities with local businesses to provide information and explanation and gather support. The RAS draft was placed on the City's website and copies made available for public review. The City also had community meetings during the comprehensive planning process and recent strategic planning process. (See Appendix II)

## **Assessment of Economic Development**

The area proposed for revitalization is a mixture of commerce, government and services, and residential use. Currently eleven of the twenty-seven sites in the RAS area zoned for commercial use are vacant. Many of the empty buildings are in the downtown commercial area. This area has ample public parking, walkable sidewalks, and identifiable way signs. The City has taken steps to hire a fulltime Downtown Development Agent who is focused

on bringing business, shoppers, and activities to the central business district, of which a portion of the RAS area is located.

There is strong public demand for bringing in entertainment venues, restaurants, and cultural activities to the City. The growth has not happened and possible causes for slow growth are linked to a decrease in population, shrinking income tax base, and growth in regions from nearby cities Moultrie, Albany, and Thomasville that provide a mixed variety of entertainment and services.

Due to the high poverty rate and low business development in this area, investment in the proposed area's residential neighborhoods has been low. Community outreach for this area is not sustained from year to year so many are left to their own means to seek help from community resources for their needs. As this is one of the most impoverished areas of the city, low economic development is reflected.

Specifically addressing housing and economic development priorities has been the catalyst for community involvement with the City in recent months. In 2020 a new mayor took office shortly after a turnover with city department heads and this change has fueled the community into action. Much of the stated goals and objectives are not city-staff objectives but direct concerns from the community. The City is confident that this is the time to build on the community's momentum and work together to achieve their goals. Improving the sewage conditions is catalyst to improving the housing conditions, which creates pride in the neighborhoods and ultimately draws others in which expands development. (See Appendix III for an assessment of Economic Conditions)

**Appendix I**  
**Urban Redevelopment Plan**

**Appendix II**  
**Citizen Participation**



# CLASSIFIEDS

20 words or less - \$9 in advance or \$10 if billed, per week. Over 20 words - \$8.35 per word.

WEDNESDAY, FEBRUARY 26, 2020

MITCHELL COUNTY ENTERPRISE JOURNAL

**288**  
**call**

**5!**

**DEALERSHIP**

**CHRISTIAN SALES**

254 S. Main Street  
Piedmont, Ga. 31779

229-294-5679  
229-294-0073 fax

0791 294-0156  
0791 294-0073 fax

The dealer • 1 & 4 Wheel Alignments • Brake Repair  
Front End Repair • Exhaust repair • Airline Replacement  
Oil Changes • All your Auto Needs

Repair • Business  
Owner/Operator

**see in**  
**ess**  
**call**  
**5!**



**CHRISTIAN SALES**

254 S. Main Street  
Piedmont, Ga. 31779

229-294-5679  
229-294-0073 fax

0791 294-0156  
0791 294-0073 fax

**2 in the business directory,**  
**call 336-5265**

## NOTICE - PUBLIC HEARINGS

The City of Camilla will conduct a public hearing for the Urban Redevelopment Plan on Monday, March 2, 2020 at 9:00 a.m. in the Council Chambers at City Hall. The Urban Redevelopment Plan (URP) is intended to address siting and bring within designated areas of the City and encourage path-forward investments.

The City of Camilla will conduct a public hearing for the Revitalization Area Strategy on Monday, March 9, 2020 at 6:30 p.m. in the Council Chambers at City Hall. The Revitalization Area Strategy (RAS) is intended to provide incentives to communities who implement comprehensive redevelopment activities for target areas in their city or county. RAS areas must be in Census Block groups with 20% or greater poverty and where an Urban Redevelopment Plan has been adopted.

The purpose of the public hearings is to receive citizen input and comments for the Urban Redevelopment Plan and the Revitalization Area Strategy. Both items will be considered for approval by the City Council at the regularly scheduled March 9, 2020 council meeting. Specific details and documents for the public hearings will be made available on the City's website at [www.camillaga.net](http://www.camillaga.net). City Clerk's office at City Hall and at the public hearings.

Persons with special needs relating to handicapped accessibility or foreign language shall contact Cheryl Ford, City Clerk at (229) 530-2325 prior to March 2, 2020. This person is located at Camilla City Hall, 30 East Broad Street, Camilla, Georgia 31730 between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, except holidays.

Hearing impaired individuals can contact the Georgia Relay Service, telephone number (TDD) 1-800-255-0636 or (Voice) 1-800-255-0135.

**BAKER COUNTY BOARD OF TAX ASSESSORS  
FOR OPENINGS**

**AGENDA  
CITY OF CAMILLA COUNCIL MEETING  
MONDAY, MARCH 9, 2020  
6:30 P.M.**

- 1. Call to Order; Roll Call**
- 2. Opening Prayer**
- 3. Approval of Minutes**
- 4. Approval of Agenda**
- 5. Speaker Appearance - None**

**PUBLIC HEARINGS**

The purpose of the two Public Hearings are to receive citizen input and comments.

- (1.) Revitalization Area Strategy (RAS)**
- (2.) City's Intent to Purchase a Vac-Con Truck (PH only, no action required)**

- 6. Report from Administrative Committee**
  - a. Resolution - TSPLOST**
  - b. Resolution - Amending the Fee Schedule for Plots Sold In City Owned Cemeteries**
  - c. Statewide Mutual Aid and Assistance Agreement**
  - d. Resolution - Adopt the City of Camilla's Urban Redevelopment Plan**
  - e. Resolution - Revitalization Area Strategy (RAS)**
- 7. Report from Public Works Committee**

None
- 8. City Manager's Report**
  - a. Resolution - Jay Powell Industrial Park (action item)**
- 9. Mayor's Announcements**
- 10. Adjourn**

## SIGN-IN SHEET

DATE: MARCH 9, 2020

MEETING: COUNCIL

TIME: 6:30  A.M.  P.M.

NAME (please print)	STREET ADDRESS	CITY
1. Jimmy Jones	161 Bainbridge Rd	Camilla, GA
2. David M. Clark	Enterprise Journal	Camilla
3. Vivian Smith	193 Walker St	Camilla, GA
4. Laura Vann	495 Sylvester Hwy	Camilla, GA
5. J. Vann	" " "	" "
6. Bekka Shiver	151 E. Broad St.	Camilla
7. Brandon Rhodes	SW 420	Camilla
8. Ray Muggins	300 Baker Place	Camilla
9. Jerome Jeter	115 Lincoln St	Camilla
10. Harold France	500 East Blvd	Camilla
11. Hunter Burman	212 E. Broad	Camilla
12. Lisa Rigby		
13. Beverly Williams	14 Northside Cir	Camilla
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		

**MINUTES – REGULAR MEETING  
CITY OF CAMILLA, GEORGIA  
MARCH 9, 2020**

The regular meeting of the Mayor and City Council of the City of Camilla was called to order at 6:30 p.m. on Monday, March 9, 2020 by Mayor Owens.

Roll call indicated the following present: Councilman Campbell, Councilwoman Willingham, Councilman Morgan, Councilman Twitty, Councilman Pollard, and Councilman Palmer.

City Manager Steve Sykes, Franklin T. Coleman IV representing City Attorney Tommy Coleman, and City Clerk Cheryl Ford were also present.

**OPENING PRAYER AND PLEDGE**

Councilman Twitty gave the invocation and the Mayor and Council led the Pledge of Allegiance to the Flag.

**CITIZENS AND GUESTS**

Sign-In Sheet Attached.

**APPROVAL OF MINUTES**

On motion by Councilman Pollard, seconded by Councilman Twitty, the minutes from the February 10, 2020 Council Meeting and February 12, 2020 Called Meeting were approved as presented by a unanimous vote. On motion by Councilman Palmer, seconded by Councilman Campbell, the minutes from the March 2, 2020 Public Hearing were approved as presented by a unanimous vote.

**APPROVAL OF AGENDA**

On motion by Councilman Pollard, seconded by Councilman Twitty, the March 9, 2020 agenda was approved as presented by a unanimous vote.

**PUBLIC HEARINGS**

Mayor Owens announced two public hearings are on the agenda and asked City Manager Sykes to provide background information.

**REVITALIZATION AREA STRATEGY (RAS)**

City Manager Sykes stated at the work session last week the Mayor and Council discussed the Revitalization Area Strategy that our Regional Commission helped us prepare. The RAS is a strategy to assist with economic development purposes and benefits a segment of the community that has need for infrastructure improvements. At the meeting we talked about the importance of a public hearing which has been advertised for tonight. The purpose for the public hearing is for the Mayor and Council to hear comments and input from the public. The RAS has been posted on the City's website and copies made available for public viewing. It is intended to provide incentives to communities that implement comprehensive redevelopment activities for target areas in their city. The RAS areas must be in census block groups with 20% or greater poverty

### **REVITALIZATION AREA STRATEGY (cont.)**

and where an Urban Redevelopment Plan has been adopted. Tonight when the Mayor opens the public hearing we will receive citizen input and comments which will be included in our RAS application. Mayor Owens opened the public hearing to receive comments from the public. There being none, the public hearing was closed.

### **VAC-CON TRUCK PURCHASE**

City Manager Sykes stated the City has requested the United States Department of Agriculture (USDA) to provide financing for a Vac-Con truck, which is a piece of equipment Camilla has been borrowing from a neighboring community. The benefit of the truck is it has a large vacuum and tank and very useful for vacuuming out blocked drainage systems. Most recently where a pump failed and the lift station was filling up with raw sewage this piece of equipment provided a temporary bypass measure for us to keep the sewage flowing until the pump is replaced or repaired. As part of the mitigation of our sewer system we applied for a USDA loan which is not only a long-term, very low interest loan but also has a grant or principal forgiveness portion of the grant which helps pay for a portion of the truck. The City can finance this, pay for out of reserves, or apply for a USDA grant. The USDA grant, if successfully awarded, is the most attractive of the three options. One of the requirements is for the City to conduct a Public Hearing for the public to hear about the purchase and benefits of the purchase and allow for public comments. Staff has prepared the application and we are ready to move forward with the request. Mayor Owens opened the public hearing to receive input and comments from the public. Mr. Jimmy Jones, a citizen who resides at 161 Bainbridge Road, stated on his utility bill he has two fees for sewage: one for \$11.50 and the other \$4.50. He would like to know when these will be paid off before we incur more debt. City Manager Sykes replied the service fee, which is the first one, is an ongoing cost of operation for fixed assets and the variable costs to operate the plant. The second component is an upgrade, or improvement, for the waste water treatment plant. This equipment will not come out of either of these areas of funding but out of a rate increase or increase in the budget. The purpose for trying to finance over a long period of time is to limit the impact on the utility bill per gallon because the expense can be spread over a longer period of time and we will basically grow in to the asset. Mr. Jones stated he has been in Camilla for eight years and paying the fees and asked if the fees would be terminated. Mr. Sykes replied eventually but not any time soon because of the need for waste water treatment plant improvements. He further commented sewer is not a money making utility and it is costly to treat sewer to the level for discharge. Councilman Palmer stated some loans are for 30 years with City Manager Sykes commenting some of the GEFA loans have 25 to 30 year terms. Mr. Jones stated with current interest rates it would incumbent upon us to do the financing now. Mayor Owens asked if anyone else would like to comment on the City's intent to finance a Vac-Con truck with the USDA. There being no further comments, the public hearing was closed.

### **ADMINISTRATIVE COMMITTEE**

#### **TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX (TSPLOST) RESOLUTION**

The Council discussed Resolution No. 2020-03-09-1 to support Mitchell County's call for a one-cent county wide Transportation Special Purpose Local Option Sales Tax (TSPLOST). The additional penny will be added as a community-wide tax for specific use and benefit for transportation projects. The Administrative Committee recommends approval of Resolution No.

**ADMINISTRATIVE COMMITTEE (cont.)**

020-03-09-1 to signify support for Mitchell County to call for the TSPLOST and authorizes the Mayor to sign.

On motion by Councilman Pollard, seconded by Councilman Palmer, the motion to authorize the Mayor to sign and approval of Resolution No. 2020-03-09-1 passed by a unanimous vote.

**CEMETERY FEE SCHEDULE AMENDMENT – RESOLUTION**

City Manager Sykes discussed the amendment of Resolution No. 2018-06-11-01 approved at the June 11, 2018 Council Meeting providing a fee schedule for the purchase of cemetery plots. Resolution No. 2020-03-09-2 amends the fee schedule for cemetery plots in city owned cemeteries and the fees for recording plot deed(s) as follows:

**PLATTED SECTION of CEMETERY:**

A minimum of 2 (two) plots required to be purchased in the platted section of the cemetery (size 5’ x 10’ per plot for a total space of 10’ x 10’).

Cost per plot at time of purchase	\$150.00/plot
Interment Fee/Burial Permit at time of burial	\$25.00/plot

**UNPLATTED SECTION of CEMETERY [SECTIONS: LAUREL OAK, LIVE OAK, RED OAK, POST OAK, WATER OAK, GEORGIA OAK]**

1 (one) plot minimum required (size 5’ x 10’).

Cost per plot at time of purchase	\$150.00/plot
Interment Fee/Burial Permit at time of burial	\$25.00/plot

The interment/burial permit is reduced from \$100.00/plot to \$25.00/plot for platted and unplatted sections of the cemetery. The Administrative Committee recommends approval of Resolution No. 2020-03-09-2 and authorizes the Mayor to sign.

On motion by Councilman Pollard, seconded by Councilman Twitty, the motion to authorize the Mayor to sign and approval of Resolution No. 2020-03-09-2 passed by a unanimous vote.

**STATEWIDE MUTUAL AID AND ASSISTANCE AGREEMENT**

City Manager Sykes reviewed a Statewide Mutual Aid and Assistance Agreement with the Council. This agreement requires action to authorize the City Manager to act on behalf of the City to enter in to a mutual aid agreement with the Georgia Emergency Management Agency and Homeland Security. Attorney Coleman reviewed and approved the agreement as presented. The Administrative Committee recommends approval of the agreement and authorizes the City Manager to sign and act on behalf of the City.

On motion by Councilman Pollard, seconded by Councilman Palmer, the motion to approve the Statewide Mutual Aid and Assistance Agreement and authorization for the City Manager to sign agreement related documents passed by a unanimous vote.

## **URBAN REDEVELOPMENT PLAN – RESOLUTION**

A Public Hearing was held on Monday, March 2, 2020 at 9:00 a.m. in the Council Chambers to receive citizen input and comments for the City's Urban Redevelopment Plan. The Council reviewed Resolution No. 2020-03-09-3 which gives cities broad powers to redevelop blighted or threatened areas of the community and encourages involvement of private enterprise and public/private partnerships to redevelop neglected areas of the community. The Administrative Committee recommends approval of Resolution No. 2020-03-09-3 and authorizes the Mayor to sign.

On motion by Councilman Pollard, seconded by Councilman Campbell, authorization for the Mayor to sign and approval of Resolution No. 2020-03-09-3 passed by a unanimous vote.

## **REVITALIZATION AREA STRATEGY – RESOLUTION**

A Public Hearing was held Monday, March 9, 2020 at 6:30 p.m. in the Council Chambers to receive citizen input and comments for the Revitalization Area Strategy (RAS). Resolution No. 2020-03-09-4 authorizes submission of the RAS to the Georgia Department of Community Affairs. According to RAS guidelines established by the Georgia Department of Community Affairs, eligible communities must meet threshold requirements by establishing a local redevelopment area and plan pursuant to O.C.G.A. 36-64-1. The development of the RAS and designation of the redevelopment area meets this requirement. The Administrative Committee recommends approval of the resolution and authorizes the Mayor to sign.

On motion by Councilman Pollard, seconded by Councilman Campbell, authorization for the Mayor to sign and approval of Resolution No. 2020-03-09-4 passed by a unanimous vote.

## **CITY MANAGER'S REPORT**

City Manager Sykes reported on the following items:

1. County-wide radio system – ready to go live and we are currently testing with Motorola.
2. House of Hope – building is complete and parking, along with landscape design, is underway. A ribbon cutting will be scheduled once parking construction begins and he will coordinate with the community and the Mayor/Council's calendar.
3. Oakview Cemetery – the drainage issue involves the road/drainage system which is owned by Mitchell County government. Water is standing in front of the cemetery in the right-of-way between the edge of the pavement and the entrance to the cemetery. The reason is due to a low area, which is actually lower than the drainage pipe under the roadway, and will take a considerable amount of work with Mitchell County and the City. Everything inside the fence belongs to the City and outside the fence belongs to the County. The City and County will be working together to resolve the drainage issue. Updated will be provided as we move toward a solution.
4. Strategic Planning Sessions – the final session will be held March 17<sup>th</sup> and 18<sup>th</sup> and include Electric Cities of Georgia staff, City staff, and community representatives. The items hoped to be accomplished is review of the 29 projects identified for improving the City of Camilla. When this phase is complete, the strategic plan will be ready to present to the community for their feedback and input and eventually Council adoption. The final session, if warranted, will be held April 1<sup>st</sup>.

**JAY POWELL INDUSTRIAL PARK RESOLUTION**

City Manager Sykes stated he included in the packet a resolution renaming the Camilla Industrial Park to the Jay Powell Industrial Park. The resolution identifies the significance that Alfred Jackson “Jay” Powell, Jr. made in the State of Georgia and recognizes that although born in Quitman, he was a citizen of Camilla for 40 years. Additionally it details his contributions and accomplishments and how instrumental he was in the development of the Camilla Industrial Park. The resolution for consideration and approval is the renaming of the park to the Jay Powell Industrial Park. City Manager Sykes stated once the resolution is approved and new signage ready, a ceremony will be held involving Jay’s family to unveil the park signage.

On motion by Councilman Palmer, seconded by Councilman Twitty, the approval of Resolution No. 2020-03-09-5 renaming the Camilla Industrial Park to the Jay Powell Industrial Park passed by a unanimous vote.

**MAYOR’S COMMENTS**

Mayor Owens expressed his appreciation for those in attendance and watching on TV. He stated this part of government, in terms of participation, is awesome and he appreciates everyone. It is days like this where we have an opportunity to honor, in his opinion and evident by the resolution, one of Camilla’s greatest citizens, Chairman Powell and to also re-evaluate policy and make changes, when necessary, a great thing. He stated he is truly privileged to work with a great group of public servants and serve as Mayor.

**ADJOURNMENT**

On motion by Councilman Pollard, seconded by Councilman Twitty, the meeting was adjourned at 7:00 p.m.

BY: \_\_\_\_\_  
KELVIN M. OWENS, MAYOR

ATTEST: \_\_\_\_\_  
CHERYL FORD, CITY CLERK





CITY OF  
**CAMILLA**  
30 East Broad Street  
Post Office Box 328  
Camilla, Georgia 31730  
Phone (229) 336-2220 • Fax (229) 336-2224  
[www.camillaga.net](http://www.camillaga.net)



March 9, 2020

Mr. Christopher Nunn, Commissioner  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Commissioner Nunn:

The Urban Redevelopment Plan and Revitalization Area Strategy for the City of Camilla will play a significant role in our overall Community Development Block Grant improvement objectives. This plan has reinforced our belief in both the strength that stakeholders bring to this effort, coupled with critical collaboration.

The added component of Camilla's Strategic Plan gives another layer of confidence that we are committed to the long-term growth of the city and focused on ensuring we have the infrastructure in place to accommodate that growth.

As Mayor, I'm looking forward to working with all stakeholders to help revitalize and energize the targeted areas.

Sincerely,

Kelvin M. Owens  
Mayor



State Court of Mitchell County

MITCHELL JUDICIAL ANNEX  
30 NORTH COURT STREET  
CAMILLA, GA 31730

CHAMBERS OF  
JUDGE RICHARD L. WATERS, JR.

PHONE: 229/336-2040  
FAX: 229/336-2368

March 6, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

In my capacity as the Judge of the State Court of Mitchell County, I am committed to assisting the City of Camilla in its redevelopment and revitalization efforts. I support the City and its' development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. As a stakeholder in the community I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,

Richard L. Waters, Jr.



**Mitchell County Health Department**  
88 W. Oakland Ave.  
Camilla, GA 31730  
(229) 355-3081 Fax (229)355-3082 Emergency 888-430-4599  
[www.southwestgeorgiapublichealth.org](http://www.southwestgeorgiapublichealth.org)

March 6, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As Mitchell County Health Department Director, in Camilla, I am committed to assisting the City of Camilla in its redevelopment and revitalization efforts. I support the City and its' development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. As an involved citizen in the community I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,

Christi W. Dixon, RN,  
Director

# MITCHELL COUNTY CHILDREN AND YOUTH

116 S. Harney Street  
PO Box 693  
Camilla, GA 31730

Phone: 229-330-0512  
Fax: 229-330-0514  
E-mail: [mccyfc@camillaga.net](mailto:mccyfc@camillaga.net)



— MITCHELL COUNTY —  
CHILDREN AND YOUTH  
**family connection**

March 6, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, GA 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn,

Mitchell County Children and Youth Family Connection Collaborative is committed to assisting the City of Camilla in its redevelopment and revitalization efforts. We support the City and its' development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. We understand these efforts address community issues such as housing, economic development, public infrastructure, and other important community areas and concerns. As an involved agency in the community, we support the goals of the City of Camilla and the strategies to achieve them.

This letter signifies our support and willingness to work with the City of Camilla to implement project activities.

Sincerely,

Jessica Jennings, Executive Director



**A Coalition for a Drug Free Community**



March 9th, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As the Executive Director of the Mitchell County Development Authority, I am committed to assisting the City of Camilla in its redevelopment and revitalization efforts. I support the City and their efforts in developing a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. As a stakeholder in the community I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,

A handwritten signature in black ink that reads "Paige Gilchrist".

Paige Gilchrist  
Executive Director

**VENTERRA POLLARD**  
70 Dogwood Street ~ Camilla, Georgia 31730  
(229) 328-3439

March 6, 2020

Mr. Christopher Nunn, Commissioner  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329


RE: City of Camilla Revitalization Area Strategy

Dear Commissioner Nunn:

As a councilmember and life-long resident and citizen of Camilla, I am committed to the redevelopment and revitalization efforts brought forth by the City of Camilla in their Urban Redevelopment Plan and Revitalization Area Strategy (RAS). The RAS designation will make available Community Development Block Grant infrastructure improvements in needed areas and provide a safe and vibrant place to live and conduct business.

I fully support the Revitalization Area Strategy designation and will support the implementation of the project activities along with committing myself to working with the citizens and City staff to transform these areas.

Sincerely,

Venterra Pollard  


# **ANNIE DORIS WILLINGHAM**

**313 Wilson Street  
Camilla, Georgia 31730  
(229) 336-7254**

**March 5, 2020**

**Mr. Christopher Nunn, Commissioner  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329**

**RE: City of Camilla Revitalization Area Strategy**

**Dear Commissioner Nunn:**

**As a life-long resident of Camilla and a City of Camilla councilmember I am committed to the redevelopment and revitalization efforts brought forth by the City of Camilla in their Urban Redevelopment Plan and Revitalization Area Strategy (RAS). The RAS designation will make available Community Development Block Grant infrastructure improvements in needed areas and provide a safe and vibrant place to visit, live, and conduct business.**

**I fully support the Revitalization Area Strategy designation and will support the implementation of the project activities along with committing myself to working with the citizens and City staff to transform these areas.**

**Sincerely,**



**Annie Doris Willingham**

**VERNON TWITTY, JR.**  
**TWITTY FEED AND SEED STORE**  
14 S. SCOTT STREET  
CAMILLA, GEORGIA 31730  
(229) 336-8436

March 2, 2020

Mr. Christopher Nunn, Commissioner  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

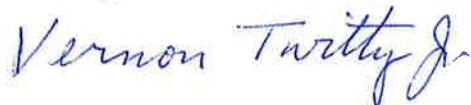
RE: City of Camilla Revitalization Area Strategy

Dear Commissioner Nunn:

As a business owner in downtown Camilla and a City of Camilla councilmember, I am committed to the redevelopment and revitalization efforts brought forth by the City of Camilla in their Urban Redevelopment Plan and Revitalization Area Strategy (RAS). The RAS designation will make available Community Development Block Grant infrastructure improvements in needed areas and provide a safe and vibrant place to live and conduct business.

I fully support the Revitalization Area Strategy designation and will support the implementation of the project activities along with committing myself to working with the citizens and City staff to transform these areas.

Sincerely,

A handwritten signature in blue ink that reads "Vernon Twitty, Jr." in a cursive script.

Vernon Twitty, Jr.



**LEWIS BRYANT CAMPBELL**

246 Main Street  
Camilla, Georgia 31730  
(229) 336-7911

March 5, 2020

Mr. Christopher Nunn, Commissioner  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Commissioner Nunn:

As a City of Camilla councilmember and citizen I am committed to the redevelopment and revitalization efforts brought forth by the City of Camilla in their Urban Redevelopment Plan and Revitalization Area Strategy (RAS). The RAS designation will make available Community Development Block Grant infrastructure improvements in needed areas and provide a safe and vibrant place to visit, live, and conduct business.

I fully support the Revitalization Area Strategy designation and will support the implementation of the project activities along with committing myself to working with the citizens and City staff to transform these areas.

Sincerely,



Lewis Bryant Campbell

**W. D. PALMER, III**  
**PALMER PROPERTIES LLC**

139 E. Oakland Avenue  
Camilla, Georgia 31730  
(229) 330-0363

March 9, 2020

Mr. Christopher Nunn, Commissioner  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Commissioner Nunn:

As a business owner in Camilla and a City of Camilla councilmember, I am committed to the redevelopment and revitalization efforts brought forth by the City of Camilla in their Urban Redevelopment Plan and Revitalization Area Strategy (RAS). The RAS designation will make available Community Development Block Grant infrastructure improvements in needed areas and provide a safe and vibrant place to live and conduct business.

I fully support the Revitalization Area Strategy designation and will support the implementation of the project activities along with committing myself to working with the citizens and City staff to transform these areas.

Sincerely,

A handwritten signature in black ink, appearing to read 'W.D. Palmer, III', written over a light blue horizontal line.

W.D. Palmer, III

# COREY B. MORGAN

74 Sunset Circle  
Camilla, Georgia 31730  
(229) 328-3439

March 9, 2020

Mr. Christopher Nunn, Commissioner  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

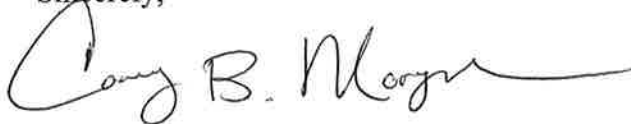
RE: City of Camilla Revitalization Area Strategy

Dear Commissioner Nunn:

As a councilmember and citizen of Camilla, I am committed to the redevelopment and revitalization efforts brought forth by the City of Camilla in their Urban Redevelopment Plan and Revitalization Area Strategy (RAS). The RAS designation will make available Community Development Block Grant infrastructure improvements in needed areas and provide a safe and vibrant place to live and conduct business.

I fully support the Revitalization Area Strategy designation and will support the implementation of the project activities along with committing myself to working with the citizens and City staff to transform these areas.

Sincerely,

A handwritten signature in black ink that reads "Corey B. Morgan". The signature is written in a cursive style with a long, sweeping underline.

Corey B. Morgan

MITCHELL COUNTY BOARD OF EDUCATION  
Mr. Robert Adams, Superintendent  
CAMILLA, GEORGIA 31730

Mr. Tholen Edwards  
Ms. Norma Gilpatrick, Chair  
Mrs. Patricia McCaskill  
Mrs. Barbara Reddick  
Mr. Gregg Scott  
Mr. Robert Scott  
Mr. Joe White, Vice-Chair

108 South Harney Street  
Phone: (229) 336-2100  
Fax: (229) 336-1615

March 9, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

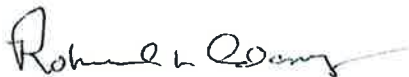
RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As the Superintendent of the Mitchell County School System in Camilla, I am committed to assisting the City of Camilla in its redevelopment and revitalization efforts. I support the City and its' development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. As an involved citizen in the community I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,



Robert Adams  
Superintendent, Mitchell County School System  
229-336-2100  
Robert\_Adams@mitchell.k12.ga.us

# **CAMILLA LIONS CLUB**



**We Serve**

March 9, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As the President-Elect of the Camilla Lions Club in Camilla, I am committed to assisting the City of Camilla in its redevelopment and revitalization efforts. I support the City and its' development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. As an involved citizen in the community I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,



Christy Clark Wray  
President-Elect, Camilla Lions Club  
Assistant Superintendent, Mitchell County School System  
229-328-5953 (cell)  
Christy\_Wray@mitchell.k12.ga.us

**P.O. BOX 134, CAMILLA, GA. 31730**

**MITCHELL COUNTY HOUSE OF HOPE**  
**Post Office Box 205**  
**Camilla, Georgia 31730**

March 10, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As the President of the Mitchell County House of Hope, Inc. in Camilla, I am committed to assisting the City of Camilla in its redevelopment and revitalization efforts. I support the City and its' development of a Strategic Plan, Urban Redevelopment Plan and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure and other important community areas and concerns. As an involved citizen in the community I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,



James R. Edwards

President

Mitchell County House of Hope



March 11, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As the Director of the Camilla Chamber of Commerce, I am committed to assisting the City of Camilla in its redevelopment and revitalization efforts. I support the City and its' development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. As a stakeholder in the community I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,

Jennifer Burnum  
Executive Director

---

# MITCHELL BAKER SERVICE CENTER

March 11, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As the Director of the Mitchell Baker Service Center in Camilla, I am committed to assisting the City of Camilla in its redevelopment and revitalization efforts. We serve approximately 100 adults with disabilities in our community. I support the City and its development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. These areas are very important to the individuals we serve at the Service Center. As an involved citizen in the community, I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,



Ginna Waters, Director

---

65 Industrial Blvd.  
Camilla, GA 31730

PHONE 229-336-7977  
FAX 229-336-1346  
EMAIL [gwaters@mitchellbakerservicecenter.com](mailto:gwaters@mitchellbakerservicecenter.com)  
FIND US ON FACEBOOK!



Hodges Jewelry Company  
42 W Broad St  
Camilla, GA 31730  
Joy Mobley – co-owner

March 4, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As a business owner in Camilla, I am committed to assisting the City of Camilla in its redevelopment and revitalization efforts. I support the City and its' development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. As a stakeholder in the community I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,

  
Joy Mobley, co-owner Hodges Jewelry Company

**Laura S. Vann**  
**495 Sylvester Hwy**  
**Camilla, Georgia 31730**  
**229-336-1565**  
**lsvann@camillaga.net**

March 10, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As a resident of Camilla, I support the City of Camilla and its development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. I understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. As an involved citizen in the community I support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge my support and will work with the City to implement project activities.

Sincerely,

A handwritten signature in cursive script that reads "Laura S. Vann". The signature is written in black ink and is positioned above the printed name.

Laura S. Vann

# *Downtown Camilla Development Authority*

March 11, 2020

Mr. Christopher Nunn  
Commissioner, Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

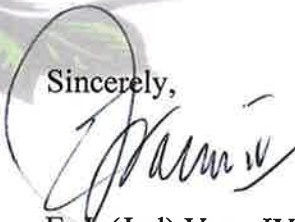
RE: City of Camilla Revitalization Area Strategy

Dear Mr. Nunn:

As Chairman and on behalf of the Downtown Camilla Development Authority, we are committed to assisting the City of Camilla in its redevelopment and revitalization efforts. The Authority supports the City and its development of a Strategic Plan, Urban Redevelopment Plan, and Revitalization Area Strategy. We understand these efforts address community issues to include housing, economic development, public infrastructure, and other important community areas and concerns. As involved citizens in the community, we support the goals of the City of Camilla and the strategies to achieve them.

With this letter I pledge the Downtown Camilla Development Authority's support and will work with the City to implement project activities.

Sincerely,



E. J. (Jud) Vann IV  
Chairman, Camilla Downtown  
Development Authority

**Appendix III**  
**Assessment of Economic Conditions**

Assessment of Economic Conditions

Taxable Property Value	\$21,098,571
Number of Building Permits Issued	39
Value of Building Permits Issued	\$260,330
Number of Business/Occupational Licenses Issued	27

FULL ADDRESS	PARCEL	PROPERTY VALUE	# BLDG PERMITS	COST OF JOB	# TRADE PERMITS	COST OF JOB	OCCUPATION TAX
61 SCOTT ST N	C0130129	\$132,520					YES
71 SCOTT ST N	C0120017	\$56,270					
79 SCOTT ST N	C0120018	\$67,400					
70 HARNEY ST N	C0200008	\$270,340					YES
89 SCOTT ST N	C0120019	\$30,100					
90 HARNEY ST N	C0200007	\$38,750					
99 SCOTT ST N	C0120020	\$63,000					
105 SCOTT ST N	C0120021	\$62,100					
122 HARNEY ST N	C0200004	\$122,000					YES
125 SCOTT ST N	C0120022	\$84,169					
112 HARNEY ST N	C0200005	\$6,100					
100 HARNEY ST N	C0200006	\$31,020					YES
30 CHURCH ST W	C0200003	\$40,700	1	3690			
10 CHURCH ST W	C0120024	\$70,300					
136 HARNEY ST N	C0200002	\$41,600					
20 CHURCH ST	C0120023	\$41,400					
147 SCOTT ST N	C0120025	\$61,800	1	2636			
156 HARNEY ST N	C0200001	\$40,200					
157 SCOTT ST N	C0120026	\$52,500					
165 SCOTT ST	C0120027	\$7,000					
173 SCOTT ST N	C0120028	\$64,300	1	5800			
184 HARNEY ST N	C0120029	\$84,300					
6 THOMPSON ST	C0120030	\$41,900	1	3500			
FAMILY DOLLAR STORE	C0130150LH1	\$224,600					YES
60 SCOTT ST N	C0130150	\$799,200					YES
68 SCOTT ST N	C0120016	\$1,210,700					YES
92 SCOTT ST	C0120015	\$82,400					
102 SCOTT ST N	C0120014	\$89,350					
112 SCOTT ST N	C0120013	\$32,500					
BUTLER ST 575 X 130	C0120001						
75 OAK ST	C0120002	\$4,000					
83 OAK ST	C0120003	\$30,000					
87 OAK ST	C0120004	\$3,700					
139 BUTLER ST N	C0120005	\$53,200					
122 SCOTT ST N	C0120012	\$86,488					
138 SCOTT ST N	C0120011	\$100,652	3	26500			
74 MARIETTA ST	C0120010	\$32,900					
78 MARIETTA ST	C0120009	\$25,900					
82 MARIETTA ST	C0120008	\$3,000					
84 MARIETTA ST	C0120007	\$73,300					

90 MARIETTA ST	C0120006	\$37,900				
39 OAKLAND AVE W	C0130130	\$89,000				
OAKLAND/BROWN						
HDW/SIDE1	C0130128	\$37,100	1	10500		YES
OAKLAND/NAPA BLD/SIDE2	C0130128001	\$2,600	1	1500		YES
9 OAKLAND AVE - IGA STORE	C0210002	\$338,300				YES
50 HARNEY ST N	C0210001	\$87,600				YES
WEST CIRCLE/OAKLAND	C0130167	\$1,099,979				
160 BUTLER ST N	C0120084	\$5,000				
166 N BUTLER ST APTS	C0120083	\$59,600	1	700		
174 BUTLER ST N	C0120081	\$37,900				
182 N BUTLER ST	C0120079	\$36,600				
190 BUTLER ST N	C0120078	\$34,100	1	8300		
194 BUTLER ST N	C0120077	\$34,800				
PALMER ST LOTS 1-12	C0120080	\$21,900				
199 PALMER ST	C0120076	\$24,500				
203 PALMER ST	C0120075	\$8,800				
207 PALMER ST	C0120074	\$57,300				
PALMER ST LOTS 17-20	C0120072	\$7,200				
243 PALMER ST	C0110015	\$8,300				
PARCEL 17 COMBINED	C0110016	\$49,600				
224 BUTLER ST N	C0120073	\$22,400				
BUTLER ST N LOT	C0110048	\$1,800				
266 BUTLER ST N	C0110047	\$61,589				
263 PALMER ST	C0110018	\$52,633	1	4000		
273 PALMER ST	C0110019	\$49,300				
272 N BUTLER ST	C0110046	\$153,200				
PALMER & N BUTLER ST	C0120090	\$779,666				
140 PALMER ST N	C0120089	\$54,887				
145 PALMER ST	C0120086	\$1,226				
146 150 BUTLER ST N	C0120087	\$14,165				
112-114 MARIETTA ST	C0120085	\$2,100				
195 BUTLER ST N	C0120071	\$52,700				
SUNSET CIRCLE	C0120070	\$6,500				
65 SUNSET CIR	C0120069	\$56,700				
55 SUNSET CIRCLE	C0120068	\$47,100				
45 SUNSET CIRCLE	C0120067	\$56,600				
44 SUNSET CIRCLE	C0120066	\$58,750				
54 SUNSET CIRCLE	C0120065	\$56,700				
64 SUNSET CIRCLE	C0120064	\$52,600				
74 SUNSET CIRCLE	C0120063	\$55,600				
205 BUTLER ST N	C0120062	\$46,400				
154 SCOTT ST N	C0120040	\$62,300	1	4800		

79 MARIETTA ST	C0120044	\$38,000	1	1500	
85 MARIETTA ST	C0120045	\$7,500			
153 BUTLER ST N	C0120046	\$4,000			
71 MARIETTA ST	C0120043	\$44,400			
61 MARIETTA ST	C0120042	\$44,900	1	7524	
51 MARIETTA ST	C0120041	\$44,800	1	4500	
160 SCOTT ST N	C0120039	\$46,900	1	18000	
165 BUTLER ST N	C0120048	\$25,100			
171 BUTLER ST N	C0120049	\$47,400	1	7000	
MARIETTA ST	C0120038	\$3,700			
172 SCOTT ST N	C0120037	\$99,000			
177 BUTLER ST N	C0120050	\$30,600			
181 BUTLER ST N	C0120051	\$40,500			
MARIETTA ST	C0120052	\$9,540			
182 SCOTT ST N	C0120036	\$45,100			
42 SUNSET CIRCLE	C0120053	\$61,500			
192 SCOTT ST N	C0120035	\$50,000			
193 SUNSET CIRCLE	C0120054	\$48,700	1	5200	
202 SCOTT ST N	C0120034	\$43,500	1	5100	
211 SUNSET CIRCLE	C0120055	\$38,900			
220 SCOTT ST N	C0120033	\$89,210			
43 SUNSET CIRCLE	C0120056	\$43,300			
53 SUNSET CIRCLE	C0120057	\$42,900			
63 SUNSET CIRCLE	C0120058	\$42,800			
73 SUNSET CIRCLE	C0120059	\$41,200			
217 BUTLER ST N	C0120060	\$48,200			
232 PEACHTREE ST	C0120032	\$81,900			
229 N BUTLER ST	C0120061	\$81,651			
248 PEACHTREE ST	C0110056	\$92,793			
30 WORLEY ST	C0110055	\$48,400			
50 WORLEY ST	C0110053	\$2,400			
40 WORLEY ST	C0110054	\$30,600			
54 WORLEY ST	C0110052	\$21,900			
62 WORLEY ST	C0110051	\$51,299			
70 WORLEY ST	C0110050	\$5,400			
239 BUTLER ST N	C0110049	\$68,660			YES
11 BROAD ST W COURTHOUSE	C0210003	\$2,609,025			
18 COURT ALLEY	C0130118	\$56,098			
ALLEY BLDG	C0130137	\$2,100			
STORE BLDG	C0130136	\$71,100			YES
22 COURT ALLEY	C0130120	\$26,750			
17-21-23 SCOTT ST N	C0130135	\$74,900	1	26500	



26 COURT ALLEY	C0130121	\$74,739				
SCOTT ST/REDDICK PROP	C0130134	\$61,900				
28 COURT ALLEY	C0130122	\$39,457				
30 COURT ALLEY	C0130123	\$49,833				
27 SCOTT ST N	C0130133	\$144,400				YES
32 COURT ST	C0130124	\$33,025				
31 SCOTT ST N	C0130132	\$116,600				
35 SCOTT ST N	C0130131	\$149,900	2	14300		
30 OAKLAND AVE W	C0130127	\$100,200				YES
28 OAKLAND AVE	C0130126	\$5,728				
24 OAKLAND AVE	C0130125	\$5,965				
20 N COURT STREET	C0130119	\$48,287	1	5600		
29 BROAD ST W	C0130139	\$128,045				
31 BROAD ST W	C0130140	\$79,500				YES
41 BROAD ST W MARYS GIFTS	C0130143	\$160,500				YES
33-35 BROAD ST W	C0130141	\$121,700	1	39000		YES
37 BROAD ST W	C0130142	\$65,900				YES
25 BROAD ST W	C0130138	\$117,400				YES
SCOTT ST N	C0130144	\$9,116				
6 SCOTT ST N	C0130145	\$30,397				
61 BROAD ST W	C0130152	\$12,710				
65-69B BROAD ST W	C0130153	\$60,900				YES
14 SCOTT 9 N BUTLER & ETC N	C0130146	\$289,900				YES
RESTAURANT - SCOTT ST N	C0130146A00	\$166,600	1	850		YES
22-24 SCOTT ST N	C0130147	\$78,400				YES
28 SCOTT ST N	C0130148	\$18,000				
25 BUTLER ST N	C0130151	\$49,877				
40 SCOTT ST N	C0130149	\$12,400	1	1500		
HEALTH DEPT	C0130157	\$560,419	1	4500		
85 BROAD ST W	C0130155	\$138,555				
SKILLS CENTER	C0130154	\$237,800	1	12980		
BUTLER ST N	C0130155A00	\$94,600				
22 BUTLER ST N	C0130156	\$11,336				
TRAIN & PARK	C0130159	\$7,615				
105 BROAD ST W	C0130158	\$198,900				YES
100 OAKLAND AVE	C0130162	\$377,700	1	500		YES
PAINT & BODY	C0130161	\$94,080				YES
94 OAKLAND AVE W	C0130160	\$353,581				
260 PEACHTREE ST	C0110057	\$35,500				
31 WORLEY ST	C0110058	\$53,152	1	4800		
41 WORLEY ST	C0110059	\$1,800				

45 WORLEY ST	C0110060	\$1,800		
49 WORLEY ST	C0110061	\$1,800		
53 WORLEY ST	C0110062	\$31,300		
59 WORLEY ST	C0110063	\$21,000		
63 WORLEY ST	C0110064	\$5,234		
71 WORLEY ST	C0110065	\$57,900	1	4500
85 WORLEY ST	C0110066	\$46,800		
270 PEACHTREE ST	C0110076	\$38,900		
18 NEWTON ST	C0110075	\$65,600		
38 NEWTON ST	C0110074	\$53,800		
40 NEWTON ST	C0110073	\$26,126		
48 NEWTON ST	C0110072	\$26,900		
NEWTON ST LOT 54	C0110071	\$3,700		
60 NEWTON ST	C0110070	\$35,400		
68 NEWTON ST	C0110069	\$8,300		
76 NEWTON ST	C0110068	\$4,200		
86 NEWTON ST	C0110067	\$34,700	1	450
BUTLER ST	C0110082A00	\$2,200		
59 NEWTON ST	C0110080	\$28,800		
75 NEWTON ST	C0110081	\$2,800		
87 NEWTON ST	C0110082	\$29,000		
25 NEWTON ST	C0110078	\$38,900		
282 PEACHTREE ST	C0110077	\$55,700		
16 NEW ST	C0110089	\$52,800		
30 NEW ST	C0110088	\$26,800		
36 NEW ST	C0110079	\$50,700		
46 NEW ST	C0110087	\$48,200	1	1500
54 NEW ST	C0110086	\$64,900		
70 NEW ST	C0110085	\$38,800		
NEW ST	C0110084	\$2,200		
301 BUTLER ST N	C0110083	\$37,132		
69 NEWTON LOT	C0110081A00	\$2,800		
PARCEL 97 COMBINED	C0110096	\$25,300		
89 NEW ST	C0110095	\$4,100		
BUTLER ST N	C0110098	\$2,800		
25 NEW ST	C0110091	\$37,700		
17 NEW ST	C0110090	\$100,300		
37 NEW ST	C0110092	\$164,800		
79 NEW ST	C0110094	\$72,000		
69 NEW ST	C0110093	\$53,200	1	4500
329 BUTLER ST N	C0110099	\$50,000		
339 BUTLER ST N	C0110100	\$24,800	1	6000
31 NEW ST	C0110109	\$105,239		

343 BUTLER ST N	C0110101	\$2,700		
430 MLK JR DR	C0110108	\$51,200		
440 MLK JR DR	C0110107	\$52,200		
349 BUTLER ST N	C0110102	\$89,900		
	C0110106	\$2,900		
MLK JR RD	C0110104	\$5,600		
365 BUTLER ST N	C0110103	\$31,100		
460 MLK JR DR	C0110105	\$46,300		
284 N BUTLER ST	C0110045	\$25,300		
283 PALMER ST	C0110020	\$43,000		
294 BUTLER ST N	C0110044	\$39,100		
300 N BUTLER ST	C0110043	\$50,477		
299 PALMER ST	C0110021	\$7,200		
311 PALMER ST	C0110022	\$16,300		
308 BUTLER ST N	C0110042	\$26,500		
316 BUTLER ST N	C0110041	\$21,600		
320 BUTLER ST N	C0110040	\$21,200		
326 BUTLER ST N	C0110039	\$2,800		
321 PALMER ST	C0110023	\$1,597,080		
330 BUTLER ST N	C0110038	\$1,800		
331 PALMER ST	C0110024	\$3,600		
334 BUTLER ST N	C0110037	\$2,800		
341 PALMER ST	C0110025	\$42,100	1	6450
344 N BUTLER ST	C0110036	\$12,800		
347 PALMER ST	C0110026	\$39,867		
348 BUTLER ST N	C0110035	\$36,900		
351 PALMER ST	C0110027	\$13,900		
354 N BUTLER ST	C0110034	\$31,000		
359 PALMER ST	C0110028	\$13,700		
356 BUTLER ST N	C0110033	\$25,500		
369 PALMER ST	C0110029	\$79,400	2	5650
PALMER ST	C0110030	\$3,600		
490 MLK JR DR	C0110032	\$34,600		
377 PALMER ST	C0110031	\$51,419		
PARK N/HARNEY & N SCOTT	C0120031			

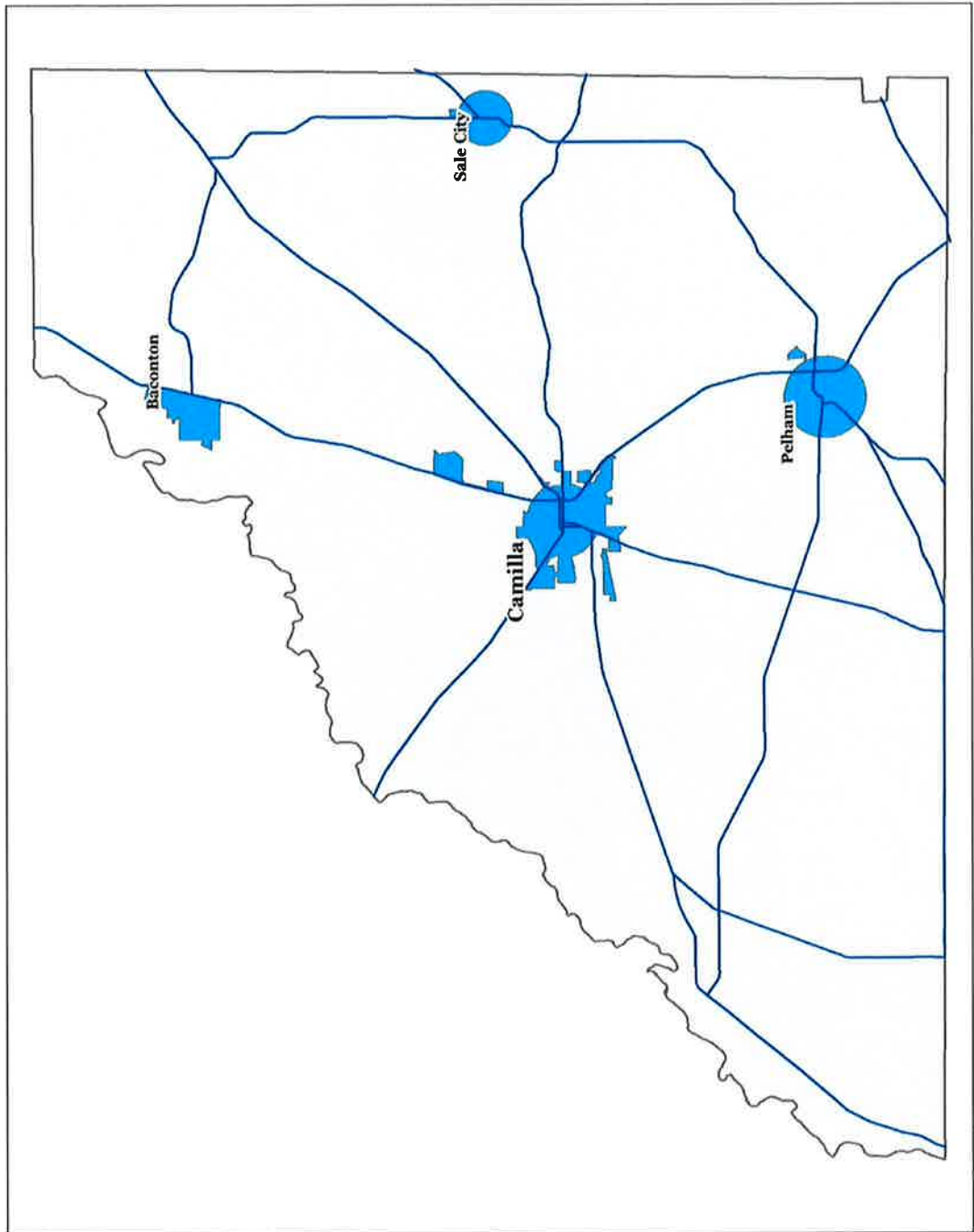
**Appendix IV**  
**Revitalization Area Strategy Maps**

# Camilla

Revitalization Area Strategy  
Location Map

**Legend**

 City Limits



Prepared February, 2020





**Appendix V**  
**Images of Area**





193 West Oakland Avenue



Borders Community – Camilla Housing Authority located in the block between West Circle Street, North Butler Street and West Oakland Avenue



Toombs Park is closed, gated, and locked due to lack of upkeep after vandals and misuse of equipment. This park is located between the Borders Community and Furlow Public Housing Neighborhoods.





Furlow Homes – A Camilla Public Housing Authority located on Palmer Street on the far west RAS boarder.



St. John Missionary Baptist Church located on West Palmer Street.







One of many boarded up or dilapidated homes in the RAS area.



Homes located on North Butler Street



North Butler Street and Newton Street intersection





Abandoned home on 260 Peachtree Street, adjacent to one of the largest and best kept homes in the RAS area.





62 Worley Street, above. Sunset Circle loop, below.







Bob's corner grocery store located on the corner of Church Street and North Harney Street



156 North Harney Street



North Scott Street, few homes on this street in the RAS area, most are upkept single-family owner-occupied homes. Anderson Cleaners, a dry cleaning provider in business since the 1960's.





Located at the corner of North Scott Street and West Oakland Street this shopping plaza has an IGA grocer, furniture store, and dollar store. It was home to a pharmacy store that closed in 2019 which continues to be unoccupied.





Scott Street looking South at active truck route intersection where Scott Street and West Oakland Avenue cross, left

Below: Scott Street looking North







Businesses along the west side of Scott Street in the Downtown Business District.



Closed Service Station on Scott Street.

Below: businesses along the east side of Scott Street.





The Mitchell County Courthouse is located in the RAS area on its' own block. Above image is southside of the building facing the northside of West Broad Street. Although property is owned by Mitchell County, the utilities service provider for the park and building is the City of Camilla.





Above and left: closed businesses.

North side of West Broad Street in the downtown business district of Camilla, in the RAS proposed area.



Above: businesses on the north side of West Oakland Avenue.



Snipes was a corner IGA market located at Court and West Oakland Avenue. The store closed in 2019.





County office buildings along Court Street.



Looking Northwest at the intersection of West Oakland Avenue and North Harney Street. This is one of the most active intersections in the City.

\*Photographer stood on corner taking pictures for one cycle of green light and captured both of the above images. This is typical for Camilla, where agriculture and industry intersect.



One of two restaurants servicing the RAS area. (home of the best fried chicken in Mitchell County)



Harney Street facing South. Fuel station is the only fuel station in the proposed RAS designation.

**Appendix VI**  
**Supporting Documents**



# CITY OF CAMILLA

40 East Broad Street  
19th Office Box 228  
Camilla, Georgia 31730  
Phone 229-336-2220 Fax 229-336-2221  
[www.camillaga.net](http://www.camillaga.net)



March 11, 2020

At the Regular Meeting of the Mayor and City Council held March 9, 2020 at 6:30 p.m., as City Clerk of the City of Camilla, I hereby attest to the following:

After conducting a Public Hearing to receive citizen comments and input on March 2, 2020 in accordance with the Urban Redevelopment Act (O.C.G.A. 36-61-1 et. seq.) for the City of Camilla's Urban Redevelopment Plan, the Council unanimously approved the plan and adopted Resolution No. 2020-03-09-3.

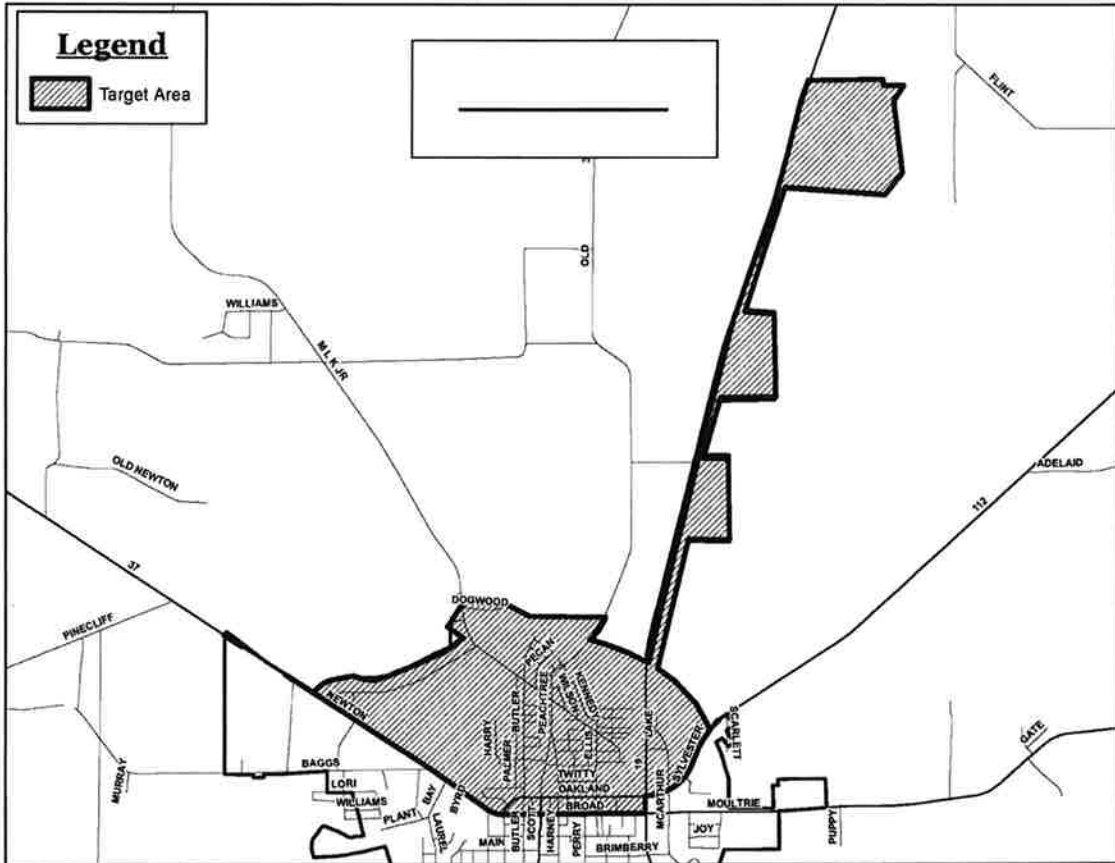
BY: \_\_\_\_\_

*Cheryl Ford*  
Cheryl Ford, City Clerk



A FULL SERVICE CITY

The City of Camilla, was awarded a Community Investment Housing Program (CHIP) in 2010 for \$306,000 completing 7 units, in 2014 for \$306,000 completing 7 units, and were awarded another \$306,000 grant in 2019 with a target area that encompasses the RAS designation area. Public Hearings for this project will take place by summer of 2020.





**CITY OF CAMILLA PAST PERFORMANCE OF CDBG PROJECTS**

The City of Camilla was awarded a CDBG Housing Grant in 2005 and in a Water System Improvement Project in 2008. Bob Roberson is the grant writer and administrator for both projects. Shown below are details of the projects currently on-going by the City of Camilla.

**City of Camilla – 2005 CDBG Housing Grant  
Down Payment (DP) Assistance Completed**

<b>Grant Recipients</b>	<b>Award Date</b>	<b>Activities Completed</b>	<b>Address of Home Rehab</b>	<b>Date DP Completed</b>	<b>DCA Program</b>
Camilla	2005	Down Payment Assistance	70 Cedar Lane Camilla, GA 39813	2007 - Foreclosure 2009	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	80 Cedar Lane Camilla, GA 39813	2006	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	91 Cedar Lane Camilla, GA 39813	2007 -Foreclosure	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	101 Dogwood St Camilla, GA 39813	2005	CHIP Housing New Construction
Camilla	2005	Down Payment Assistance	31 Cedar Lane Camilla, GA 39813	2007	CHIP Housing New Construction
Camilla	2005	Down Payment Assistance	21 Cedar Lane Camilla, GA 39813	2009	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	11 Cedar Lane Camilla, GA 39813	2008	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	90 Church Street Camilla, GA 39813	2008	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	10 Church Street Camilla, GA 39813	2010	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	38 Cochran Street Camilla, GA 39813	2009	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	185 Jester Street Camilla, GA 39813	2009	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	214 Scott Street Camilla, GA 39813	2007	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	101 Cedar Lane Camilla, GA 39813	2009	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	20 Cedar Lane Camilla, GA 31730	2010	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	89 Lincoln Street Camilla, GA 31730	2010	CDBG Housing New Construction
Camilla	2005	Down Payment Assistance	30 Cedar Lane Camilla, GA 31730	2007	CDBG Housing New Construction

X Check here if continued on additional page(s) and attach)

# Strategic Planning Review

City of Camilla – Session I

---

## S.W.O.T. Analysis

The S.W.O.T. Analysis was conducted during the first session with the following results with the conclusions categorized for ease of organization.



### STRENGTHS

#### ***Business Environment:***

- Transportation Network – Highway & Rail
- Airport with 5,001 ft. Runway
- Ethanol Plant – Largest Industrial Customer in the State
- Environmentally Friendly (Embrace Technology)
- Access to extensive Regional Labor Draw
- State Tax Exemption on Agriculture/Agricultural Products/Equipment

#### ***City Government***

- Progressive City Council
- City of Camilla and Mitchell County Working Relationship is Good

#### ***City Services:***

- The City is Fiscally Responsible
- Public Works Department
  - Electric Utility - Responsiveness / High Voltage/ No Limitations / Capacity / Competitive Rates
  - Gas Utility - Large Service Area (no limitations) / Capacity / North-South Location
  - Adequate Water
  - Internet Access - High Speed Telecommunications
- Public Safety - Low Crime Rate / Emergency Response / Preparedness / Regional Radio System / Competitive ISO Score
- Permitting Process - Business Friendly / Fast Track Permitting
- City Taxes
- City-owned Recreational Facilities - Baseball Field & Football Field

#### ***Community:***

- Location
- The Downtown Corridor
- Agriculture – High-tech Farming
- Faith Based Community
- Community Pride – Small Town Feel – Family Connections
- Community Events (Historical Tennis Event/Competition) – Bringing people from around the state
- Camera Ready Community

- Local Hospital

***Education:***

- Education availability – k-12 (Technical School within the County School System), opportunities that are presented to students (kids are graduating with skills for a career path)
- Both Public and Private Education Opportunities
- Close proximity to a number of Colleges (Medical College in Moultrie, GA) and Universities

***Recreation:***

- Natural Resources – Flint River, Weather (Outdoor Activities – A Sportsman Paradise)



***Business Environment:***

- Lack of Property under Public Control for Development
- High Prices of Developable Property
- Private Investment/Funding
- Lack of Retail and Restaurants
- Downtown
- Airport Terminal needs to be updated and modernized
- Hotels

***City Services***

- Cities use of Technology
- Lack of Marketing Efforts of the City
- Utilities – Wastewater (in need of updates/improvements)

***Recreation/Entertainment:***

- There are recreational facilities with no events in place to utilize fully
- County Recreational Facilities
- Family oriented parks
- Entertainment Venues (Youth, Family & Adult)

***Education:***

- No Local Higher Education

***Community:***

- Communication
- Lack of Volunteerism, community involvement and support
- Lack of Accountability
- Perception of lack of inclusion
- Losing population – Youth are not staying after high school and not returning after college
- Lack of Economic & Community Development Knowledge & Understanding (City & County)

***Housing***

- Blighted Property / Dilapidated Housing
- Limited Housing Opportunities (Single Family, Multi-Family, Affordable, Rental/Owner-Occupied)

***County Services***

- County 911 Dispatching

***Business Environment:***

- Property under public control
- Georgia Grown/Georgia Made Identification & Designation
- Land Bank Possibility
- Gateway to the City
- Airport Use – Marketing the City/County/Community at the Airport
- Support and grow small and new business
- Downtown Development – Diverse Business Opportunities
- Better Utilize the Local Development Authorities
- Untapped Agriculture Community

***City Services***

- Marketing the City
- Expansion of Gas Customers
- Improve the use of Technology within the City Operations
- Citizens Academy

***Community***

- Environmentally Friendly
- Communication
- Utilization of the Television Station
- House of Hope – Parent University
- Operation Turnaround
- Youth Leadership & Development
- Leadership Be the Example
- Continue to improve community cohesiveness
- Provide an environment promoting a sense of belonging
- Improve Community Pride – more cohesiveness in the community
- Community Engagement
- Telling the Camilla Story (Electronically, Visually and Verbally)
- Take advantage of the Mitchell County Collaborative (Already in place)

***Education***

- Education
- Utilization of the High School Broadcasting Program to grow their knowledge and promote the community
- Co-op Opportunities (Youth)

***Recreation/Events***

- Inclusive Recreational Activities
- Identify Environmental Opportunities

- County Recreation Improvement
- Events – Increase to attract outside investment
- Agri-tourism Trail Opportunities

***Business Environment***

- Online Purchases
- Workforce is in Surrounding Cities & Counties
- Lack of Downtown Development
- Lack of Downtown Business Diversity
- Loss of Industry
- Lack of Skilled Labor
- Lack of Product Development

***Community***

- Population Decline
- Overall Youth Development

# Strategic Planning Review

City of Camilla – Session I

---

## Guiding Principles

Guiding Principles offer the strategic planning group foundational guides, with which each identified project should align.

- Financial Stability
- Enhance Quality of Life
- Environmental Sustainability
- Transparent Actions based on Fairness, Equality & Trust

## Core Areas of Implementation

List of categorical initiatives that individual projects will fall within. Projects developed through Camilla's 'Growing Toward Tomorrow' process to be organized under the following initiatives.

- Reinvigorate our Built Environment to be a catalyst for future re-development and new development
- Enhance and Feature our Quality of Place
- Strengthen our Marketing and Communications Strategies to be transparent and beneficial for all.
- Provide Quality City Services that meet the needs of Today and Tomorrow.

There were a number of projects discussed during this session (See below for review and thought). These projects will be reviewed as well as discussion for additional projects. Each project will be discussed, categorized and expanded upon in Session II.

### **Projects:**

- Develop a Marketing and Communication Plan
  - Update Website/Social Media –
    - Be consistent
    - Add Informational Documents about the City, Community – what people want/need to know – how to documents
- Develop Programming for Public Access Channel
- Create videos for our website
- Citizens Academy
- Telling the Camilla Story (electronically, visually, verbally, physically)
- Using the High School Broadcasting to create content and produce local programming
- Develop a Brand for the City
- Economic & Community Development Opportunity for the Airport
- Market our Assets (Including the Airport, Fast-track Permitting, etc.)
- Georgia Grown/Georgia Made Identification/Designation
- Agri-tourism Trail Opportunities

- Market Your Downtown
- Market City Services
- Gateway to the City
- Update the City Sewer System
- Update the Water System
- Review the governance/charter of the Downtown Development Authority and the City of Camilla Development Authority
- Identify Funding Opportunities for Downtown Improvements
- Inventory vacant and underutilized properties to address blight and stimulate redevelopment
  - Land Bank Possibility
- Inventory/Prepare a Sidewalk Master Plan
- Airport Terminal Renovation
- Gateway to the City
- Establish a Recreation Strategy

## City of Camilla Strategic Planning Outline

### Session 2 - February 11 & 12, 2020

---

#### Session 2 - Day 1 & 2

- **Review Session #1 Results** (S.W.O.T., Guiding Principles, Core Areas of Implementation, etc.)
- **Review and Identify Additional Projects**
- **Prioritize projects under each Core Area of Implementation**
- **Breakdown each project** (Identify objectives, description and measure of each project)
  - o **Note** – Prioritization could result in project reduction or moving to another core area
- **Assign Responsibility** – Steve, this is a question for you – do you want to assign responsibility for each of the projects in this setting or perhaps assign it to an area of the group for later assignment of project responsibility?
- **Identify Performance Measures for Core Implementation Areas**

#### **Project Criteria to keep in mind when reviewing and discussing potential projects:**

**Leadership** – Each project needs a leader to push the project forward. Projects without strong leadership cannot succeed.

**Collaborative and inclusive** – A project should include multiple, diverse stakeholders.

**Benefits the community at large** – A project should be designed to benefit the City and overall community – where possible adjacent communities.

**Builds from strength** – A project should build from the community's existing strengths.

**Implementable** – A project must be specific, realistic, measurable and ready for implementation. The discussion should focus not on "What can we do?" but on "How do we get it done?" Successful projects require market, financial, and citizen / political feasibility.

**Return on investment** – A project should be designed to leverage a strong return on investment with limited resources.

**Oriented to resiliency and growth** – A project should contribute to sustainability and growth within the local economy.