GREENSBORO’S MARY LEILA MILL DISTRICT REDEVELOPMENT PLAN

“We are tenants of the Almighty
Entrusted with a portion of His earth
To dress and keep
And pass on to the next generation.”

Louisiana Dunn Thomas
Greene County GA, 1943
Greensboro’s Mill District

- Mary Leila Mill
- Mill Village
- Train Depot and Cola Warehouse
- Old Ballfield and Pecan Grove (Spring Mill Park)
Supporting Development

*How local government can help*

- Advocacy and Education
- Know the Program
- Offsite Commitments
Advocacy and Education

Site Visits, Group Tours, Public Meetings
Know the Program

- Study applications from other projects
- Understand your application
- Organize ongoing efforts
Offsite Improvements

$1.7 Million Commitment to improve the area around the Mary Leila Mill Tax Credit Development
Revitalization Tools

- Five Year Plan (2009)
- Environmental Assessments (2009-10)
- Urban Redevelopment Plan (2011)
- Revitalization Area Strategy (2011)
- Opportunity Zone (2011)
- Georgia Initiative for Community Housing (2012)
- Enterprise Zone (2013)
- Mill District Revitalization Plan (2013)
GOAL: Redevelop the Mary Leila Mill

1. Complete Phase I and Phase II Environmental Assessments of the Mill using grant funding.
2. Adopt an Urban Redevelopment Plan.
3. Establish a Mill District Enterprise Zone.
4. Apply for LIHTC and HP Tax Credits for mill redevelopment.
GOAL: Improve Conditions within the Mill Village

1. Revitalization Area Strategy
2. Apply for GICH Program
3. Establish Housing Team
4. Conduct neighborhood clean ups
5. Apply for CDBG grant for water improvements.
6. Blight Elimination
7. Apply for CHIP funding
8. Increase communication with residents
GOAL: Focus Redevelopment Efforts on Old Depot and Cola Warehouse

1. Opportunity Zone designation
2. Amend 2009 Five Year Plan to address Old Depot
3. Apply for Urban Redevelopment Funds for Cola Warehouse rehabilitation
4. Apply for Transportation Enhancement funds for Depot rehabilitation
GOAL: Develop Spring Mill Park

2. Develop park concept drawings.
3. Acquire future park property.
5. Explore potential funding sources for park development.
GOAL: Provide pedestrian connection from Mill District to Downtown.

1. Prioritize streetscape extensions.
2. Develop concept plans and cost estimates.
3. Apply for Transportation Enhancement grant funding.
4. Budget for streetscape extensions in next SPLOST.
GOAL: Citizen Participation

1. Update all city websites
2. Partner with Housing Team
3. Community Input Process