Cotton Mill Lofts
Hawkinsville, Georgia

Hawkinsville Presentation

GICH RETREAT

September 23, 2015

The City of Hawkinsville
Back in the Day, the Mill was the pride of Hawkinsville. 400 people made their living here.
...but the Mill was abandoned in 1996.

- The improperly decommissioned Pillowtex Plant with severe environmental problems was left in the hands of a non-profit group with little means to refurbish it. In late 2005, Sam Way called DeWayne Anderson, founder of the Landmark Group with whom Sam had worked in Cordele, and invited him to bring his community revitalization-minded company to Hawkinsville.

- Spurred by the ideas of local leaders, DeWayne sketched an initial plan with a three-party Property Disposition Map for residential adaptive reuse of the historic Mill and Building 8, with Building 7 for the Community Market, all linked by a City Riverwalk from boat ramp to boat ramp.

- This presentation shows the result of a long process which began officially on March 28, 2006 when the DCA Department of Economic Development brought its RDF CDBG staff to town.

- It is a heroic story of what can happen in community revitalization when everyone involved, including the funding agencies, the local banks, elected officials and their staff and the developer share the same vision of a blight-free, re-emergence of what was once the most significant corner in town, where 13 roads come together at the banks of the Ocmulgee River. The dream never died.

- And now, may we present what has become of DeWayne’s scrap paper sketch...
West Elevation
As Built 1900 – 1903

As Revealed in 2014
Turning Back the Hands of Time
Cotton Mill Lofts
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Cotton Mill Lofts
Cotton Mill Lofts at a Glance

37,296 square feet, two story plus basement                                  3.44 acres.

32 historic downtown riverfront loft affordable family units:
   3 efficiencies    avg.  500 sf           $330 to $360      $80 in utilities
   11 one-BRs       avg.   700 sf           $330 to $400      $113 in utilities
   18 two-BR        avg. 1,075 sf           $360 to $440      $145 in utilities
   5 units @ 50%      27 units @ 60%

Total Development Costs:  $5,411,771 (according to 2010 LIHTC tax credit award)
Fed. LIHTC tax credits:                           $3,252,100
State LIHTC tax credits:                            $1,350,872
Hawkinsville DDA Loan:                              $160,000, 20 yrs @ 5.25%
CDBG Administrative Grant                          $15,000
City Loan deferred 30 yrs.                         $148,800
City CDBG repaid cash flow >1.35                $485,000

Developed by Landmark Asset Services, Inc.    Owned by Cotton Mill Lofts, LLC
Building 7 (foreground)
Building 4 (connector since removed, background)
Hawkinsville River Market
Hawkinsville River Market
Hawkinsville River Market
OCMULGEE RIVER COMMUNITY MARKET
HAWKINSVILLE, GEORGIA
Please focus on Building 7 Floor Plan
Building 7: Ocmulgee River Community Market

at a Glance

7,406 square feet, one story (plus full basement) .713 acres

Total Development Costs: $500,000
OneGeorgia Fund: $500,000
Administered by Middle Georgia Regional Commission (MG RDC)

Operated by the Hawkinsville Downtown Community Market

Developed by Landmark Asset Services, Inc.
Owned by Middle Georgia Regional Development Authority (MGRDA)
Operated by Hawkinsville Farmer’s Market Group
Building 8 Exterior (south elevation) and Interior (south side)
Building 8 Exterior (Old) and River Market Lofts (Now)
Please focus on Building 8 Floor Plan
Bldg. 8, HOPE VI Main Street Apts.

47,292 sf, 1-story, w/ basement. 2.54 ac including parking lot
Mixed use housing & flex space.

9 historic downtown family units (flats): mix of 1, 2 and 3 bedroom
Average rent $535 per month.
Two apartments must initially be rented at 50% AMI, thereafter market rate.

Depending on financing structure:
Total Development Costs: $1,219,500 to $1,252,250
HOPE VI Main Street Grant: $1,000,000
Developer Contribution: $80,000 to $96,500
Loan $125,000 to $172,250

Developed by Rehab Development, Inc.  Owned by RDI LLC or CML, LLC
COTTON MILL LOFTS
TWO LIBERTY STREET
HAWKINSVILLE, GA

MUL-FAI RENTAL APARTMENTS
ZONED R-4 CITY MULTI-FAMILY RESIDENTIAL

- 32 TUTS ON 3/4 ACRE, 96 PER ACRE
- 53 PARKING SPACES PROVIDED: 16 PER LUT VS. 15 REQUIRED

UNIT MIX

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>LTH</th>
<th>1ST</th>
<th>2ND</th>
<th>TOTAL</th>
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- CONCEPTUAL PLAN CONFORMS TO ALL 61 TRACKS, DENSITY AND OTHER CITY REQUIREMENTS
- 1-500 ARE NO EASEMENTS CURRENTLY NEEDED, EASING SHARED, NO LITLANDS, FLOOD PLANS OR STATE WATER. THE 9-12 IS A PRIOR INDUSTRIAL SITE WHEREAS NO AREAS OF TREE AND VEGETATION PRESERVATION ARE DELINEATED.
- LANDSCAPING WILL CONSIST OF 8-50 ATIAL REPLACEMENT OF TREES AND INTEGRATED VEGETATION AS PRP SCC ARCHITECTURAL MANUAL. ALL LANDSCAPING SHRUBS WILL BE 2-GALLON MIN. ALL 12 X 12-SCALE TREES 11 CALEF MIN. ALL CANOPY TREES 21 CALEF MIN. ALL 6-FOOT TREES 11 CALEF MIN.
- ADJACENT LAND USES A PUBLIC PARK TO THE E NORTH, COMMERCIAL TO THE NORTHEAST, COMMUNITY MARKET TO THE WEST, SINGLE FAMILY RESIDENTIAL TO THE SOUTH EAST AND SOUTHWEST, CITY PARKS PLANNED ON THE EAST ALONG THE OCHOGEE RIVER.
- EXISTING UTILITY HOUSING AND BROAD STREETS (LATER SANITARY BELT ELECTRIC) TO BE REUSED. EXISTING UTILITY LINES ON "E" TO BE REUSED.

REQUIRED & "E" AMENITIES
- COMMUNITY ROOM
- EXTERIOR GATHERING AREA
- ON SITE "ANDY" FACILITY

ADDITIONAL SITE AMENITIES
- EQUIPPED WALKING PATH
- COVERED PAVILION WITH COMING AND BARBECUE FACILITIES

NOT RELEASED FOR CONSTRUCTION
## Financial Summary

### Sources & Uses

<table>
<thead>
<tr>
<th>Source</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Downtown Development Authority</td>
<td>Environmental Studies, whole site</td>
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<tr>
<td>City of Hawkinsville, whole site</td>
<td>Demo, Appraisal, LIHTC App. Fee</td>
</tr>
<tr>
<td>DCA CDBG RDF Grant to City</td>
<td>Environmental Abatement, whole site</td>
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<tr>
<td>OneGeorgia Fund</td>
<td>Acq., Site Prep, &amp; Up-fit Comm. Market</td>
</tr>
<tr>
<td>GA DCA LIHTC Tax Credits</td>
<td>Cotton Mill Lofts in Historic Mill</td>
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<tr>
<td>HOPE VI Main Street Program</td>
<td>Affordable then Market Rate Housing</td>
</tr>
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### Amounts and Type

- $160,000 loan
- Acquired Building 7 & Riverwalk $35,729
- $148,800 loan, in-kind & cash
- $485,000 loan to LLC; $15k admin grant
- $500,000 grant
- $4,602,972 (fed & state) equity plus DDA, CDBG, & City sources noted
- $1,000,000 grant + $80,000 owner contrib.
- and $172,250 loan (or very similar).
Initial Vision
May 2005

Hawkinsville River Community Market:
May 2011 begin construction; now complete

HOPE VI Main Street Apartments & Flex:
May 2011 begin construction; now complete

Cotton Mill Lofts:
May 2011 begin construction; now complete
Vision, Leadership and Commitment...
...produce a better quality of life in Middle Ga.
Special Thanks to ...

- City of Hawkinsville (City Council and City Manager Jerry Murkerson)
- Downtown Development Authority (Manse Jennings)
- Hawkinsville Better HomeTown (Karen Bailey)
- Middle Georgia Regional Development Authority (Bob Krueger)
- Middle Georgia Regional Commission (Nick Kouloungis)
- DCA Office of Economic Development (Joanie Perry, Ron Thompson)
- DCA Office of Affordable Housing (Laurel Hart)
- OneGeorgia Fund (Nancy Cobb)
- Georgia Historic Preservation Division, DNR (Ced Dolder, Steven Moffson, Ray Luce)
- National Parks Service (Guy Lapsley)
- SunMark Community Bank (Tom Arnold)
- PlantersFirst Bank (Sam and John Way)

  Rehab Builders (Ed Lipsky, Ryan Tobin)
  Rehab Development (Patrick Reilly)

- Martin Riley Associates – Architects (Jackie Martin, Steve Smith)
- Swift Creek Environmental (Tom Houghton)
- Ashley Neville, LLC (Ashley Neville)
- Landmark Asset Services, Inc. (DeWayne Anderson, Rex Todd, Bill Scantland, Dewey Anderson, Richard Angino)

  ... and many others who carried the water, prayed and otherwise laid hands on this auspicious undertaking.