

Best Practices for **Redevelopment**

GICH Workshop
Savannah
2/23/11

Presented by
Cam Jordan



**“The sole job of local
government is to effect
Economic & Quality of Life
opportunities for its
constituents.”**

“Eyes On the Prize”

\$33MM Tax Digest Increase

500 Units Affordable Housing

50 \$30K jobs sustained

400 blight cases addressed

26 Block Streetscape

34 downtown facades

\$7MM Grant funds

Perseverance

Partnerships

Creativity

Perseverance

- **Planning Is Essential**
- **I Don't Have Any Money**
- **Why Else It Can't Be Done**
- **Refuse To Lose**

Partnerships

- **I Can Do This**
- **No You Can't**
- **Are Like PoPo**

- **Builders, Realtors, Bankers**
- **Clergy, Habitat, Volunteers**
- **DCA, USDA, UGA, GaDOT, EPD, DDA, HPC, & Other Initials**
- **Media, Elected & Appointed Officials, Appraisers,**
- **Public Works, Utilities, Code Enforcement, City Attorney**



Creativity

- **Plans Are Useless**
- **There Is No Magic Bullet**
- **Your Community is Unique**
- **Every Target Property is Unique**

Odds and Ends

Tools

- **OCGA 36-44; 36-61; 41-2**
 - **Eminent Domain**
 - **Carrots & Sticks**
 - **Code Enforcement**
 - **GIS**

- **<http://www.dca.state.ga.us>**
- **<http://www.rurdev.usda.gov/ga/>**



**PROJECT NOTIFICATION FOR
ASBESTOS RENOVATION, ENCAPSULATION OR DEMOLITION**



COMPLETE AND RETURN TO: (WITH FEES): EPD-ASBESTOS FEES
P.O. BOX 101173
ATLANTA, GA 30392

(NO FEES): DEBBIE HAMMOND OR MAIL TO: EPD ASBESTOS PROGRAM
FAX: 404-362-2693 4244 INTERNATIONAL PKWY STE 104
ATLANTA GA 30354

STATE USE ONLY: (Rev 10/2002)		ACTS ID#: _____	
Project Inspector: _____		Date Assigned: _____	
		ACTS Input By: _____	
Fee Deposit Information:			
Received By: _____	Date: _____	Batch #: _____	Fees Paid:\$ _____
Check #: _____	Deposit #: _____	Additional Fees Due: \$ _____	

- I. Type of Notice & Project:**
- | | | |
|--|---|--|
| <input type="checkbox"/> Original | <input type="checkbox"/> Revision # _____ | <input type="checkbox"/> Courtesy |
| <input type="checkbox"/> Renovation Only | <input type="checkbox"/> Renovation, Pre-Demo | <input type="checkbox"/> Joint Renovation/Demo |
| <input type="checkbox"/> Demolition Only | <input type="checkbox"/> Encapsulation | <input type="checkbox"/> Annual Blanket Notice |
| <input type="checkbox"/> Ordered Demolition* | <input type="checkbox"/> Emergency* | |

II. Site Information:

Address: _____

City: _____ State: _____ Zip Code: _____ County: _____

Nearest Major Intersection/Highway: _____

Size of Bldg: _____ (SF) Age of Bldg: _____ Number of Floors in Bldg: _____

Specific Location of Abatement in Bldg: _____

Present Use: _____ Prior Use: _____

Contact Person: _____ Telephone: _____

III. Contractor Information

A. Asbestos Removal Contractor: (Firm Name) _____

Licensed Agents Name: _____ License No.: _____ Exp. Date: _____

Address: _____

City: _____ State: _____ Zip Code: _____ County: _____

Contact Person: _____ Telephone: _____

B. Demo/Sub/General Contractor: (Firm Name) _____

Description of Job Contracted: _____

Address: _____

City: _____ State: _____ Zip Code: _____ County: _____

Contact Person: _____ Telephone: _____

IV. Project Dates (MM/DD/YY):

*** 10 WORKING DAYS NOTIFICATION REQUIRED ***

Demolition:

Start: ___/___/___ Stop: ___/___/___ Work Days: _____ Work Hours: _____

Asbestos Removal:

Start: ___/___/___ Stop: ___/___/___ Work Days: _____ Work Hours: _____

V. ACM Information

Is Asbestos Present? Yes No Friable Non-Friable



The Key

“Creativity can solve almost any problem. The creative act, the defeat of habit by originality, overcomes everything.”

George Lois

Contact Info:

Cam Jordan

**Community Development
Director**

302 E Central Avenue

Fitzgerald, GA 31750

(229) 426-5060

camjordan@mchsi.com