

Best Practices for **Redevelopment**

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

28 Block Streetscape

36 downtown facades

\$7MM Grant funds

Before:



After:



Before:



After:



Before:



After:



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

•OCGA 36-44; 36-61; 41-2

•Nuisance Abatement

•Carrots & Sticks

•Code Enforcement

•GIS

•Data

Good Ideas

Proactive Approach

- Control Your PR**
- Amnesty**
- Voluntary Purchase**
- Anonymous Posting**
- Do Your Own Plan**

Good Ideas 2

•Meet In the Neighborhood

•Listen

•Educate and Support

•Shoulder the Blame, But Share the Credit

•The Golden Rule

•Adapt

- **<http://www.dca.state.ga.us>**
- **<http://www.rurdev.usda.gov/ga/>**
- **<http://www.gmanet.com/>**
- **<http://www.municode.com/>**
- **<http://www.accg.org/>**

**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
FAX: 404-362-2693

OR MAIL TO:

EPD ASBESTOS PROGRAM
4244 INTERNATIONAL PKWY STE 104
ATLANTA GA 30354

STATE USE ONLY: (Rev 10/2002)

Project Inspector: _____

Date Assigned: _____

ACTS ID#: _____

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"/> Encapsulation | <input type="checkbox"/> Demolition Only | <input type="checkbox"/> Ordered Demolition* |
| <input type="checkbox"/> Emergency* | <input type="checkbox"/> Annual Blanket Notice | |

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) 426-5063

camjordan@mchsi.com