

**AGENDA**

**MEETING OF THE MAYOR AND ALDERMEN**

**OCTOBER 20, 2011**

1. Approval of the summary/final minutes of the City Council work session/City Manager's briefing of October 6, 2011.
2. Approval of the minutes of the City Council meeting of October 6, 2011.
- 2.1. Introduction of Mayor Dagmar Szabados and the other distinguished members of the delegation visiting Savannah from Halle (Saale), Germany: Harald Bartl, President of Halle City Council; Dr. Petra Sachse, Deputy Head of Halle Business Development; Dr. Ulf-Marten Schmieder, Executive Director of the Univation GmbH/Martin Luther University Halle-Wittenberg; Alex Kohler, Director of Opera Halle, and Tristan Preuk, City Marketing; and Dr. Liutz Gorgens, General Consul to Germany.
3. An appearance by Dr. Irvin Clark, Vice President for Student Affairs at Savannah State University, to request a permit for the Homecoming Parade on October 29, 2011.
4. An appearance by Mike Brady, Adjutant for the Veteran's Day Parade, and others on behalf of the Veteran's Council of Chatham County, to request a permit for the Veteran's Day Parade on November 11, 2011.
- 4.5. An appearance by Paula Kreissler, Co-Coordinator of the Savannah-Chatham Food Policy Council and Executive Director of Healthy Savannah, and other members of the Food Policy Council to receive a proclamation designating October 24, 2011 as "Food Day" in Savannah.

**ALCOHOLIC BEVERAGE LICENSE HEARINGS**

5. Corine O. Small-Collins t/a Flajaes II, requesting a liquor, beer and wine (drink) license at 1721 Waters Avenue, which had a 2010 liquor, beer and wine (drink) license and is located between 34<sup>th</sup> and 35<sup>th</sup> Streets in District 2. (New business) Recommend approval.
6. Kimberly Giambruno t/a LongHorn Steakhouse Restaurant, requesting to transfer a liquor, beer and wine (drink) license with Sunday sales from James Truman at 7825 Abercorn Street, which is located between Mall Boulevard and White Bluff Road in District 4. (New manager) Recommend approval.

## **PUBLIC HEARINGS**

7. 2012 Housing and Community Development Plan One-Year Action Plan. This is the second public hearing to present information and receive comments concerning the City's 2012 Housing and Community Development One-Year Action Plan for the allocation of Community Development Block Grant (CDBG), HOME, and Emergency Shelter Grant (ESG) funds. The plan is based on (HUD) U.S. Department of Housing and Urban Development program requirements, Council priorities, public input and stated objectives as identified in the City's 2008-2012 Housing and Community Development Plan. (See attached memo and "RESOLUTIONS".)

## **ORDINANCES**

### **First and Second Readings**

8. Election District Maps. An ordinance to adopt the amended Election District Maps showing all annexed areas as submitted to and approved by the U.S. Department of Justice. (See attached map. Deferred from October 6, 2011.) Recommend approval.
9. Youmans Street – Fahm Street to Ann Street. An ordinance to authorize changing Youmans Street, from Fahm Street to Ann Street, from two-way to one-way eastbound, and to remove on-street parking on both sides of the street in order to facilitate the implementation of the new Chatham Area Transit Downtown Intermodal Facility. (Traffic Engineering Report approved October 6, 2011.) Recommend approval.

## **RESOLUTIONS**

10. 2012 Housing and Community Development One-Year Action Plan. A resolution to authorize the City Manager to submit the City's Housing and Community Development One-Year Action Plan for 2012 to the U.S. Department of Housing and Urban Development (HUD) and to enter into grant agreements with the sub-recipients. The plan is based on HUD program requirements, Council priorities, public input and stated objectives as identified in the City's 2008-2012 Housing and Community Development Plan. (See attached memo and resolution.) Recommend approval.
11. Tri-Centennial Comprehensive Plan. A resolution to authorize the City Manager to transmit the Short Term Work Program of Accomplishments and the new Short Term Work Program (2011-2016) to the Coastal Regional Commission and the Georgia Department of Community Affairs for review, as required by the Georgia Planning Act of 1989. Recommend approval.

12. Refinancing of Series 2001A Section 108 Loan. A resolution to authorize the refinancing of Series 2001A Section 108 Loan and the execution on behalf of the City all documents necessary or desirable to accomplish the transaction.

The US Department of Housing and Urban Development (HUD) has offered the City the opportunity to participate in a refinancing of its Section 108 Loan of year 2001. This loan was entered into in 2001 to fund several economic development projects including the Entrepreneurial Center and is secured by the City's Community Development Block Grant (CDBG).

The amount outstanding on this loan is just \$595,000 so the amount of saving that will be realized is not huge-- about \$14,000 per year. However, we do not wish to leave any potential savings on the table.

Documents were provided by HUD on October 14 and must be returned by October 28, 2011. Recommend approval.

13. Criminal Justice System Concerns. A resolution to address concerns about public safety and the criminal justice system. (Continued from October 6, 2011.)

#### **MISCELLANEOUS**

14. Second Reading of Downtown Savannah Authority Application. The Commissioners of Chatham County have requested the assistance of the Downtown Savannah Authority in the financing of the acquisition of 125 Fahm Street, which facility will then be leased to the Union Mission organization by the issuance of 2011 revenue bonds. As required by state statute, the Authority in turn has made application to the City requesting the City Council's express approval for the issuance of such bonds.

Under state statute, the Authority's application to the City to issue such bonds must receive two readings before City Council. The first reading was during the meeting of October 6, 2011. The second reading has been advertised for the meeting of October 20, 2011. The expected size of the bond issue is approximately \$2,600,000, plus amounts for real estate transaction costs and bond issuance costs. The bonds will be fully secured by a contract with the County.

It is recommended that express approval for the DSA to issue bonds on behalf of Chatham County for the financing of the acquisition of 125 Fahm Street be granted by City Council. Recommend approval.

15. Announcement of Downtown Savannah Authority's (DSA) Intent to Issue Bonds. Public announcement that the DSA plans to issue bonds to assist Chatham County in the acquisitions of 125 Fahm Street, which property will in turn be leased to the Union Mission organization. This is a public announcement only; no Council action is required for this agenda item.
- 15.1. Property Redevelopment Plan– Waters & 36<sup>th</sup> Street. Recommend authorizing the City Manager to proceed with the Property Redevelopment Plan for the City-owned property at Waters Avenue and 36<sup>th</sup> Street. The commercial redevelopment of the property presents an opportunity to stimulate economic activity and locate desired goods and services along the Waters Avenue corridor. Recommend approval.

### **BIDS, CONTRACTS AND AGREEMENTS**

- 15.2. Property Purchase – Oglethorpe Avenue at MLK Boulevard. Recommend authorizing the purchase of property on the southeast corner of Oglethorpe Avenue and Martin Luther King, Jr. (MLK) Boulevard. The property, legally described as Lots 5 through 12, Elbert Ward, consists of two separate .5 acre parcels lying on either side of Oglethorpe Lane, the whole being bounded by Oglethorpe Avenue, Montgomery Street, Hull Street and MLK Boulevard.

Chatham Area Transit (CAT) acquired the property for a downtown transfer station. The City quit claimed the portion of unopened Oglethorpe Lane bisecting the property and a portion of the Oglethorpe Avenue right-of-way on the north to CAT for the transfer station with the understanding that the rights-of-way would revert to the City if the site was not used for that purpose. Those rights-of-way will be deeded back to the City and are not part of this transaction. The CAT property was appraised at \$4,700,000.00 in November 2010. CAT has agreed to sell the property to the City for \$2,400,000.00 (approximately half the appraised value). CAT will use these funds to acquire property on W. Oglethorpe Avenue for the transfer station.

Council consented to the City entering into a contract for purchase of the property, subject to the completion of appropriate Due Diligence activities, which are under way. Staff has received copies of prior environmental reports (including a Phase I Environmental Site Assessment acquired in 2004) as well as information on outstanding leases and agreements. The City's environmental advisers are satisfied with the ESA conclusions that the site does not have a high potential for gross contamination, and there is no evidence of recognized environmental conditions within the property boundaries. However, a small brick and concrete block building on the site did show evidence of both lead-based paint and asbestos-containing materials. This, plus the historic designation of the building, will impact any future use and/or potential demolition of the structure.

The property is paved and used as a parking lot by Chatham County employees and the Sheriff's Department and as overflow parking for the Hampton Inn. Oglethorpe Associates, LLC, owners of the Hampton Inn, have a temporary parking lot agreement with CAT for use of the lot. The agreement, which was renewed on September 9, 2011, grants Oglethorpe a non-exclusive license to utilize the lot except between the hours of 9:00 AM and 5:00 PM weekdays. The term of the license runs through June 1, 2012 but can be terminated upon 60 days notice to Oglethorpe. There is no written agreement governing Chatham County's use of the lot, which is currently available to County employees, Sheriff's Office employees in the Court Services Division, and marked law enforcement vehicles. The County has notified its employees that parking will cease on January 1, 2012. The Sheriff's Office has been asked to consider other parking options.

Recommend authorizing the purchase of the CAT Authority property located at the southeast corner of Oglethorpe Avenue and MLK (PIN 2-0031-02-002) for the sum of \$2,400,000.00. The County has requested that the City take possession of the property no sooner than January 1, 2012 to satisfy the Sheriff's Office parking requirements and to allow time for the 40 County employees who park on the lot time to make other arrangements. (See attached aerial photo.) Recommend approval.

- 15.3.** Old Savannah Pharmacy Design Services – RFP No. 11.209. Recommend approval to procure design services for the Old Savannah Pharmacy from Wubbena AD in the amount of \$42,000.00. The services include design of the rehabilitation of the Fonvielle Office Building/Savannah Pharmacy at 916 Martin Luther King Jr. Boulevard. The restored building will be utilized in some capacity similar to its original use, with historic areas open to the public, as well as to house the City's Economic Development Department and outside partners. The design will include the build out of existing space to serve as offices, conference area, and a historic component (the original pharmacy space). Existing restrooms will be modified to meet accessibility requirements. Although not required by code, the City wishes to make every effort to make the building as accessible as possible following ADA guidelines, without compromising its historic integrity.

The method used for this procurement was the Request for Proposal which evaluates criteria in addition to price. The criteria evaluated as part of this RFP were qualifications and experience, experience rehabilitating historical buildings, the proposed methodology, schedule, references and MWBE participation goals in addition to fees.

The Minority and Women Business Enterprise (MWBE) goals for this proposal were 13%; 8% MBE and 5% WBE. The recommended proposer submitted participation of 32% MWBE, 25% MBE utilizing Coastline Consulting and 7% WBE utilizing Clemmons Engineering.

Proposals were received October 11, 2011. This proposal has been advertised, opened and reviewed. Delivery: 90-120 Days. Terms: Net-30 Days. The proposers were:

B.P. <sup>(B)</sup> Wubbena AD	\$	42,000.00
<sup>(C)</sup> J.W. Robinson	\$	59,400.00
The Spriggs Group Architects	\$	74,200.00
Dawson Architects	\$	87,000.00
Watkins Associates Architects	\$	88,500.00
Kern-Coleman & Company, LLC	\$	97,740.00
<sup>(E)</sup> Lominack Kolman & Smith Architects	\$	131,250.00

Funds are available in the 2011 Budget, Capital Improvements Fund/Capital Improvements Projects/Other Costs/MLK Corridor Revitalization (Account No. 311-9207-52842-PD501). A Pre-Proposal Conference was conducted and 13 vendors attended. <sup>(B)</sup>Indicates local non-minority owned business; <sup>(C)</sup>Indicates non-local minority owned business; <sup>(E)</sup>Indicates local woman owned business. Recommend approval.

16. Site Infrastructure Improvements at Roundhouse Complex for Coastal Heritage Society – Bid No. 11.162. Recommend approval to reject all bids due to a change in the scope of work to be completed on this project. Bids were received that exceeded the available budget for this project from three pre-qualified bidders.

Although negotiations were conducted with the apparent low bidder as allowed by state law to reduce the scope, it was determined that the significant change in scope warranted re-bidding the project. The Coastal Heritage Society concurs. (Deferred from October 6, 2011.) Recommend approval to reject all bids and to re-bid based on the project's reduced scope.

17. Auxiliary Power Unit Maintenance – Annual Contract – Bid No. 11.176. Recommend approval of an annual contract to procure auxiliary power unit maintenance from Pro Power Solutions (Items 3-4) in the amount of \$82,106.00; Cummins Power South (Items 5-6 partial, 17-20) in the amount of \$70,971.60; W.W. Williams (Items 1-2,7-14) in the amount of \$64,632.00; Yancey Power Systems (Items 5-6 partial) in the amount of \$14,508.00; and TAW (Items 15-16,21-22) in the amount of \$9,607.00, for a grand total \$396,324.60 which includes \$154,400 for additional labor and parts not included in the scheduled maintenance program. The maintenance will be used by various City departments to maintain and repair generators which are critical to the operation of the City, especially in emergency situations.

For items 5-6 and 15-22 the low bidder is not being recommended for award due to the critical needs of those specific departments. Both Water Reclamation and Stormwater have highly critical generators which operate the wastewater treatment plants during power outages and stormwater

pumping stations during heavy rain events. This equipment must be maintained by the authorized manufacturer's representatives due to the proprietary nature of the software that operates the switchgear and the availability of original equipment manufacturer parts. For all other items, the low bidder is being recommended for award.

Bids were received August 9, 2011. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidders were:

	<u>Total Bid</u>
L.B. <sup>(B)</sup> W.W. Williams	\$ 368,957.00
L.B. <sup>(D)</sup> Pro Power Solutions	\$ 389,162.00
L.B. <sup>(D)</sup> Yancey Power Systems	\$ 393,562.00
L.B. <sup>(D)</sup> TAW	\$ 466,928.00
L.B. <sup>(B)</sup> Cummins South	\$ 498,107.05
Geneva, LLC	\$ 465,933.00
Power and Energy Services	\$ 370,887.00

Funds are available in the 2011 Budget, Parking Services Fund/Parking Garages/Equipment Maintenance/Stormwater Management/Equipment Maintenance/Administrative Services/Equipment Maintenance/Fire Administration/Equipment Maintenance/Water Supply & Treatment/Equipment Maintenance/Lift Station Maintenance/Equipment Maintenance/President Street Plant/Other Contractual Service/Regional Plants/Other Contractual Services/I & D Operation & Maintenance/Equipment Maintenance (Account Nos. 561-1114-51250, 101-2104-51250, 101-4240-51250, 521-2502-51250, 521-2552-51250, 101-5101-51250, 521-2553-51298, 521-2554-51295 and 531-2581-51250.) A Pre-Bid Conference was conducted and six vendors attended. <sup>(B)</sup>Indicates local non-minority owned business; <sup>(D)</sup>Indicates non-local non-minority owned business. Recommend approval.

18. Prescription Benefit Manager – Annual Contract – RFP No. 11.186. Recommend approval to secure Pharmacy Benefit Management (PBM) services for City employees from CVS Caremark in the amount of \$3,511,000.00. The City offers a self-funded prescription drug plan to eligible active employees, pre-65 retirees and eligible dependents. The total current enrollment is 5,655. The prescription drug plan provides retail and mail order outpatient prescription drugs as well as specialty pharmacy.

The method used for this procurement was the Request for Proposal (RFP) which evaluates criteria in addition to price. The criteria evaluated as part of this RFP were experience and references, plan management, service and pricing.

A total of eight firms responded to the request for proposal. Of those, four failed to meet the City's minimum standards. The remaining four were evaluated and a short list of three finalists was considered for further evaluation. While all are capable of providing excellent service, customized strategies, and competitive pricing, the recommend proposer has the broadest network, very strong pricing, a broad range of strategies for improving health and reducing costs, very high satisfaction levels for both clients and members, and a client focused service strategy. The contract will be provided through Employers Health, an employer purchasing coalition that negotiates and manages the contract with CVS using the leverage of 600,000 participants. They add an additional layer of account management and vendor oversight and offer many other advantages to the City. With these two entities partnering on this bid, they present an offer that is an improvement over the current arrangement and with the highest score.

Proposals were received September 13, 2011. The proposers were:

B.P. <sup>(D)</sup> CVS Caremark	\$ 3,511,000.00
Medco	\$ 3,473,000.00
Express Scripts/NJHA	\$ 3,546,000.00

Funds are available in the 2011 Budget, Risk Management Fund/Risk Management Medical Insurance/Reimbursement to Medical Insurance Carrier (Account No. 621-9805-52291). A Pre-Proposal Conference was conducted and eight vendors attended. <sup>(D)</sup>Indicates non-local non-minority owned business. Recommend approval.

19. Remove and Replace Concrete Sidewalk – Forsyth Park North Walkway – Bid No. 11.205. Recommend approval to procure concrete sidewalk installation services from Savannah Paving in the amount of \$48,452.00. The work will include the removal and replacement of Section 1 of the Forsyth Park north walkway sidewalk. Section 2 is not being awarded at this time.

Bids were received September 20, 2011. This bid has been advertised, opened and reviewed. Delivery: 30 Days. Terms: Net-30 Days. The bidders were:

L.B. <sup>(D)</sup> Savannah Paving	\$ 48,452.00
Superior Excavation Contractors, LLC	\$ 50,985.00
Earley Construction Company	\$ 53,480.00
<sup>(E)</sup> MJS Construction	\$ 54,607.42
<sup>(E)</sup> E & D Contracting Services, Inc.	\$ 58,392.25
Sandhill ALS Construction, Inc.	\$ 75,850.00
Coastline Concrete Services, Inc.	\$ 83,608.00
<sup>(F)</sup> Chatham Concrete Construction	\$ 111,650.00

Funds are available in the 2011 Budget, Capital Improvements Fund/Capital Improvement Projects/Other Costs/Square Renovation (Account No. 311-9207-52842-PT902). A Pre-Bid Conference was conducted and 21 vendors attended. <sup>(D)</sup>Indicates non-local non-minority owned business; <sup>(E)</sup>Indicates local woman owned business; <sup>(F)</sup>Indicates non-local woman owned business. Recommend approval.

20. Mobile Data Terminals – Sole Source – Bid No. 11.117A. Recommend approval to procure seven mobile data terminals from CDW-G in the amount of \$25,348.26. The Panasonic Toughbook data terminals will be used by CNT to enter crime reports and to access various databases and systems to complete their work. The terminals are removable from their mounts and are extremely heavy duty. These units are being purchased from a contract previously approved by Council in July 28, 2011. The contractor is willing to honor pricing from that contract for these additional units.

The bid has been opened and reviewed. Delivery: 28-56 Days. Terms: Net-30 Days. The bidder was:

S.S. <sup>(D)</sup> CDW Government	\$	25,348.26
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Funds are available in the 2011 Budget, Internal Service Fund/Computer Replacement/Data Processing Equipment (Account No. 612-9240-51321). A Pre-Bid Conference was not conducted as this is a sole source purchase. <sup>(D)</sup>Indicates non-local non-minority owned business. Recommend approval.

21. Deductive Change Order No. 1 with McLendon Enterprises, Inc. – North Aviation Development (NAD) – Savannah/Hilton Head International Airport. The Savannah Airport Commission requests approval of a deductive Change Order with McLendon Enterprises, Inc. in the amount of \$41,064.48. Change Order No. 1 consists of two major scope changes to the NAD project. The first scope change is the shortening of Taxiway “H” to accommodate modifications to Gulfstream’s ramp area and location of the future Taxiway “H” connector. This will reduce the length of future Taxiway “H” by approximately 950 feet and will result in a reduction of unit price costs on the project. The second scope change implements a Federal Aviation Administration (FAA) directive to widen the paved asphalt shoulders on the proposed taxiways. All of the existing taxiways have 12’ wide shoulders paved with 1 1/2” of asphalt approved by FAA. Over time, FAA standards have evolved to requiring 25’ wide shoulders paved with 2” thick asphalt for airports serving Group IV aircraft (which includes Savannah/Hilton Head). This change order will increase unit prices for items associated with some of the work, but the combined changes will result in an overall slight reduction to the contract. Recommend approval.

22. Fuel Tank No. 5 Interior Repairs and Fuel Farm Painting - Bid No. 11.203-9-20 – Savannah/Hilton Head International Airport. The Savannah Airport Commission requests authorization to enter into a contract with E & D Coatings, Inc. in the amount of \$29,640.00 for Fuel Tank No. 5 Interior Repairs and Fuel Farm Painting. This project consists of providing all labor and materials to repair a section of the interior coating on Fuel Tank No. 5 and repainting of six fuel storage tanks and associated piping to include, but not be limited to, valves, filter vessels, and pump assemblies. Included in the painting scope are all tank catwalk sections to include handrails, stairs, and supports. The bidders were:

E & D Coatings, Inc.	\$	29,640.00
Mansfield Industrial	\$	32,800.00
Miller Painting Company, Inc.	\$	33,000.00
MOPAC	\$	39,900.00
Industrial Technical Coating	\$	70,000.00
Structural Contractors, Inc.	\$	79,429.00

Recommend approval.

City of Savannah  
 Summary of Solicitations and Responses  
 For October 20, 2011 Agenda

<u>Bid Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>MWBE Vendor Available</u>	<u>Total Sent</u>	<u>Sent to MWBE</u>	<u>Total Received</u>	<u>Received From MWBE</u>	<u>Estimated Award Value</u>	<u>Estimated MWBE Value</u>	<u>Low Bid Vendor Type</u>	<u>MWBE Sub</u>	<u>Vendor Type</u>
B11.209		Old Savannah Pharmacy Design Services	Yes	Yes	202	58	9	2	\$ 42,000.00	0	B	0	0
B11.176	X	Auxiliary Power Unit Maintenance	Yes	Yes	63	11	7	1	\$ 396,324.60	0	D	0	0
B11.186	X	Prescription Benefit Manager	Yes	Yes	76	16	8	0	\$3,511,000.00	0	D	0	0
B11.205		Remove and Replace Concrete Sidewalk – Forsyth Park North Walkway	Yes	Yes	97	47	8	4	\$ 48,452.00	0	D	0	0
B11.117A		Mobile Data Terminals	No	No	1	0	1	0	\$25,348.26	0	D	0	0
B11.203		Fuel Tank No.5 Interior Repairs And Fuel Farm Painting	Yes	Yes	314	199	6	1	\$29,640.00	\$29,640.00	E	0	0


Vendor(s)\*

- A. Local Minority Owned Business
- B. Local Non-Minority Owned Business
- C. Non-Local Minority Owned Business
- D. Non-Local Non-Minority Owned Business
- E. Woman Owned Business
- F. Non-Local Woman Owned Business



## MEMORANDUM

**TO:** Mayor and Aldermen

**FROM:** Rochelle D. Small-Toney, City Manager 

**SUBJECT:** 2<sup>nd</sup> Public Hearing on the 2008-2012 Housing and Community Development 2012 One Year Action Plan

**DATE:** October 14, 2011

The Second Public Hearing on the City's 2012 Housing and Community Development One-Year Action Plan will be held on Thursday, October 20<sup>th</sup> during the City Council meeting. The purpose of this hearing is to provide citizens the opportunity to comment on the projected budget for the 2012 Action Plan.

The First Public Hearing was held on May 11, 2011 at the Coastal Georgia Center. That hearing launched the process for preparation of our 2012 Housing and Community Development (HCD) One-Year Action Plan. The plan serves as a blueprint for the City's housing and community development activities and guides how Savannah invests the resources provided to us by HUD.

The hearing follows the close of the official 30 day comment period which ends on Thursday, October 13<sup>th</sup>. A copy of the proposed 2012 One Year Action Plan budget for the Community Development Block Grant (CDBG), HOME, and Emergency Shelter Grant (ESG) programs is attached. Copies of this information also will be provided at the public hearing on October 20<sup>th</sup>.

### Next Steps

Following the close of the Second Public Hearing, we will be seeking City Council's adoption of the 2012 One Year Action Plan and approval for the City Manager to submit the official documents to the U.S. Department of Housing and Urban Development. The deadline for our submission is Friday November 10, 2011. **Recommend Approval**

cc: Stephanie Cutter, Acting Assistant City Manager  
Taffanye Young, Community Planning & Development



**2012**

**HOUSING AND COMMUNITY DEVELOPMENT  
ONE-YEAR ACTION PLAN**

**A PUBLIC HEARING on the One-Year Action Plan will be held during the City Council meeting on Thursday, October 20, 2011, 2:00p.m. in Council Chambers, City Hall, 2<sup>nd</sup> Floor.**

The Housing and Community Development Plan consolidates the planning requirements for the City's federally-funded Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships (HOME) programs. The Plan consists of two parts. The first part is the Five-Year Plan. It outlines the City's housing, homelessness, community development, and economic development needs, and the goals, objectives, and strategies that will be pursued between 2008 and 2012 to address these areas. Special emphasis is on the needs of individuals and families with low-to-moderate incomes who are living in poverty. This part of the plan was approved by Council in October 2007.

The second part of the Plan is the 2012 One-Year Action Plan. The One-Year Action Plan sets out how the City will address its housing, homelessness, community development, and economic development needs through the allocation of entitlement funds from the U. S. Department of Housing and Urban Development. These funds are allocated primarily to benefit low- and moderate-income persons. In 2007, the City Council shifted the focus of CDBG human service awards to support programs which can reduce poverty for low-income families living in five designated census tracts with the highest concentration of poverty. This focus will continue in 2012.

The proposed one-year plan is described below.

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## 2012 ONE-YEAR ACTION PLAN

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### PROJECTED SOURCES OF FUNDS: (Estimated)

Community Development Block Grant	\$2,407,906
CDBG Program Income (Estimated)	433,569
15% - 2011 Program Income for Human Service Programs (Estimated)	71,395
Emergency Solutions Grant	117,788
HOME Investment Partnerships Program Grant	1,096,907
HOME Program Income (Estimated)	<u>1,000,000</u>
<b>TOTAL PROJECTED FUNDS:</b>	<b>\$5,127,565</b>

### I. PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

It is estimated that not less than 98% of CDBG funds will be used for projects benefiting low- and moderate-income persons, with the remaining 2% applied to programs eliminating slum and blight.

#### **A. HUMAN SERVICES (\$432,561)**

- 1. America's Second Harvest of Coastal Georgia, Inc. (\$56,826).** A grant to provide a Community Kitchen Culinary Arts Program which will include case management, work training in culinary arts, ServSafe certification, GED, life skills, supportive services and job placement. The agency will also provide culinary training to youths participating in an entrepreneurial training center. The program is located at 2501 East President Street.
- 2. Chatham-Savannah Authority for the Homeless (\$33,925).** A grant to provide unified case management/Continuum of Care Coordination for the City of Savannah and for homeless persons in the community. Program will operate from 2301 Bull Street.
- 3. Economic Opportunity Authority, Inc. - Austin House (\$24,597).** A grant to assist very low income individuals and families who are living in poverty. Poverty Reduction Program Component includes: case management, career development, job training, GED, childcare, transportation, life skills, transition to stable housing, job readiness and job placement. Program is located at 14 Martin Luther King, Jr. Boulevard.
- 4. Economic Opportunity Authority, Inc. - Home Buyer Education (\$33,925).** A grant to provide classroom instruction on the home-buying process, targeting low-to-moderate income persons who want to prepare for home ownership. Program is located at 618 West Anderson Street.
- 5. Savannah-Chatham County Fair Housing Council, Inc. (\$33,925).** A grant to provide a fair housing education and enforcement program as required by the U. S. Department of Housing and Urban Development for entitlement communities. Agency is located at 7 Drayton Street.
- 6. Grants for Neighborhood (\$24,597).** Grants to neighborhood organizations that have been designated a Community-Based Development Organization (CBDO) to carry out eligible CDBG projects in their neighborhoods.
- 7. Union Mission - Employment and Training Center 21,204).** A grant to provide a job training, work experience and job placement program. Services will include job readiness, job search and placement assistance, follow-up and retention support; G.E.D, life skills training, and professional work training. Program is located at 711 East Broad Street.
- 8. Savannah Association for the Blind (\$21,204).** A grant to assist persons living with blindness by providing counseling, case management, functional skills for independent living and jobs skills. The program will be located at 214 Drayton Street.

**9. Moses Jackson Advancement Center (\$169,636).** Funding for a comprehensive, multi-faceted Center tailored to meet the needs of middle and high school-aged youth and families in disadvantaged, low and moderate income, CDBG-eligible neighborhoods. Services will include academics, behavior, life skills, job/entrepreneurial skills, financial education and post-graduation opportunities. The program will be located at 1401 Richard Street.

**10. Lutheran Services (12,722).** Funding provided for employability enhancement services to low income minority woman and children who are at risk of homelessness. The program is located at 6555 Abercorn Street.

**B. HOUSING (\$1,168,327 including \$157,500 in estimated CDBG program income).** Program operates from 10 East Bay Street.

**1. Property Management (\$1,700).** Maintenance and disposal cost of city owned properties acquired primarily through foreclosure.

**2. Volunteer and Special Purpose Improvements (\$447,700 including \$87,500 in estimated CDBG program income).** Provides minor home improvements for income-eligible home owners. Will correct health and safety concerns and/or interior and exterior deteriorations. Primarily through the use of volunteer labor.

**3. Community Housing Services Agency (CHSA) (\$150,000 including \$70,000 in estimated CDBG program income).** An \$80,000 grant will be used to support operating costs associated with this nonprofit coordinating rental projects. Additional funding of \$70,000 is estimated CDBG program income, which will be used to provide funding for the rehabilitation of affordable rental properties. Loans are available to investors at variable interest rates and terms.

**4. Housing Project Delivery Costs (\$490,000).** Activity delivery costs related to carrying out City housing rehabilitation and housing lending activities.

**5. Relocation (\$43,627).** Relocation payments made to individuals and/or families that may become permanently or temporarily displaced due to rehabilitation activities.

**6. Living Independence for Everyone, Inc. (L.I.F.E.) (\$36,000).** A grant for a home accessibility modification program which enables persons with disabilities to live independently. Program operates from 17-19 East Travis Street.

**C. NEIGHBORHOOD IMPROVEMENT (\$31,487)**

**1. Code Corrections for the Elderly (\$31,487).** Funding to assist elderly residents with the costs of correcting code violations on their properties.

**D. ECONOMIC DEVELOPMENT (\$632,180) including \$310,472 in CDBG program income).**

**1. Small Business Assistance Corporation (\$398,754 including \$250,593 in estimated CDBG program income).** A grant of \$148,161 for the agency's program operating costs and \$250,593 in program income to be retained in the revolving loan fund for lending to eligible businesses which create and make available jobs for low- and moderate-income persons. SBAC provides direct loans, loan guarantees, and technical assistance, citywide, for small and micro business start-ups and expansions. SBAC is located at 111 East Liberty Street, in the Small Business Assistance Center.

**2. Savannah Development and Renewal Authority (\$25,476 in estimated CDBG program income).** Reallocation of \$25,476 in estimated CDBG program income will be used for eligible economic development façade improvement projects on Broughton Street and/or Martin Luther King, Jr. Boulevard/Montgomery Street.

**3. Section 108 Loan Repayment (\$207,950 including \$34,403 in estimated program income).** Payments of principal and interest due to HUD for a Section 108 loan guarantee taken out for the City's economic development program.

**D. ADMINISTRATION AND PLANNING (\$568,295).**

**1. Community Planning and Development Department (\$568,295).** General administration and management of the CDBG, ESG, HOME, and other Federal and State grant programs, including monitoring of subrecipients, development of new projects, grantsmanship, and technical assistance to nonprofit agencies. Community planning includes comprehensive planning in low-income census tracts, with active citizen participation, and housing and community development planning citywide and for the CDBG target area.

**E. CONTINGENCY (\$80,020).** For cost over-runs on projects, and unforeseen emergencies.

**II. PROPOSED USE OF EMERGENCY SHELTER GRANT FUNDS (\$117,788).**

**1. Economic Opportunity Authority (\$11,778).** Rent and mortgage assistance for persons in jeopardy of being evicted or facing foreclosure on their home. (homeless prevention) The program is located at 618 Anderson Street.

**2. Georgia Legal Services (\$11,778).** Preventing homelessness by providing legal assistance to those threaten with eviction. The program is located at 6602 Abercorn Street, suite 203.

**3. Inner City Night Shelter (\$11,778).** Provides night shelter and support services for homeless men who are chronic substance abusers/mentally ill. The program is located at 124 Arnold Street.

**4. Interfaith Hospitality Network of Coastal Georgia (\$11,778).** Provides shelter, food and other essentials for homeless families. The program is located at 126 Horizon Park Drive.

**5. The Salvation Army (\$11,778).** Emergency shelter and transitional housing for homeless men, women, and families. The program is located at 3100 Montgomery Street.

**6. Social Apostolate of Savannah (\$11,786).** Crisis Intervention Office for persons who are homeless or at risk of becoming homeless. The program is located at 502 E. Liberty Street.

**7. United Ministries of Savannah (\$11,778).** \$5,000 to Emmaus House for noon-time meals for homeless persons and \$6,778 to Helping Hands to assist persons at risk of becoming homeless with payment of utilities or free food. The program is located at 18 Abercorn Street.

**8. Wesley Community Center (\$11,778).** Family Advocacy Project that provides emergency supplies to families at risk of becoming homeless. The program is located at 1601 Drayton Street.

**9. Union Mission, Inc. Grace House (\$11,778).** A grant to serve homeless men which will provide case management, behavioral health services, meals, clothing, counseling, and life skills training. The program is located at 120 Fahm Street.

**10. Union Mission, Inc. Magdalene (\$11,778)** A grant to serve homeless women and families which will provide case management, behavioral health services, meals, clothing, counseling, and life skills training. The program is located at 1407 Atlantic Avenue.

**III. PROPOSED USE OF HOME FUNDS (\$2,096,907 including \$1,000,000 in estimated program income).**

**1. City - Development of Vacant/In-fill Houses (\$228,216 in estimated program income).** To

provide financing for acquisition, construction, rehab and sale of single family housing. Primarily in Cuyler-Brownsville, Benjamin Van Clark Park, and other redevelopment areas.

**2. City - Dream Maker- Down Payment Assistance Program (\$1,373,000 including \$893,000 in estimated HOME program income).** A program to provide grants and/or loans for down payment assistance or GAP financing for home acquisition. Program operates from 10 E. Bay Street.

**3. CHSA Development, Inc. (\$100,000 including \$50,000 in estimated HOME program income).** Funding for rehabilitation or new construction or single-family homes by nonprofit housing developers.

**4. City - Housing Program Administration (\$166,691 including \$57,000 in estimated HOME program income).** Administration of the IIOME Program by the City's Housing Department.

**5. CHDO Development Projects (\$175,000).** Set-aside of funds to be allocated to City-designated CHDO's to develop affordable, single-family housing for low-and-moderate income persons.

**6. CHDO Operating Funds (\$54,000).** Funds to be allocated to City CHDO's for operating costs in support of CHDO housing development project delivery.

**EQUAL OPPORTUNITY STATEMENT:** The City of Savannah, Georgia does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or provision of services. If you would like to attend the Public Hearing and need the services of a language interpreter or interpreter for the deaf, please call Ms. Kerri Reid, Community Development Administrator, at 651-6520 (TDD: 651-6520), by October 13, so that arrangements can be made.

## RESOLUTION

**WHEREAS**, the City of Savannah, Georgia expects to receive a total of \$5,127,565 from the United States Department of Housing and Urban Development in the form of Community Development Block Grant, Emergency Shelter Grant, and HOME Investment Partnerships funds for fiscal year 2012; and

**WHEREAS**, it is a condition for receipt of such funding that the City submit to the United States Department of Housing and Urban Development a Housing and Community Development One-Year Action Plan for fiscal year 2012, and

**WHEREAS**, a 2012 One-Year Action Plan has been developed, published, and made available for comment for 30 days, and two public hearings have been held, on May 11 and October 20, 2011, to discuss and receive comments on the Action Plan; and

**WHEREAS**, the City of Savannah seeks to support agencies that can successfully demonstrate the ability to assist low-to-moderate income persons in moving out of poverty, and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Aldermen of the City of Savannah authorize Rochelle D. Small-Toney, City Manager, to submit to the United States Department of Housing and Urban Development the City's Housing and Community Development One-Year Action Plan for 2012 and to enter into grant agreements with the subrecipients named in the One-Year Action Plan for 2012.

**ADOPTED AND APPROVED:** October 20, 2011.

I, Dyanne C. Reese, Clerk of Council for the Mayor and Aldermen of the City of Savannah, do hereby certify the above resolution to be a true copy as adopted by the Mayor and Aldermen at its meeting of October 20, 2011, and made a part of that meeting.

**Signed and sealed:**

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DYANNE C. REESE  
CLERK OF COUNCIL  
CITY OF SAVANNAH, GEORGIA

