

2022 Work plan

Transformation Strategy 1: Downtown Development			
<i>Why?</i> There are several development and redevelopment opportunities that are being considered			
Goal 1	Goal 2	Goal 3	
Wildly Important Goal			
Complete Phase III of the Georgia Southern City Center. \$2.5 M	Holland Estate Purchase range \$2M-\$3M		
Repeat Annual Responsibilities			
Continue to look for opportunities for development and improvement Implement new Downtown Master Plan			

Transformation Strategy: Downtown Development	
Goal 1: Phase III of the Georgia Southern City Center	Define Success: Complete design and buildout of the project
Partners: Georgia Southern University, City of Statesboro	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Complete Architectural Design	Frank D’Arcangelo	Allen Muldrew	3/31/2022	ongoing	DSDA purchased building
2. Start Construction	Frank D’Arcangelo	Allen Muldrew	6/2022	ongoing	\$0
3. Completion	Frank D’Arcangelo	Allen Muldrew	12/2023	ongoing	\$0
4.					\$0
5.					\$0
6.					\$0
7.					\$0
8.					\$0
				Total	\$0

Transformation Strategy: Downtown Development	
Goal 2: Holland Estate	Define Success: Be able to purchase all tracks for sale- purchase with the City
Partners: City of Statesboro	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Make a financial effort to purchase the Downtown Estate	Todd Manack Alan Gross Brannen Smith	Allen Muldrew	June 30	ongoing	Range \$2M-3M
2.					\$0
3.					\$0
4.					\$0
5.					\$0
6.					\$0
7.					\$0
8.					\$0
				Total	Range \$2M-3M

Transformation Strategy 2: Green Space Parks

Why? Beautify the City- photo opportunities

Goal 1

Goal 2

Goal 3

Wildly Important Goal

Alley way park

Hill St. Park

RR Art Park

Repeat Annual Responsibilities

Continue to find small areas to improve. Make walking experience aesthetically pleasing and enjoyable. Create opportunities for photo stops.

Transformation Strategy 2: Green Space and Parks	
Goal 1: West Main St Alleyway	Define Success: Complete by end of 2022
Partners: Shops on West Main Street	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Make architectural rendering	Frank D’Arcangelo	Elena McLendon Allen Muldrew	March	In progress	\$250
2. Create and build props for alley	Frank D’Arcangelo	Elena McLendon Allen Muldrew	May	In progress	\$2000
3. Buildout, Installation	Delores Groomes-Dickey	Elena McLendon Allen Muldrew	July	In progress	\$250
4.					\$0
5.					\$0
6.					\$0
7.					\$0
8.					\$0
				Total	\$2500

Transformation Strategy 2: Green Space and Parks

Goal 2: Hill St Park

Define Success:
Complete the Park

Partners: McLendon Enterprises, Parker Engineering, Hill Street Apartments, City of Statesboro

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Clear lot behind 9 Hill St	Alan Gross Jason Boyles	Allen Muldrew	March 30	Begin March 1	\$0
2. Plant trees	Alan Gross	Allen Muldrew	April 30	April	\$250
3. Picnic Table, Swing	Alan Gross	Allen Muldrew	June 30	TBD	\$2500
4.					\$0
5.					\$0
6.					\$0
7.					\$0
8.					\$0
				Total	\$3000

Transformation Strategy 2 : Green Space and Parks	
Goal 3: Railroad Street Art Park	Define Success: Complete the Park
Partners: City of Statesboro	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Assist in park development	Suzanne Hallman	Allen Muldrew	May	TBD	\$50,000
2. Build welcome sign at the park	Suzanne Hallman	Allen Muldrew	August	TBD	\$2,500
3.					\$0
4.					\$0
5.					\$0
6.					\$0
7.					\$0
8.					\$0
				Total	\$52,500

Transformation Strategy 3: Downtown Master Plan- New Zoning Ordinance

Why?

Implement the downtown masterplan vision

Goal 1

Goal 2

Goal 3

Wildly Important Goal

Increase residential density

Study Historic district & new zoning ordinance

Statesboro Branding

Repeat Annual Responsibilities

Make revolving low interest loans available
 Evaluate incentive package
 Evaluate and update design guidelines
 Work on the Creek on Blue Mile project
 Engage in new sign and ordinance review
 Revise Façade Grant

Transformation Strategy 3 : Downtown Master Plan	
Goal 1: Increase residential living & business development	Define Success: Have more quality living in downtown
Partners: Realtors, City of Statesboro	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Review incentive package and design guidelines	Mary Forman	Allen Muldrew City Statesboro	November	On going	\$0
2. Review zoning	Mary Forman	Allen Muldrew City Statesboro	November	On going	\$0
3. Realtor tour	Mary Forman	Elena McLendon	April	On going	\$500
4.					\$0
5.					\$0
6.					\$0
7.					\$0
				Total	\$500

Transformation Strategy 3: Downtown Master Plan	
Goal 2: Study of Historic Downtown	Define Success: Have information and define historic district
Partners: City of Statesboro, Bulloch County Historical Society	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Historic District	Chris Gohagan Suzanne Hallman	Allen Muldrew Elena McLendon	TBD	TBD	\$0
2.					\$0
3.					\$0
4.					\$0
5.					\$0
6.					\$0
7.					\$0
8.					\$0
				Total	\$0

Transformation Strategy 3: Downtown Master Plan	
Goal 3: Statesboro Branding	Define Success: Have a consistent brand for our City
Partners: : City of Statesboro, Convention & Visitors Bureau	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Collaborate with the City of Statesboro on branding.	Suzanne Hallman Delores Groomes	Elena McLendon	TBD	RFP	\$0
2.					\$0
3.					\$0
4.					\$0
5.					\$0
6.					\$0
7.					\$0
8.					\$0
				Total	\$0