

CITY OF FLOWERY BRANCH  
REDEVELOPMENT PLAN FOR TAX ALLOCATION DISTRICT #1:

OLD TOWN AND  
COMMERCIAL GATEWAYS

PREPARED FOR THE CITY OF FLOWERY BRANCH

AND

THE HALL COUNTY COMMISSION

AND

THE HALL COUNTY SCHOOL DISTRICT



DECEMBER, 2007

## TABLE OF CONTENTS

|   |           |
|---|-----------|
| <b>Executive Summary</b>  | <b>1</b>  |
| <b>Introduction</b>   | <b>6</b>  |
| Geographic Boundaries (A)   | 6         |
| How Residents in Flowery Branch and Hall County will Benefit          | 7         |
| Overview of Tax Allocation Districts                                  | 7         |
| <b>Proposal</b>   | <b>10</b> |
| Grounds for Exercise of Redevelopment Powers (B)                      | 10        |
| Why This Project Qualifies for a TAD                                  | 10        |
| Summary of Project Conditions   | 11        |
| Current Market Conditions   | 12        |
| Plan Vision and Goals   | 17        |
| Proposed Land Uses after Redevelopment (C)                            | 17        |
| <b>Proposed Redevelopment Projects (D)</b>                            | <b>20</b> |
| <b>Contractual Relationships (E)</b>                                  | <b>22</b> |
| <b>Relocation Plans (F)</b>   | <b>22</b> |
| <b>Zoning &amp; Land Use Compatibility (G)</b>                        | <b>23</b> |
| <b>Method of Financing / Proposed Public Investments (H)</b>          | <b>25</b> |
| <b>Assessed Valuation for TAD (I)</b>                                 | <b>27</b> |
| <b>Historic Property within Boundaries of TAD (J)</b>                 | <b>28</b> |
| <b>Creation &amp; Termination Dates for TAD (K)</b>                   | <b>29</b> |
| <b>Tax Allocation Increment Base (M)</b>                              | <b>30</b> |
| <b>Property Taxes for Computing Tax Allocation Increments (N)</b>     | <b>30</b> |
| <b>Tax Allocation Bond Issues (O, P, Q)</b>                           | <b>31</b> |
| Amount of Bond Issue  |           |
| Term of the Bond Issue or Issues                                      |           |
| Rate of Bond Issue  |           |
| Positive Tax Allocation Increments                                    |           |
| Property to be Pledged for Payment of the Bonds                       |           |
| <b>Appendices</b>   | <b>32</b> |
| Appendix A. Maps & Drawings   | 33        |
| Flowery Branch TAD Boundary Map (L)                                   |           |
| City of Flowery Branch Zoning Map                                     |           |
| City of Flowery Branch Future Land Use Map                            |           |
| Appendix B. List of Tax Parcel ID Numbers (Properties within the TAD) | 34        |
| Appendix C. Redevelopment Area Boundary Description                   | 42        |
| Appendix D. Elected Officials   | 43        |
| Flowery Branch Mayor and City Council                                 |           |
| Hall County Board of Commissioners                                    |           |
| Hall County School Board  |           |
| Appendix E. Data Sources  | 44        |

*\* Headings followed by a letter in parenthesis [e.g. (A)] denote information required per Georgia Code Chapter 36, Title 44.*



## EXECUTIVE SUMMARY

"Flowery Branch will preserve its small town feel, which is generated by Old Town with its historic districts and skinny streets...As the I-985 corridor develops, we envision a healthy retail and mixed use activity center evolving that will be distinguishable from other places...City leaders will play a large role in revitalizing Old Town as a major prong of its economic development efforts. In Old Town, residential properties will transition in use and obsolete buildings will be redeveloped, all guided by a responsive urban redevelopment agency and a redevelopment plan that has the backing of the citizenry and property owners, and all the while being sensitive to its historic resources...We envision a city that soundly overcomes its prior reputation as "sleepy," or unable to aspire to great things...The city will master plan its water and sewer facilities, extend them as economic development priorities dictate, and become a leader in water conservation efforts...Flowery Branch's Old Town, with its grid pattern of skinny streets and authentic historic character along the railroad, upon revitalization with a vibrant mix of retail, restaurants, civic uses and housing and the installation of sidewalks and streetscapes, will be the gem of South Hall, the premier destination place for residents in the greater South Hall area."

*Excerpts from the Citywide Vision Statement, City of Flowery Branch 2025 Comprehensive Plan, June 2006*

### The Opportunity

The creation of Tax Allocation District #1: Old Town and Commercial Gateways is designed to provide the financial incentive to help implement the vision outlined in the City's 2025 Comprehensive Plan. It will assist in financing the substantial sewer infrastructure improvements outlined in that plan, which will provide both local and regional environmental and economic benefits. The redevelopment plan will also help to implement the redevelopment vision for the City's historic Old Town area by helping to fund the substantial improvements to streets, streetscapes, parking areas and other public infrastructure needed to support the new, more intensive mixed-use development called for in the City's vision for this area.

### The Key Challenges

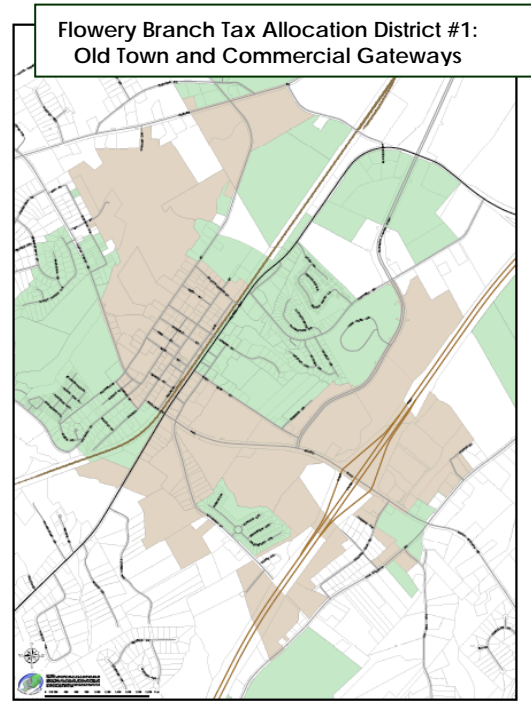
In Old Town and along the commercial corridors linking Old Town to I-985, vacant land, underutilized parcels, aging structures and inadequate sewer infrastructure capacity have greatly limited growth and investment in comparison to other areas of the city and to southern Hall County. That trend has recently changed, with the ongoing construction of the Stonebridge Village Shopping Center at the intersection of Spout Springs and Hog Mountain Roads. The opportunity now exists to leverage that substantial private investment to create additional opportunities along the City's commercial corridors and to stimulate the long desired revitalization of Old Town. However, in order to achieve these opportunities, Flowery Branch must consider substantial public investments to upgrade its sewer infrastructure and inadequate



treatment capacity, to address transportation and parking deficiencies in Old Town and to provide incentives to encourage quality private investment within the area. This redevelopment plan and TAD is proposed in order to utilize tax increment financing for the purposes of implementing the redevelopment vision expressed in the City's 2025 Comprehensive Plan.

### The Redevelopment Area

The City of Flowery Branch has proposed a redevelopment area consisting of 237 tax parcels and nearly 567 acres of developed and undeveloped property. The proposed redevelopment area encompasses the majority of historic Old Town, as well as the City's major underdeveloped commercial corridors between Old Town and I-985. The area also includes the site of the City's wastewater treatment plant, locations where the City is likely to make transportation and infrastructure investments in the future and locations where desired private investment could potentially occur. According to Hall County assessment records, the 2007 market value of all taxable property within the proposed redevelopment area averages roughly \$81,500 per acre. This average is extremely low for a geography that includes the City's prime commercial corridors and its central business district and illustrates the need to encourage revitalization and growth within the area. The boundaries of the redevelopment area and the properties located within it are detailed in the redevelopment plan.



### Grounds for Exercise of Redevelopment Powers and Qualifications for a TAD

Tax Allocation Districts (TAD)s are authorized in Georgia under the Redevelopment Powers Law, Chapter 44, Title 36. A Tax Allocation District is a form of tax increment financing, a tool used to publicly finance certain redevelopment activities in underdeveloped or blighted areas. A TAD derives its funding from the increase in the redevelopment area's *ad valorem* taxes revenues generated by new development. These revenues are placed in a special redevelopment fund for the area and are used to either directly pay for redevelopment costs, to support the issuance of bonds, or to retire other debt incurred to pay for redevelopment costs.

The redevelopment area proposed for the Old Town and Commercial Gateways TAD meets the criteria detailed in the Official Code of Georgia Annotated, Code Section 36-44-2 of the Redevelopment Powers Law. Specifically, this redevelopment plan documents that:

- The proposed redevelopment area has been subject to only limited growth and development through private enterprise and would not reasonably be



anticipated to be developed to its fullest economic potential without the approval of the redevelopment plan;

- The current condition of the area is less desirable than its redevelopment into a cohesive, mixed-use area that would include residential, retail and commercial uses, consistent with the City's Comprehensive Plan and vision for the area;
- The proposed future land uses would bring the proposed redevelopment area in line with the planning goals of the City and Hall County. The redevelopment plan conforms to the City's adopted Comprehensive Plan; and
- The demographic data presented in this report reveal that the redevelopment area has experienced a significantly slower population growth rate than the surrounding area and Hall County as a whole. The resident population of the redevelopment area is generally less affluent and less educated than the surrounding community and contains fewer homeowners. The housing stock is also older and lower valued than the surrounding area. All of these conditions are consistent with statutory objectives for redevelopment areas under the redevelopment powers law.

*It is found and declared that economically and socially depressed areas exist within counties and municipalities of this state and that these areas contribute to or cause unemployment, limit the tax resources of counties and municipalities ... It is, therefore, in the public interest that such areas be redeveloped to the maximum extent practicable ... To encourage such redevelopment, it is essential that the counties and municipalities of this state have additional powers to form a more effective partnership with private enterprise to overcome economic limitations that have previously impeded or prohibited redevelopment of such areas.*

*Official Code of Georgia Annotated, Code Section 36-44-2*

### Redevelopment Plan Highlights

The proposed TAD is intended to support the development of a mix of residential and commercial uses designed to make the redevelopment area a vibrant place to live, work and shop. The current development plan includes the following elements:

**NOTE:**  
[1] Preliminary forecast based on private investments that are either under consideration or can be reasonably anticipated at this time.

| Redevelopment Plan Summary                |          |  |
|---|----------|--|
|   | Units/SF | Estimated Market Value at Build Out (\$Millions) [1] |
| <b>Old Town</b>                           |          |  |
| Residential Townhomes and Condos          | 125      | \$21.4   |
| Village Retail and Office Infill          | 15,000   | \$1.0  |
| <b>Commercial Corridors</b>               |          |  |
| Stonebridge Village and Out-Parcels       | 505,000  | \$40.5   |
| Other Highway Business Development        | 800,000  | \$60.0   |
| <b>Total Estimated Private Investment</b> |          | <b>\$122.9</b>                                       |



The redevelopment projects anticipated in this plan will be constructed over the next 5 to 10 years. Initial phases of commercial development are currently underway along Spout Springs Road. The former Country Craft Furniture complex in Old Town was also recently demolished and the property owners are planning a mixed-use development on that site. Over time, the completion of these and other projects could result in the construction of 125 housing units and more than 1.3 million square feet of retail and commercial space within the redevelopment area, with a projected total market value of \$122.9 million.

**Anticipated Tax Allocation District Funding**

The private investment outlined in the previous table is expected to generate an incremental gain of approximately \$89.6 million in net taxable value over the existing values of these same parcels. Using current City, County and School District millage rates, this new valuation is projected to generate \$1.15 million in annual property tax increment upon completion of the proposed projects.

| <b>Summary of TAD Revenues (Millions)</b>                          |          |
|--|----------|
| Estimated value of private capital investment                      | \$ 122.9 |
| Estimated increase in taxable full market value over existing base | \$ 89.6  |
| Estimated net increase in TAD digest (40%) value                   | \$ 41.3  |
| Estimated Annual property tax increment at full build out          | \$ 1.03  |

**Infrastructure Funded with TAD Proceeds**

Assuming a 25 year issue and based upon typical debt coverage ratios and interest rates on TAD bonds, this incremental revenue could support the issuance of \$11.2 million in bonds to fund infrastructure improvements. Alternatively, rather than issuing TAD bonds, the City may opt to contribute all or part of projected annual tax increment toward debt service on general obligation bonds or sewer infrastructure bonds. Because such bonds typically have lower interest rates, debt coverage ratios and reserve requirements, the City may be able to leverage more financing by using alternatives to conventional TAD bonds. Decisions concerning optimal uses and financing mechanisms for TAD proceeds would be made at the time of future bond issues.

The proceeds from the proposed TAD will be used to fund a number of infrastructure improvements in the district, which are described in more detail in this redevelopment plan. These infrastructure projects will cost far in excess of anticipated TAD proceeds and TAD funds will be used to supplement and leverage other public and private sources. The following allocation of expected TAD proceeds represents an understanding of the City’s needs and costs at the present time. They are subject to change and modification to respond to changing market conditions and updated cost estimates at the time of construction. It is anticipated a total of approximately \$11.2 million in TAD proceeds would be committed as follows:



| Estimated Allocation of TAD Proceeds  |                      |
|---|----------------------|
| Item  | Estimated Cost       |
| 1. Contribution to wastewater treatment plant improvements  | \$ 6,500,000         |
| 2. Old Town traffic, parking and streetscape improvements   | \$ 1,250,000         |
| 3. Direct developer contributions to write down redevelopment costs   | \$ 850,000           |
| 4. Capitalized interest, debt service reserves and bond issuance costs  | \$ 2,550,000         |
| 5. City of Flowery Branch expense reimbursements  | \$ 100,000           |
| <b>Total Initial TAD Funding Request</b>  | <b>\$ 11,250,000</b> |
| Categories and cost allocations are estimates as of November 2007 and are subject to revision as the Redevelopment Plan is implemented. |                      |

**Tax Allocation Increment Base**

On or before December 31, 2007, the Flowery Branch City Council, acting as the redevelopment agent, will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the proposed tax allocation district. The base is estimated in the following exhibit:

| Flowery Branch Tax Allocation District #1:<br>Old Town and Commercial Gateways |               |
|--|---------------|
| Number of Parcels  | 237           |
| Total Acreage  | 566.8         |
| 2007 Full Market Value (all Parcels)   | \$47,500,569  |
| 2007 Taxable Full Market Value (excludes tax exempt property)                  | \$45,123,332  |
| Estimated Taxable Digest (40%) value within the Proposed TAD                   | \$18,049,333  |
| City of Flowery Branch 2007 Consolidated Digest                                | \$226,766,800 |
| Proposed TAD as a percentage of City Digest                                    | 8.0%          |

Future property taxes associated with the certified base value of the TAD are estimated at \$448,345 per year using a combined City, County and School District general fund millage rate of 24.84. These revenues would continue to accrue to the general funds of these taxing jurisdictions assuming they consent to contribute their respective tax increments to the TAD.

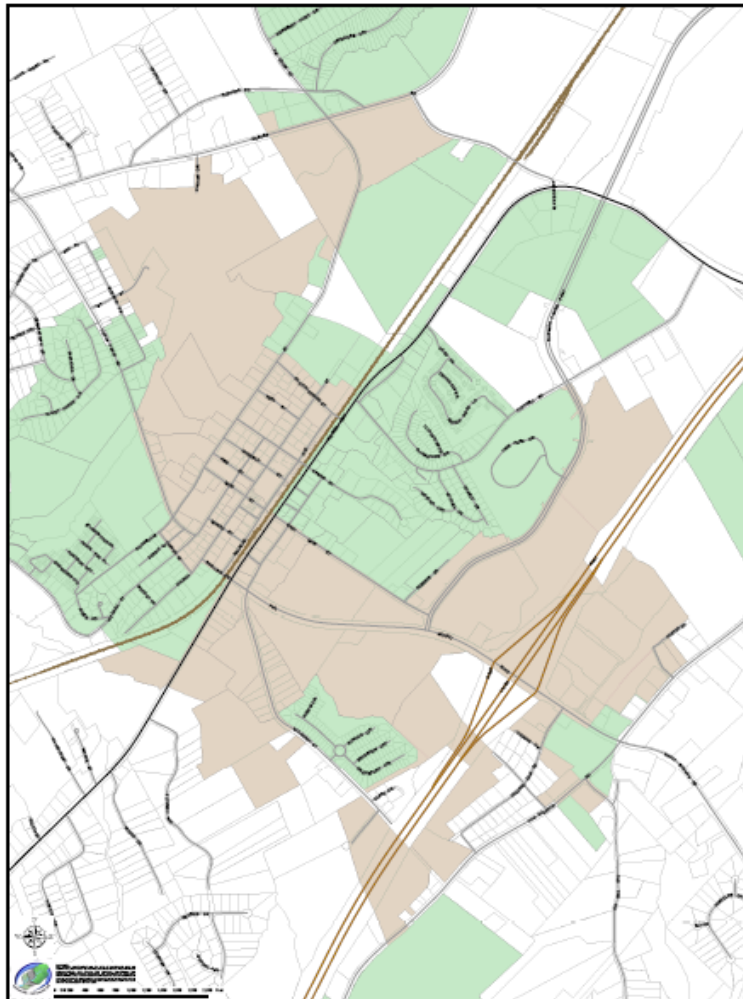


## INTRODUCTION

### GEOGRAPHIC BOUNDARIES (A)

The redevelopment area for the Tax Allocation District #1: Old Town and Commercial Gateways includes the properties within the gray shaded boundary shown below.

**Flowery Branch Tax Allocation District #1:  
Old Town and Commercial Gateways**



NOTES:

- [1] Parcels shaded in gray are within the proposed redevelopment area and TAD. These parcels are also located within the Flowery Branch City Limits.
- [2] Areas in green denote other properties located within the City Limits. Parcels in white are located in unincorporated Hall County.
- [3] For a larger map of the proposed district, see Appendix A.
- [4] Tax Parcel Identification numbers, acreage estimates, listed property owners and values for properties included within the TAD are listed in Appendix B.





## HOW RESIDENTS IN FLOWERY BRANCH AND HALL COUNTY WILL BENEFIT

The following benefits to the City and County will result from the completion of projects envisioned in this redevelopment plan. This plan will:

- Promote high quality, high value commercial and residential development along the key commercial entryways into the City of Flowerly Branch and South Hall County;
- Encourage redevelopment within the City's Old Town Central Business District, consistent with the City's 2025 Comprehensive Plan;
- Assist in financing needed sewer infrastructure improvements at a cost that is affordable to existing ratepayers;
- Provide an expanded job base in construction, retail, service and professional, industries;
- Create new living, working, shopping, dining and entertainment opportunities for Flowerly Branch and Hall County that will serve local residents, retain retail spending within the County and attract shoppers from outside the county;
- Generate new private capital investment in long-neglected property in the Old Town Central Business District that will revitalize residential neighborhoods and expand available commercial services within the historic center of Flowerly Branch; and,
- Generate substantial new annual revenues from sales taxes and business licenses.

## OVERVIEW OF TAX ALLOCATION DISTRICTS

A tax allocation district in Georgia designates an area in which tax increment financing is allowed. Tax increment financing is a redevelopment funding mechanism that captures the future tax benefits of real estate improvements to pay a portion of the present cost of those improvements, as described by the Council of Development Finance Agencies. ([www.cdfa.net](http://www.cdfa.net)) TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country.

In 1985, the Georgia General Assembly authorized the formation of Tax Allocation Districts (TADs) to enable local governments to use tax increment financing of TIF. Tax increment financing is authorized in 48 states and enables communities to use the increased property taxes generated by new development in a designated redevelopment area to finance public costs that are necessary to support that development. Public costs financed through TIF may include water and sewer infrastructure, land acquisition, relocation, demolition, utilities, debt service and planning costs. In Georgia, eligible uses of TAD proceeds include:

- Sewer expansion and repair
- Storm drainage
- Street construction & expansion
- Water supply
- Park improvements
- Bridge construction and repair
- Curb and sidewalk work
- Grading and earthwork
- Traffic control
- Street lighting
- Landscaping
- Property acquisition
- Building acquisition
- Demolition and clearance work
- Parking structures
- Environmental remediation



Cities and counties in Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in blighted or underdeveloped areas. For example, ten TADs have been created in Atlanta alone. Additional TADs have been created in Marietta, Smyrna, Acworth, Holly Springs, Woodstock, East Point, Avondale Estates, Rome, Savannah, Alpharetta, Clayton County and DeKalb County. The first TAD in Hall County was created in late 2006 within the City of Gainesville. Numerous other Georgia cities and counties are now considering creating additional TADs. A TAD offers local governments the opportunity to promote redevelopment projects in areas that would otherwise not receive investment.

The boundaries of a tax allocation district should be drawn in such a way that future tax proceeds (or tax increment) generated by new private investment, can be used to create tangible public benefits to areas in need of redevelopment. A TAD does not create new taxes or cause existing tax rates to increase, either within the district or in the municipality as a whole. Rather, TADs offer a way for local governments to capture future tax revenues that result from new development and reinvest those tax revenues to help making economically marginal projects feasible for the private sector. TADs provide a community with a financing mechanism to implement public improvements that will attract private investment into areas needing redevelopment.

Tax increment financing has become one of the most widely used economic development tools in the United States. Its history of enactment in the states follows the decline of federal and state funding for redevelopment-related activities of the last 30 years. As of mid-2006, the District of Columbia and every state except Arizona has enacted some form of tax increment financing legislation.

A tax allocation district for Flowery Branch will enhance the private development community's interest in pursuing redevelopment opportunities within Old Town's historic residential and commercial districts, as well as under-developed properties along the City's commercial corridors, such as Thurmon-Tanner Parkway, Spout Springs Road, Phil Neikro Boulevard, Gainesville Street, Atlanta Highway and adjacent properties. More importantly, the TAD can provide an interim source of gap financing to enable the City to expand sewer capacity that will be necessary to accommodate future development and growth within these areas, at a cost that is affordable to existing ratepayers within the City's sewer service district. Without this major sewer infrastructure investment, the City will be unable to service future development within the TAD and will lose a major opportunity to attract quality development, jobs and services to Southern hall County.

A TAD will bring Flowery Branch and Hall County additional economic advantages as well. Other Georgia tax allocation districts, redevelopment areas like Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), have demonstrated the benefits of TAD, including:

- **A stronger economic base**—Private development that would not have occurred without the TAD designation is attracted by this incentive.
- **The halo effect**—Several Georgia TADs have generated significant new investment in areas surrounding the TAD as well as within the tax allocation districts.
- **No draw on current tax revenues**—Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.



- **Expanded local tax base**—Other cities have found tax increment financing an effective way to attract private development, new industry and create more jobs, thereby expanding an area's tax base.
- **A self-financing revenue source**—Unlike general obligation bonds that are paid by all taxpayers, TAD bonds are funded entirely by increased tax revenues from new development within the district.
- **High leverage**—Typically TAD funds represent between 5-15% of project costs, leveraging 7-20 times their value in private investment.

In summary, a tax allocation district supports the infrastructure necessary to make an underutilized area attractive to private development, at no additional cost to local taxpayers. It does not create a tax increase for the community, nor does it reduce current tax revenues the community currently receives.

The creation of Tax Allocation District #1: Old Town and Commercial Gateways is designed to provide the financial incentive to help implement the vision outlined in the City's 2025 Comprehensive Plan. It will assist in financing the substantial sewer infrastructure improvements outlined that plan, which will provide both local and regional environmental and economic benefits. The redevelopment plan will also help to implement the redevelopment vision for the City's historic Old Town area by helping to fund the substantial improvements to streets, streetscapes, parking areas and other public infrastructure needed to support the new, more intensive mixed-use development called for in the City's vision for this area. As such, it is a highly appropriate and consistent use of this financing technique as conceived by the Georgia Legislature.



## PROPOSAL

### GROUNDINGS FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts (TAD)s are authorized in Georgia under the Redevelopment Powers Law, Chapter 44, Title 36. A Tax Allocation District is a form of tax increment financing, a tool used to publicly finance certain redevelopment activities in underdeveloped or blighted areas. A TAD derives its funding from the increase in the redevelopment area’s ad valorem taxes revenues generated by new development. These revenues are placed in a special redevelopment fund for the area and are used to either directly pay for redevelopment costs, or to support the issuance of bonds, or retire other debt incurred to pay for redevelopment costs.

In 2001, the Redevelopment Powers Law was amended “to expand the meaning of redevelopment” and “to change the characteristics of areas eligible for designation as redevelopment areas,” among the changes resulting from the legislation. According to Section 36-44-3, “redevelopment area” now means:

Subsection C: “Any open area located within an urbanized or developed area within the corporate limits of a municipality which because of any factor or combination of factors enumerated...substantially impairs or arrests the sound growth of the community.”

Subsection E: “Any areas located within an urbanized or developed area which is substantially underutilized by containing open lots or parcels of land or by containing a substantial number of buildings or structures which are 40 years old or older, or by containing structures or buildings of relatively low value as compared to the value of the structures or buildings in the vicinity of the area...which the local legislative body designates as appropriate for community redevelopment or by any combination of the foregoing factors.”

Subsection F: “Any geographic area designated within the comprehensive plan of a political subdivision for redevelopment which has previously been developed for commercial, residential, industrial, office, or similar or ancillary uses ...in which the current condition of the areas is less desirable than the redevelopment of the area for new commercial, residential, industrial, office or other uses or a combination of uses, including the provision of open space or pedestrian or transit improvements...which the political subdivision has determined to be impairing or retarding the redevelopment of the area.”

### WHY THIS REDEVELOPMENT AREA QUALIFIES FOR A TAD

The City of Flowery Branch has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law, as now or hereafter amended, provided for by Chapter 44 of Title 36 of the O.C.G.A.

- The redevelopment area as a whole meets the definitions of Subsections C, E and F, in terms of being impaired for future development and having a significant need for public investments in transportation improvements, utility infrastructure and public amenities;



- Portions of the redevelopment area are under-developed or have aging and low-value structures that are less desirable than if redeveloped;
- Other portions of the redevelopment area contain underdeveloped or underutilized open parcels; and
- Existing infrastructure is inadequate to support the long-range vision for the redevelopment area, adopted in both the City and County Comprehensive Plans, as a commercial and employment center for South Hall County, and a vibrant, mixed-use residential and commercial community.

## SUMMARY OF PROJECT CONDITIONS

Much of the area proposed for the Redevelopment Area and TAD has been underdeveloped for decades.

The redevelopment area's weaknesses and development issues include, but are not limited to:

- Inadequate parking to support existing commercial and governmental uses in the Old Town area;
- Railroad tracks that complicate access/egress;
- A significant presence of low-valued and substandard housing, much of which is renter-occupied;
- Lack of available funding for needed public improvements, particularly sewer infrastructure and transportation improvements;
- A very small commercial area, not large enough to serve the needs of a rapidly growing Flowery Branch.
- Inadequate sewer capacity to accommodate future development on several undeveloped areas surrounding Old Town.



Threats to its economic future include:

- Inadequate public parking for existing or future development.
- Competition with other retail centers nearby.
- Lack of a downtown resident base to attract new businesses and restaurants.
- Vacant and underutilized parcels are scattered throughout the redevelopment area.
- Inadequate sewage treatment capacity to accommodate future growth.
- High cost to finance sewer capacity improvements given the system's small customer base.





## Current Market Conditions

### Market Demographics<sup>1</sup>

The demographic characteristics of the redevelopment area and proposed TAD reveal the effects of a lack of new investment in the area. Flowery Branch has grown by annexation since the 2000 Census and has incorporated new population in outlying subdivisions such as Sterling on the Lake. This new population has influenced the overall demographics of the community as a whole, which partially masks socioeconomic conditions within the older sections of the City.

For comparative purposes, the following exhibits compare the approximate boundaries of the proposed redevelopment area to immediately surrounding areas and to Hall County. Due to the limitations of data sources and after considering different alternatives, it was determined that the population of the redevelopment area would be most accurately reflected using the 2000 census definition of the Flowery Branch City limits at that time. For the surrounding area, the consultants determined that a two-mile ring surrounding the intersection of Main Street and Railroad Avenue incorporated much of the new growth that has occurred around the redevelopment area since the 2000 Census and was relevant for comparative purposes. Summary graphs are presented in the following section and more detailed data tables and maps are provided in the appendix.

As shown below:

- Since 1990, the population of the redevelopment area has increased at a slower rate than the surrounding region and Hall County. Growth is projected to continue to lag over the next five years.
- Households in the redevelopment area are disproportionately single or single-parent households with significantly lower incomes than the surrounding area or Hall County.
- The housing stock in the redevelopment area is disproportionately renter-occupied with significantly lower owner-occupied housing values than the in the surrounding area or the county.

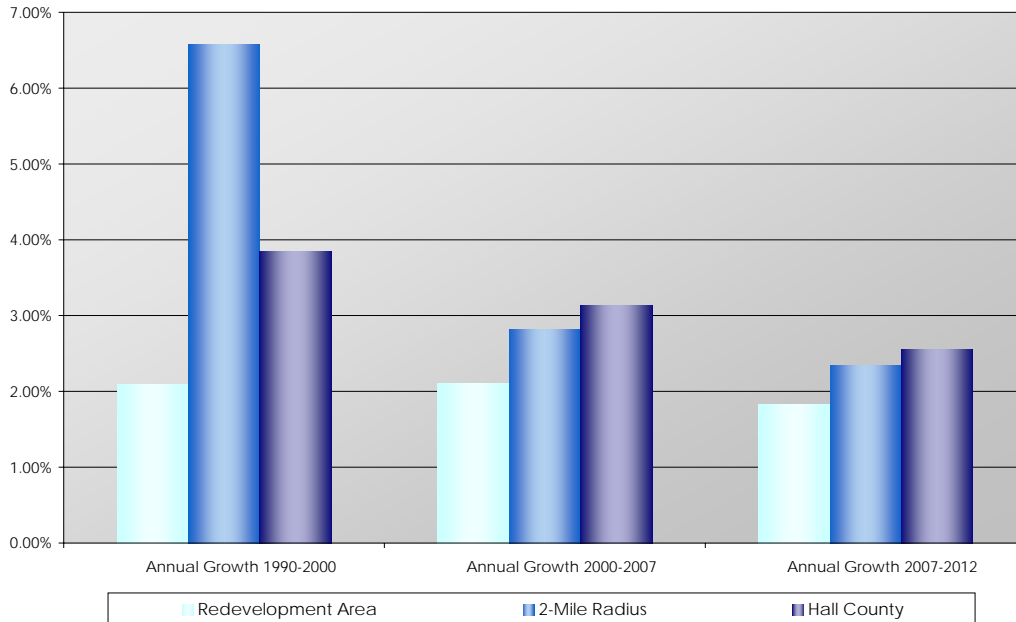
### Population Growth

The approximate population of the redevelopment area is 2,090 in 2007, representing about 1.2% of Hall County's total population. The redevelopment area has increased in population by about 16% since 2000 and is projected to grow 9.5 percent over the next five years. In recent years, the population of Flowery Branch has increased rapidly due to the creation of new developments on its periphery. The City Comprehensive Plan estimated the City's 2007 population to be 5,126. The population of the two-mile ring (which includes the redevelopment area) is estimated by Claritas to total more than 8,000. The population of this area has expanded by an estimated 21.5% since 2000 and is projected to grow by more than 12% over the next five years. Hall County as a whole has also grown more than twice as fast as the redevelopment area (21.4%) since 2000 and is projected to grow by nearly 13.5% by 2012.

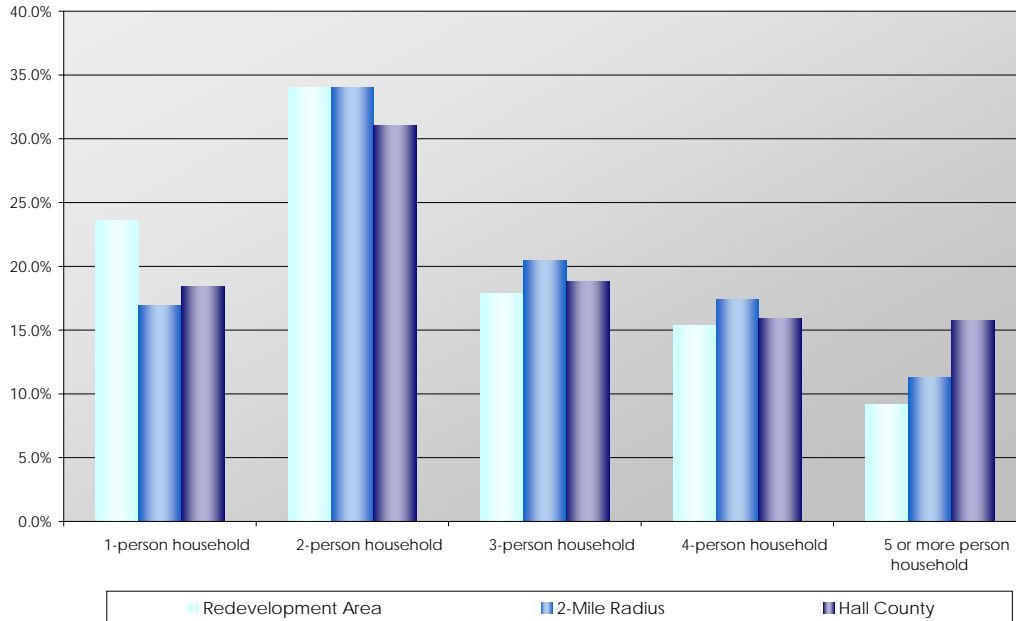
<sup>1</sup> All demographic data comes from Claritas and is for the year 2006.



Average Annual Population Growth Rate 1990-2012



Household Size 2007



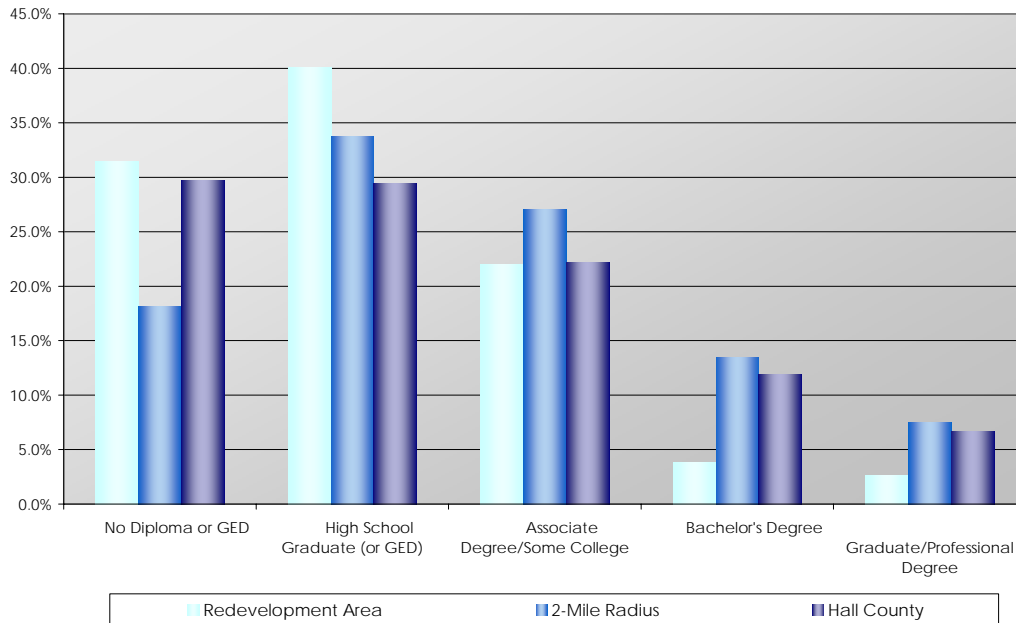
Due in part to the characteristics of the housing stock, the estimated 800 households within the redevelopment area tend to be smaller and younger than the surrounding area and the county. More than 57% of the redevelopment area's households contain of two-persons or fewer and the median age of the population is 32.7 years.



### Educational Attainment

According to the source data, nearly one in three residents of the redevelopment area does not have a high school degree (or GED), a significantly higher proportion than either the surrounding two-mile ring (18.2%) or Hall County (29.7%). Only 6.5% of the redevelopment area's residents have a bachelor or post-graduate degree, compared to 21.0% of the immediately surrounding population and 18.6% of Hall County residents.

Education Attainment for Population Age 25+ 2007



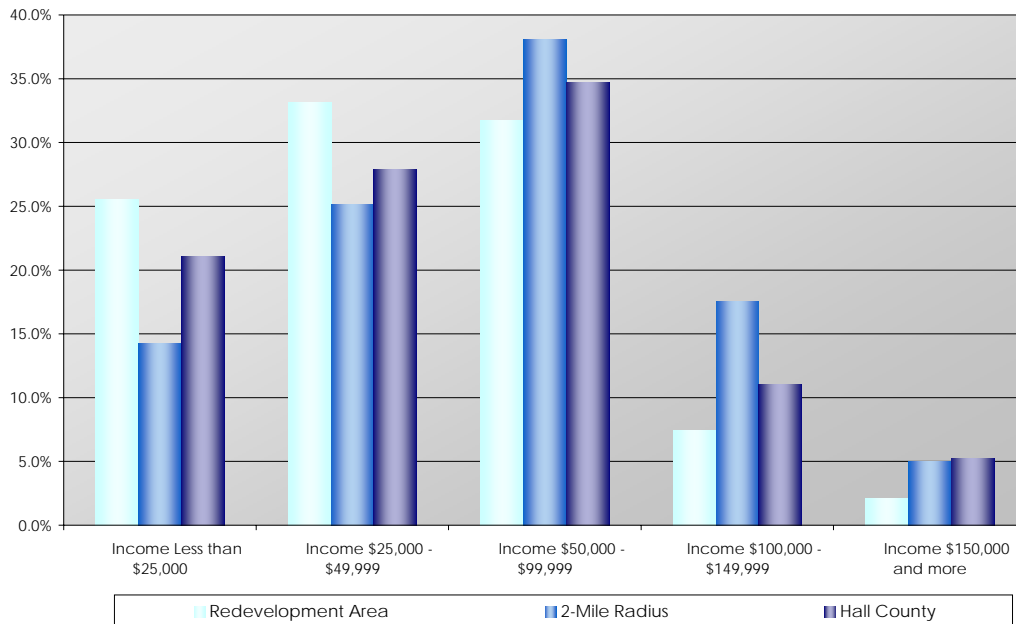
### Household Incomes

The estimated 2007 median household income in redevelopment area is \$43,264, roughly 31% lower than the surrounding two-mile ring (\$62,623) and 15.5% below the County median of \$51,178. Nearly 59% of redevelopment area households earn less than \$50,000 compared to 39.3% in the two-mile ring and 49% in the county.





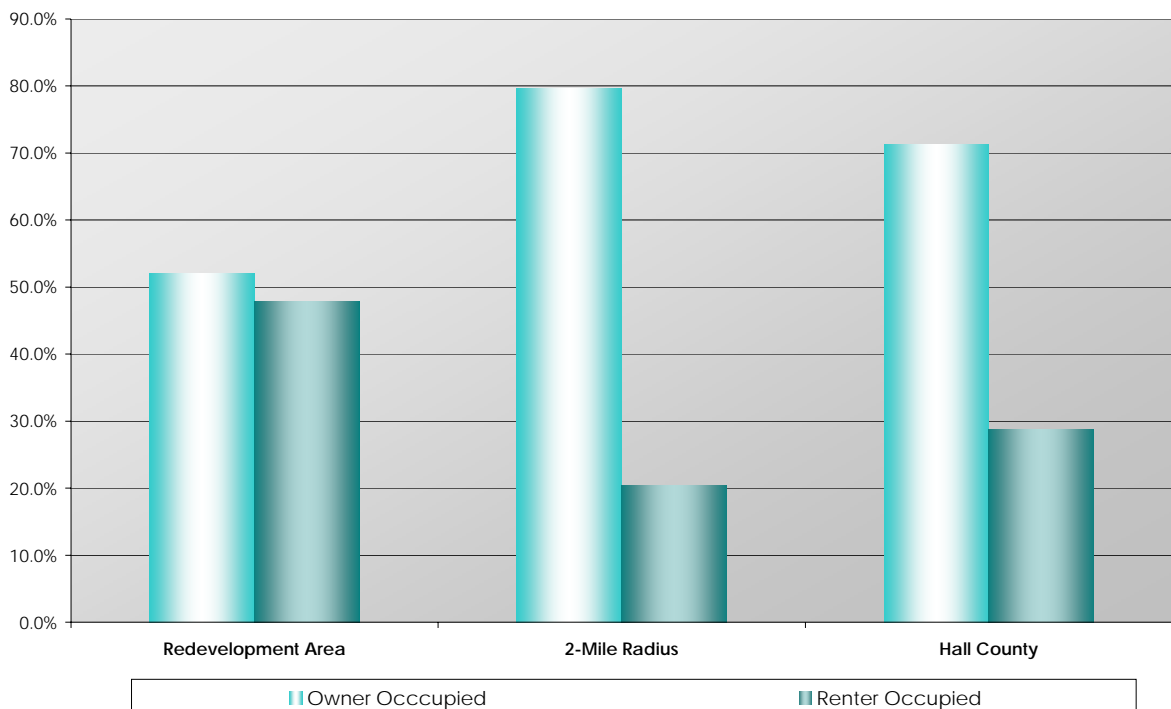
Household Incomes 2007



**Housing Tenure**

In the redevelopment area, only 52% of housing units are owner-occupied, compared to nearly 80% in the two-mile ring and 71.3% in Hall County.

Housing Tenure 2007

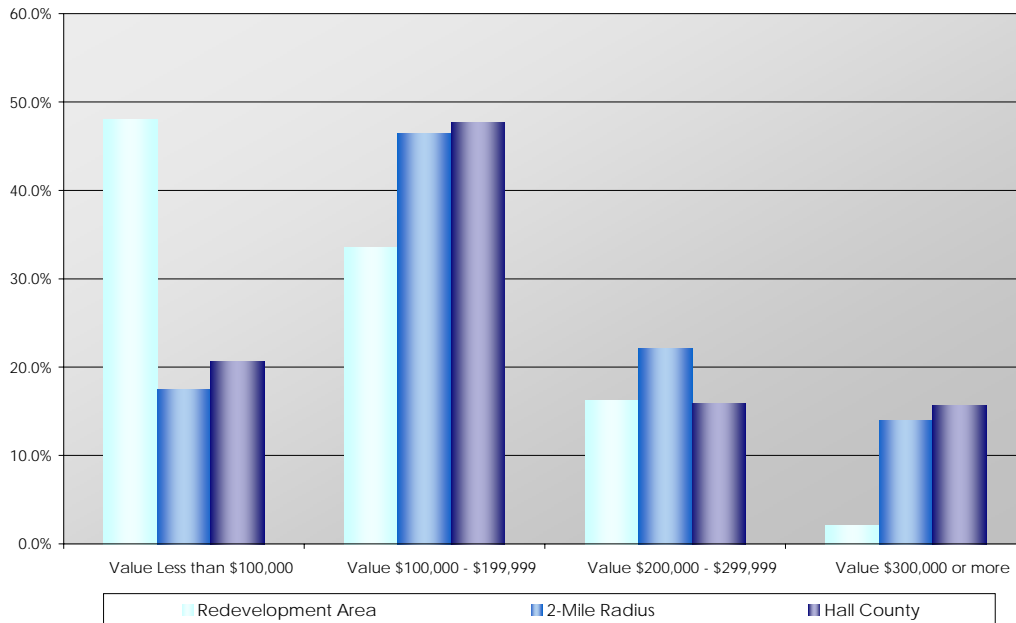




### Owner-Occupied Housing Values

The median value for owner-occupied housing in the redevelopment area is approximately \$104,775, roughly 38% lower than the two-mile ring (\$170,765) and 32% below the median housing value in the county (\$155,182). In the redevelopment area, 48.1% of owner-occupied homes are valued under \$100,000, compared to 17.5% in the two-mile ring and 20.7% in Hall County.

Owner-Occupied Housing Values 2007

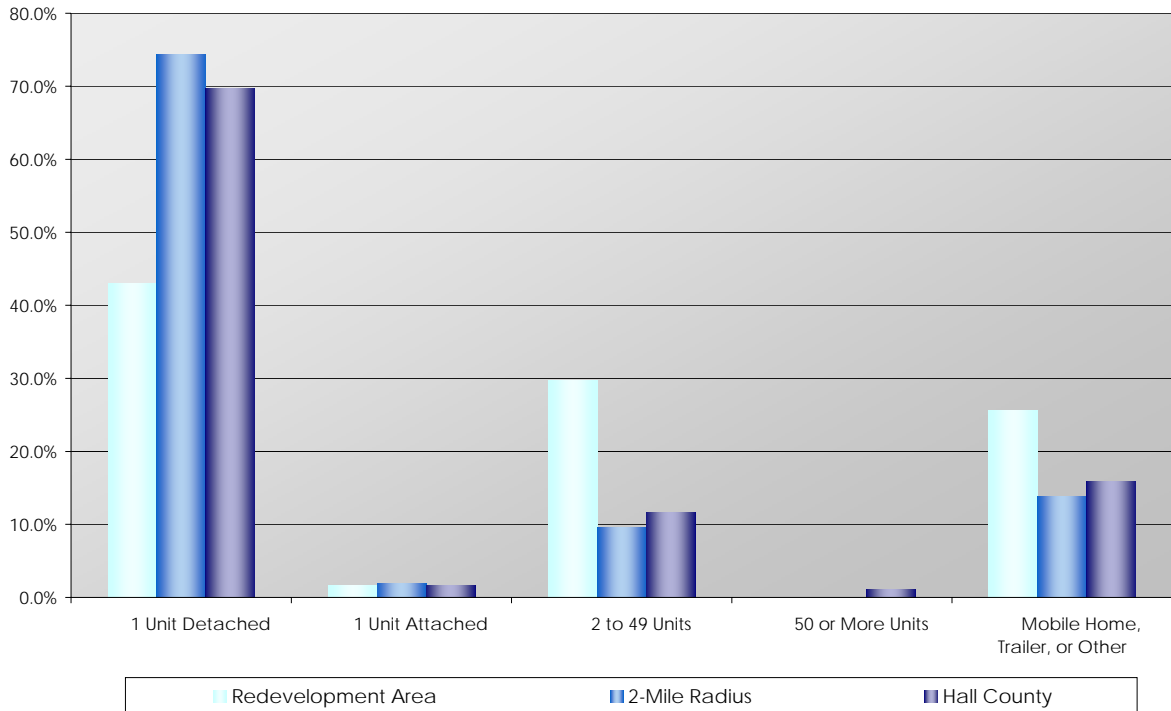


### Housing Type and Age

The redevelopment area also has a much higher concentration of multi-family (2 or more unit attached) housing and mobile homes (55.4% of the housing stock) than either the two-mile ring (23.5%) or Hall County (28.5%). The age of housing in the redevelopment area is also older. More than 27% of the housing stock in the redevelopment area was built prior to 1970, compared to only 15.2% for the two-mile radius and 21.2% for Hall County.



Distribution of Housing Units by Number of Units in Structure: 2007



In summary, the preceding demographic comparison reveals that the geography which approximates the physical boundaries of the redevelopment area has experienced significantly slower population growth than the surrounding area or Hall County. The resident population of the redevelopment area is generally less affluent and less educated than the surrounding community and contains fewer homeowners. The housing stock is also older and lower valued than the surrounding area. All of these conditions are consistent with the statutory objectives for redevelopment areas under the redevelopment powers law.

**PLAN VISION AND GOALS**

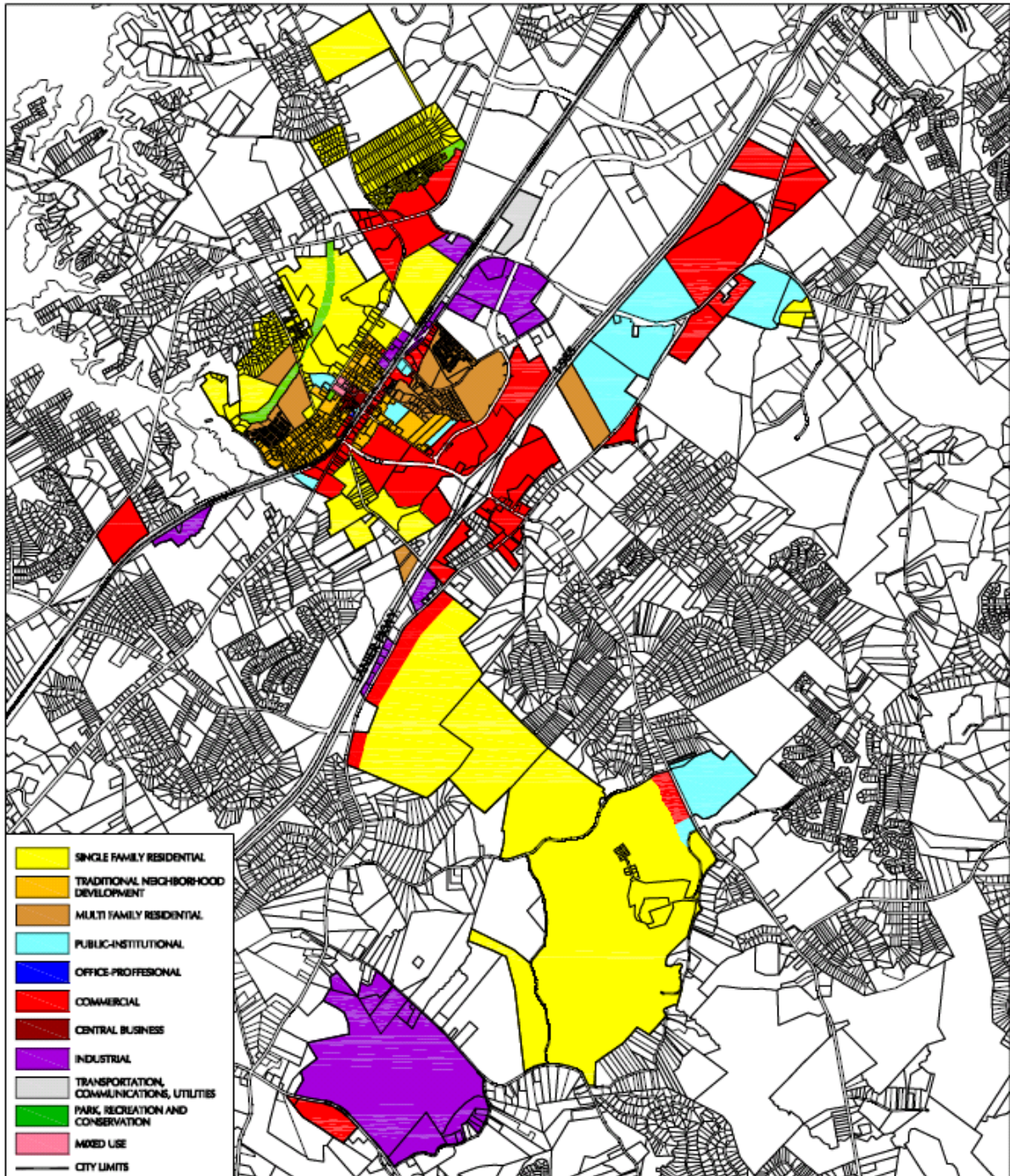
**PROPOSED LAND USES AFTER REDEVELOPMENT (C)**

The City of Flowery Branch has enacted a 2025 Future Land Use Map, which indicates that the Redevelopment area will retain a mix of commercial (with an emphasis on retail uses), single- and multi-family residential, traditional neighborhood development, and central business district uses. In addition, the goal and vision for Old Town specifically states that it “will be a compact area corresponding with the city’s downtown core and including surrounding residential areas and the two established historic districts. Old Town will incorporate redevelopment and revitalization



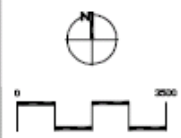


objectives of a compact, attractive, pedestrian-friendly downtown: "The Gem of South Hall."<sup>2</sup>



Date: JULY 2006  
 Revisions: \_\_\_\_\_  
 Project No: 0200  
 Scale: 1"=500' - GF  
 Drawn: LR  
 Checked: AW

**CITY OF FLOWERY BRANCH**  
 FLOWERY BRANCH, GEORGIA



**FUTURE LAND USE**

<sup>2</sup> 2025 Comprehensive Plan, City of Flower Branch, GA, Adopted June 2006, page 61.



In order to achieve this vision, Flowery Branch will need to make significant public investments to address transportation and parking issues, increase the City's sewer capacity to accommodate growth, provide financial incentives to encourage investment in redevelopment and improve public amenities and services, particularly within the Old Town Area.

This redevelopment plan and TAD will serve as an important implementation tool to achieve several of the City's 2025 plan goals. As shown in the following table (excerpted from the comprehensive plan), the City anticipates a significant increase in the amount of developed residential and commercial land uses over the next 20 years. Much of this added development is expected to occur within the proposed redevelopment area.

**Table 9.2  
Existing and Future Land Use  
and Land Use Change, 2005-2025  
City of Flowery Branch**

| Land Use                               | 2005         |                       | 2025         |                       | Net Change in Acreage |
|--|--------------|-----------------------|--------------|-----------------------|-----------------------|
|  | Acreage      | Percent of Total Area | Acreage      | Percent of Total Area |                       |
| Agriculture and forestry               | 173          | 4.6%                  | 0            | --                    | -173                  |
| Residential, single-family             | 413          | 10.9%                 | 1,800        | 47.7%                 | +1,387                |
| Traditional Neighborhood Development   | n/c          | --                    | 142          | 3.8%                  | n/a                   |
| Residential, multi-family              | 182          | 4.8%                  | 121          | 3.2%                  | -61                   |
| Public-Institutional                   | 263          | 7.0%                  | 379          | 10.0%                 | +116                  |
| Transportation/Communication/Utilities | 31           | 0.8%                  | 75           | 2.0%                  | +44                   |
| Commercial                             | 188          | 5.0%                  | 573          | 15.2%                 | +385                  |
| Industrial                             | 460          | 12.2%                 | 507          | 13.5%                 | +47                   |
| Mixed-Use                              | n/c          | --                    | 153          | 4.0%                  | n/a                   |
| Parks, Recreation, Conservation        | 0            | --                    | 20           | 0.5%                  | +20                   |
| Vacant/Undeveloped                     | 2,064        | 54.7%                 | 0            | .1%                   | -2,060                |
| <b>Total</b>                           | <b>3,772</b> | <b>100%</b>           | <b>3,772</b> | <b>100%</b>           | <b>--</b>             |

Source: The Jaeger Company, October 2005. Revised August 1, 2006 to account for Lafarge Annexations (372 acres of industrial land and 88 acres of vacant land added to existing land use; 372 acres of industrial land, 28 acres of commercial land use, and 60 acres of single-family residential land use added to future land use.



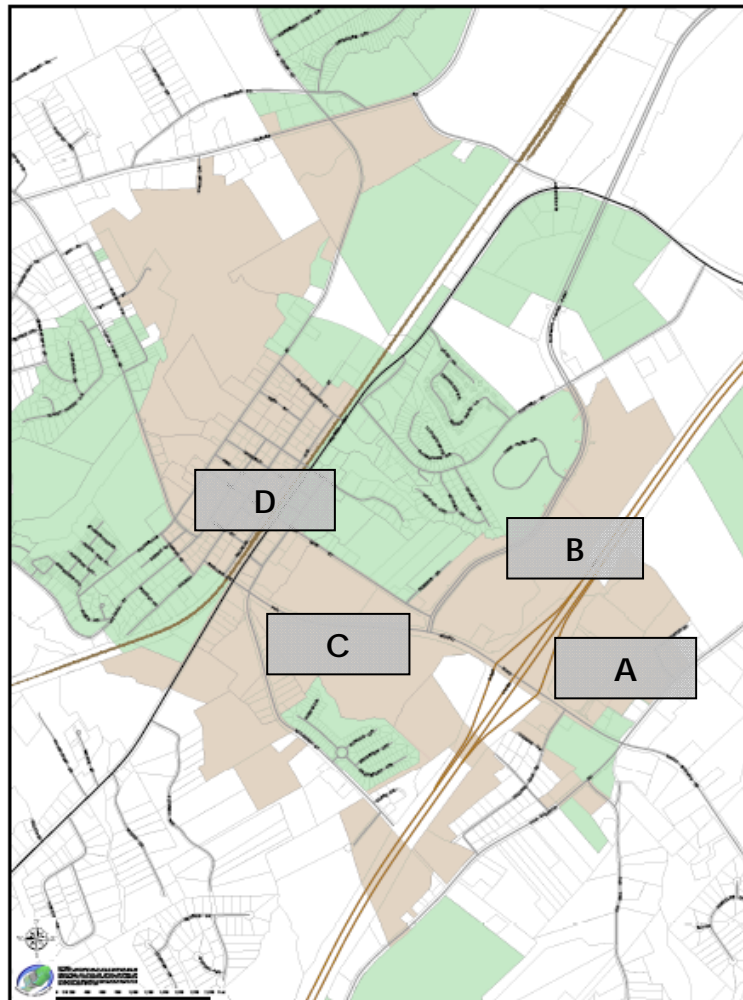
**Comprehensive Plan Vision  
Illustrative Desirable Pedestrian Scale Commercial Development**



## PROPOSED REDEVELOPMENT PROJECTS (D)

The Old Town and Commercial Gateways TAD redevelopment area contains several large underutilized parcels that could be developed or redeveloped. The following map shows the general locations of ongoing and future redevelopment projects that possess the potential to generate private investment and substantial tax increment within the proposed TAD. These investments are generally described below.

Map of Proposed Redevelopment Projects



### SPOUT SPRINGS ROAD RETAIL (A)

Several parcels located at the intersection of Spout Springs and Hog Mountain Roads are currently being developed as a shopping center to be anchored by a Target, Kohl's Department Store and Home Depot. The entire project, including out-parcels is expected to contain more than 500,000 square feet of retail development on approximately 31 acres. Based on current full-market values of other comparable



shopping centers in the immediate area, the proposed development is projected to have a taxable full market value (FMV) of more than \$40.5 million when completed.

**THURMON – TANNER PARKWAY AND PHIL NEIKRO BOULEVARD (B,C)**

The ongoing retail development along Spout Springs Road has generated additional development interest along other nearby commercial corridors, particularly Thurmon-Tanner Parkway and Phil Neikro Boulevard. Over time, it is estimated that these areas could support development of 800,000 SF of additional retail, industrial and office space on approximately 140 undeveloped acres, provided that adequate sewer capacity is available to accommodate demand. Future development at these locations could produce another \$60 million in taxable FMV within the proposed TAD.

**OLD TOWN REDEVELOPMENT OPPORTUNITIES (D)**

The Old Town Historic District currently contains several older industrial, warehousing and accessory structures that occupy approximately 5.2 acres in multiple parcels. Over time, these properties can eventually support higher-valued residential and mixed-use development. It is initially estimated that the Old Town area can support 125 residential units in townhouse and condominiums buildings, supported by 15,000 SF of neighborhood retail and office uses in mixed-use development. These uses are projected to have a taxable FMV of roughly \$22.3 million at completion.



The exhibit below summarizes the impacts of the redevelopment opportunities described in this section. Collectively, these projects could generate a total investment of nearly \$98.6 million. The current FMV of the existing parcels totals just over \$9.0 million, which produces an estimated incremental increase of \$89.5 million in taxable value. After making an adjustment for residential exemptions, these projects are projected to increase the City's digest by more than \$41.3 million at completion and generate an incremental annual increase of more than \$1.03 million in combined City, County and School District general fund millage.



Bleakly Advisory Group

**TAD MODEL**

Flowery Branch Redevelopment Plan  
 Flowery Branch, GA  
 Investment Potential and Tax Increment: All Projects  
 Run Date: 11/5/2007

|  |           |                   |
|--|-----------|-------------------|
| <b>Projected Tax Increment</b>                               |           |                   |
| Projected Taxable Value of TAD Investment                    | \$        | 98,608,000        |
| Less Existing Base   | \$        | (9,026,870)       |
| <b>Total Estimated Tax Increment</b>                         | <b>\$</b> | <b>89,581,130</b> |
| Estimated Net Taxable Digest (40%) Value                     | \$        | 41,360,852        |
| City/County/School District General Fund Millage             | \$        | 24.84             |
| <b>Estimated Annual Incremental Tax Revenue at Build Out</b> | <b>\$</b> | <b>1,027,404</b>  |
| <i>Source: Bleakly Advisory Group</i>                        |           |                   |



---

## CONTRACTUAL RELATIONSHIPS (E)

Pursuant to O.C.G.A. §34-44-3(a), the Flowery Branch City Council will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In the future, the City Council may choose to create a redevelopment agency as described in the 2025 Comprehensive Plan and may choose to delegate its responsibilities as redevelopment agent to that entity. Until such time, however, the City Council, either directly or through its designees, may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities, including the Hall County School Board, Hall County and other stakeholders, as well as with various City of Flowery Branch departments involved in implementing this redevelopment plan.
2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.
3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.
4. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.
5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by the City.
6. Enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis and other related services.
7. Perform such other duties as necessary to implement the redevelopment plan.

## RELOCATION PLANS (F)

As is currently foreseen, no relocation of tenants or residents from private homes is anticipated within the proposed Old Town and Commercial Gateways Redevelopment Area and TAD. In the future should the relocation of existing homes or businesses be required, such relocation expenses may be provided for under all applicable federal, state and local guidelines if public funds are used for property acquisition. Such funding sources require relocation benefits to be offered to tenants and users for relocation.





## ZONING & LAND USE COMPATIBILITY (G)

The majority of the land area within the Old Town and Commercial Gateways redevelopment area is currently zoned for commercial and mixed uses. Substantial areas are also zoned for residential development in single-family, multi-family and Planned Unit Development (PUD) designations. Zoning categories within the redevelopment area include<sup>3</sup>:

### A: Agricultural District

The Agricultural District is established to maintain those areas within the City of Flowery Branch that are not intended to convert to urban or suburban development in the short term.

### R-1: Residential, Detached Single Family, Low-Density District

This zoning district is intended to implement the “Single-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the “suburban residential” character area established in the comprehensive plan.

### R-3: Residential Multi-Family District

This zoning district is intended to implement the “Multi-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the “urban density communities” character area established in the comprehensive plan.

### PUD: Planned Unit Development District

This zoning district is intended primarily to implement the “Single-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch, in a way that meets objectives that cannot necessarily be accomplished by conventional residential zoning districts. It is also intended to implement the “suburban residential” character area established in the comprehensive plan but may also be used to implement the “traditional neighborhood development” character area.

### HB: Highway Business District

This zoning district is intended to implement the “commercial” designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the “activity center” and “mixed use” character areas established in the comprehensive plan. Centered at the interchange of Spout Springs Road and I-985, and also extending north and south along Hog Mountain Road, this zoning district will be an accessible center of businesses, services, and complementary uses, which may include traditional neighborhood development and mixed-use developments, contributing extensively to the economic base of the city.

<sup>3</sup> Zoning descriptions are provided in the 1998 Zoning Ordinance of the City of Flowery Branch, rev. 12/20/05

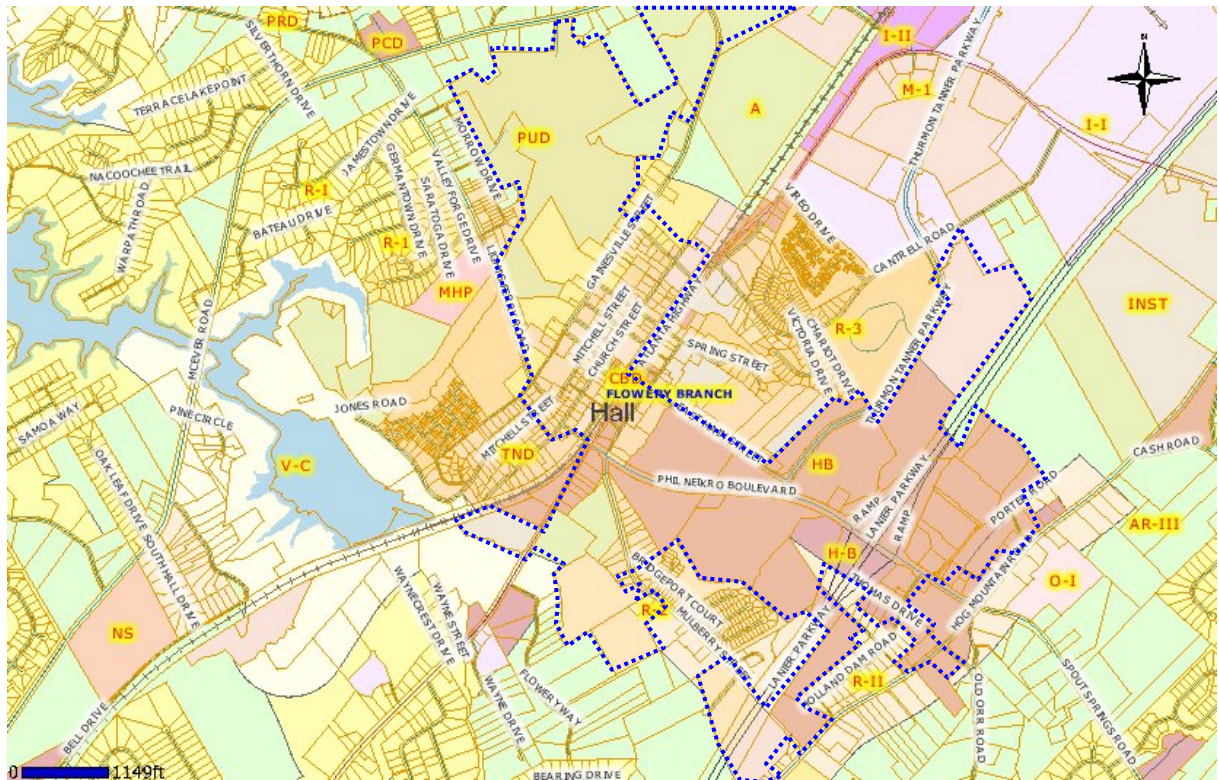


**CBD: Central Business District**

This zoning district is intended to implement the “central business” designation of the future land use plan contained within the comprehensive plan of the City of Flowerly Branch. It is also intended to implement the “Town Center” and “mixed use” character areas established in the comprehensive plan.

**O-P: Office-Professional District**

This zoning district is intended to implement the “Office-Professional” designation of the future land use plan contained within the comprehensive plan of the City of Flowerly Branch. It is also intended to implement the “Institutional Campus” character area established in the comprehensive plan and may be appropriate within neighborhood commercial and activity center classifications shown on the character area map. The Office-Professional district is intended to encourage and provide suitable areas for professional, medical, research and scientific functions, general offices, and certain related activities. This district is intended to apply to single-function office buildings and to planned office parks and planned office complexes. In some cases, the OP district may be appropriate as a transition between a commercial zoning district and a single-family or multi-family residential zoning district.



..... Approximate TAD Boundaries.



## METHOD OF FINANCING / PROPOSED PUBLIC INVESTMENTS (H)

Unfortunately, Flowerly Branch's existing wastewater treatment capacity and utility infrastructure are inadequate to realize the economic development potential and community vision for the Old Town Historic District and the City's major commercial corridors, as called for in the 2025 Comprehensive Plan. While some development projects are occurring, a Tax Allocation District is needed to help finance the required utility investments and other public infrastructure that will be necessary to accommodate future growth beyond investments that are already in the pipeline.

### SUMMARY OF POTENTIAL PUBLIC INVESTMENTS WITHIN THE PROPOSED TAD

The following outline contains a list of 18 needed public infrastructure investments within the proposed redevelopment area that could be partially or entirely financed through TAD bond proceeds or some combination of general obligation bonds, utility bonds, water and sewer user fees, water/sewer connection fees, private developer contributions for off-site improvements or future SPLOST revenue. In addition, it is likely that direct financial contributions of TAD proceeds may be needed to enhance the development feasibility of certain redevelopment projects within Old Town. Those potential TAD contributions are unknown at this time and are not itemized below.

#### Transportation

1. Lights Ferry Road – Snelling Street connection and grade separation of CSX Railroad and Snelling Street intersection.
2. Pine Street extension from Lights Ferry Road to Railroad Avenue.
3. One-Way pairing of streets in historic downtown area.
4. Construction of several off-street parking facilities within the downtown area.
5. Construction of pedestrian improvements (sidewalks, streetscapes and bicycle lanes) within the downtown area.
6. Construction of upgrades for Chattahoochee Street/Gainesville Street intersection.
7. Construction of pedestrian and median improvements along Thurmond Tanner Parkway (from Phil Neikro Boulevard to Cantrell Road).
8. Construction of off-ramp upgrades for I-985/Spout Springs Road interchange. The current configuration of the bridge will not allow for the installation of additional through lanes that will be necessary to support development of the Hall Creek Village site (87 acres between Thurmond Tanner Parkway and I-985).
9. Construction of roadway improvements to Mulberry Street and Atlanta Highway to facilitate proposed 100 acre industrial park.

#### Wastewater Treatment Plant/ Sanitary Sewer System

10. Expand capacity of wastewater treatment plant to 2.5 MGD.



11. Replace obsolete sewer lines within the downtown area.
12. Replace and upgrade the Lights Ferry Road lift station.
13. Extend reuse water lines along Spout Springs Road and Thurmond Tanner Parkway.

**Domestic Water System**

14. Replace obsolete water lines within the downtown area.
15. Replace and upgrade the Gainesville Street water storage tank.
16. Develop additional water sources (construct new ground wells).

**Storm Sewer System**

17. Development of community detention facilities within the historic downtown area.
18. Replace and upgrade obsolete storm sewer system along Railroad Avenue and Atlanta Highway.

Costs associated with the above improvements have not been fully estimated, but are certain to exceed by a substantial margin, any public financing that may be leveraged through future TAD bond issues alone. Planned wastewater treatment facility improvements alone are expected to exceed \$12.1 million. Therefore, this redevelopment plan envisions TAD proceeds to be used to leverage and enhance other sources of public financing, as well as private development contributions.

It is anticipated that the tax base within the redevelopment area will increase in the future through the private investment stimulated by the implementation of the redevelopment plan and the issuance of bonds. Bonds may be traditional tax allocation bonds or, alternatively, tax increment may be contributed as revenue to reduce debt service obligations on general obligation bonds or utility bonds. In particular, future tax increment generated through the TAD may be used to as supplemental revenue to help write down annual debt service on sewer bonds and lower rate impacts on existing customers until such time as new capacity is sold and system usage increases to the point of stabilizing rates.



Based on the projections of tax increment associated with the proposed redevelopment projects, the TAD could potentially generate \$1.03 million in annual incremental tax revenues associated with the general fund portion of City, County and School District millage. If that incremental revenue were dedicated to finance one or more TAD bonds, it would be possible to leverage \$11,250,000 in TAD financing using the assumptions outlined in the above exhibit. A hypothetical distribution of those proceeds is also outlined in the following exhibit. Because the provision of additional sewage treatment capacity is critical to supporting future development within the TAD, the bulk of the projected proceeds would be used to pay down the expected capital cost of expanding and upgrading the City's existing treatment facility.



**TAD MODEL**

Flowery Branch Redevelopment Plan  
 Flowery Branch, GA  
 Estimated uses of TAD Bonding Proceeds  
 Run Date:

11/5/2007

|  |               |           |                   |
|--|---------------|-----------|-------------------|
| <b>Bondable Property Tax Increment</b>                         |               | <b>\$</b> | <b>856,170</b>    |
| <b>Estimated Total TAD Bond Proceeds [1]:</b>                  | <b>100.0%</b> | <b>\$</b> | <b>11,250,000</b> |
| Contribution to Wastewater Treatment Plant Improvements        | 57.8%         | \$        | 6,500,000         |
| Old Town Traffic, Parking and Streetscape Improvements         | 11.1%         | \$        | 1,250,000         |
| Direct contributions to write down redevelopment project costs | 7.6%          | \$        | 850,000           |
| Capitalized interest and reserves                              | 20.2%         | \$        | 2,275,000         |
| Bond Issuance Costs  | 2.4%          | \$        | 275,000           |
| City of Flowery Branch Expense Reimbursements:                 | 0.9%          | \$        | 100,000           |

**NOTES:**

[1] Assumes use of TAD bond financing over 25 years, 1.25 debt coverage at 6% interest.

Source: Bleakly Advisory Group

**ASSESSED VALUATION FOR TAD (I)**

Based on 2007 Hall County Assessments and summarized in the following exhibit, the current Full Market Value (FMV) of all property within the proposed 566.8 acre TAD is estimated to be approximately \$47.5 million, including tax exempt parcels. Excluding city-owned and other private tax exempt property, the taxable full market value of the TAD is estimated at \$45.1 million and the taxable digest (40%) value is estimated at \$18.05 million. This equates to an average taxable digest of roughly \$31,850 per acre spread over the entire redevelopment area and TAD. Considering that the proposed TAD encompasses the central business district of Flowery Branch, as well as prime commercial frontage along I-985, the under-developed and unrealized potential of this area is clearly evidenced in the data.



Flowery Branch Redevelopment Plan  
 Flowery Branch, GA  
 Preliminary Estimated TAD Value (Real Property Only)  
 11/5/2007

| Property Type                            | Accounts/<br>Parcels | Acres        | Estimated<br>Digest Value | FMV                  |
|--|----------------------|--------------|---------------------------|----------------------|
| Taxable Property                         | 218                  | 553.6        | \$ 18,049,333             | \$ 45,123,332        |
| Tax Exempt                               | 14                   | 12.8         | \$ -                      | \$ 2,377,237         |
| Railroads and Utilities                  | 5                    | 0.4          | \$ -                      | \$ -                 |
| <b>Total Estimated TAD Base</b>          | <b>237</b>           | <b>566.8</b> | <b>\$ 18,049,333</b>      | <b>\$ 47,500,569</b> |
| Projected Increment from New Development |                      |              | \$ 41,350,852             | \$ 89,556,130        |
| Projected Increase                       |                      |              |                           | 229%                 |

Source: Hall County Tax Assessment Records and Bleakly Advisory Group.



Total taxes generated from the current base value, estimated to be approximately \$464,000 net of exemptions in 2007 based on actual tax bills, will continue to flow to the three affected tax jurisdictions—the City of Flowery Branch, the Hall County School District and Hall County—during the operation of the TAD. At the completion of projected redevelopment projects, the digest value within the TAD is projected to dramatically increase to approximately \$59.4 million, an increase of \$41.35 million or 229% over the existing base value of the district.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City will request that the Commissioner of Revenue of the State of Georgia certify the tax base for 2007, the base year for the proposed tax allocation district. Upon completion of the redevelopment projects outlined in this plan, this tax allocation district is projected to have a Full Market Value of \$137.06 million and a taxable digest value of \$59.4 million.

### HISTORIC PROPERTY WITHIN BOUNDARIES OF TAD (J)

Flowery Branch’s history is traced back to 1871, and creation of the town is directly related to the building of the railroad. The City’s historic properties reflect a long period of the growth of the town. Buildings associated with the history of transportation, including the railroad depot and two historic gas stations, are also present in Flowery Branch and are representative of the town’s developmental history.

According to the 2025 Comprehensive Plan, Flowery Branch has one listing in the National Register of Historic Places and two local historic districts. The majority of properties located within these historic districts are also within the boundaries of the proposed TAD. The Flowery Branch Commercial District (see map), was listed on the National Register in 1985 and recognizes the historic





significance and distinctive architectural character of the collection of commercial buildings along Main Street. The Railroad Historic District runs along Atlanta Highway/Georgia 13 and includes the city cemetery, several residential buildings dating from the late nineteenth and early twentieth century, a factory associated with the Georgia Shoe Manufacturing Company, two early-twentieth century gas stations, and a small group of houses built during the 1940s and 1950s at the northern edge of the district.

The Cotton Historic District extends from the south end of Railroad Avenue to Main Street, then along Main Street to its western terminus, taking in the commercial buildings listed on the National Register in 1985 as well as the Mooney Manufacturing complex, and eight houses constructed from circa 1890 to 1910. A field survey of historic properties located within the city limits of Flowery Branch began October 15, 2003 and was completed by December 15, 2003. That survey identified and catalogued 160 historic resources. A large percentage of these properties lie within the boundaries of the proposed TAD.

The proposed redevelopment plan is expected to promote the revitalization of Old Town by incorporating civic, commercial and residential uses that preserve and enhance the City's extensive historic resources. This redevelopment plan will help to finance improvements to public areas surrounding historic properties, will provide financial resources to remove non-contributing blighted properties, raise property values and stimulate private sector interest in rehabilitating and improving these properties. In addition, the City has adopted appropriate zoning and design controls within Old Town that are designed to insure that new construction developed within the historic districts is similar in scale and architecture to existing properties.

## CREATION & TERMINATION DATES FOR THE TAD (K)

The Tax Allocation District #1: Old Town and Commercial Gateways, will be created effective December 31, 2007. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full. This repayment is projected to take a maximum of 30 years.



## TAX ALLOCATION INCREMENT BASE (M)

On or before December 31, 2007, the Flowery Branch City Council acting as the redevelopment agent will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the proposed tax allocation district. The base is estimated in the following exhibit:



**Flowery Branch Redevelopment Plan**  
**Flowery Branch, GA**  
 Tax Allocation Increment Base As of December 31, 2007

| Property Type                   | Accounts/<br>Parcels | Acres        | Estimated<br>Digest Value | FMV                  |
|---------------------------------|----------------------|--------------|---------------------------|----------------------|
| <b>Total Estimated TAD Base</b> | <b>237</b>           | <b>566.8</b> | <b>\$ 18,049,333</b>      | <b>\$ 47,500,569</b> |
| City of Flowery Branch Digest   | 6,667                | 2,126.0      | \$ 226,766,800            | \$ 337,669,778       |
| TAD Value as a % of City Digest |                      |              | 8.0%                      |                      |

Source: Hall County Tax Assessment Records and Bleakly Advisory Group.

As shown, the value of real property digest within the TAD represents roughly 8% of the City's total tax digest, which is below the 10% maximum allowed under the Redevelopment Powers Law.

Property Taxes Collected Within Tax District to Serve as Base

Total Taxable (\$18,049,333) x Useable Millage (.002484) = \$448,345

## PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS (N)

| 2007 General Fund (M&O) Millage Rates* |                    |
|--|--------------------|
| City of Flowery Branch                 | 2.84 mills         |
| Hall County Operating                  | 6.26 mills         |
| Hall County School District Operating  | 15.75 mills        |
| <b>Total</b>                           | <b>24.84 mills</b> |

\*Includes only the Maintenance and Operations (M&O) or general fund portion of the millage rate. Tax levies for bonded indebtedness are not included in the calculation of the millage rates for TAD purposes.

Source: Hall County/Georgia Department of Revenue





---

## TAX ALLOCATION BOND ISSUES (O, P, Q)

### Amount of Bond Issue

Upon adoption of this Redevelopment Plan, the City of Flowery Branch proposes to issue tax allocation bonds or other financing approaches in one or more bond issues in amounts to range from \$5 to \$25 million.

### Term of the Bond Issue or Issues

The City of Flowery Branch proposes to issue tax allocation bonds for a term no longer than 30 years.

### Rate of Bond Issue

The City of Flowery Branch intends to issue fixed-rate tax exempt bonds if possible. The actual rate, however, will be determined at the time of issuance based upon general market conditions, anticipated development within the redevelopment area, assessed taxable property values, and federal tax law considerations. The City reserves the option to either operate the district on a pay-as-you-go basis or consider other potential financing options including other commercial financing to support future projects, as appropriate.

### Positive Tax Allocation Increments

The positive tax allocation increment for the period covered by the term of the bonds is estimated to \$900,000 annually after the build out is complete. The actual amount will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base in the district as a whole.

### Property to be Pledged for Payment of the Bonds

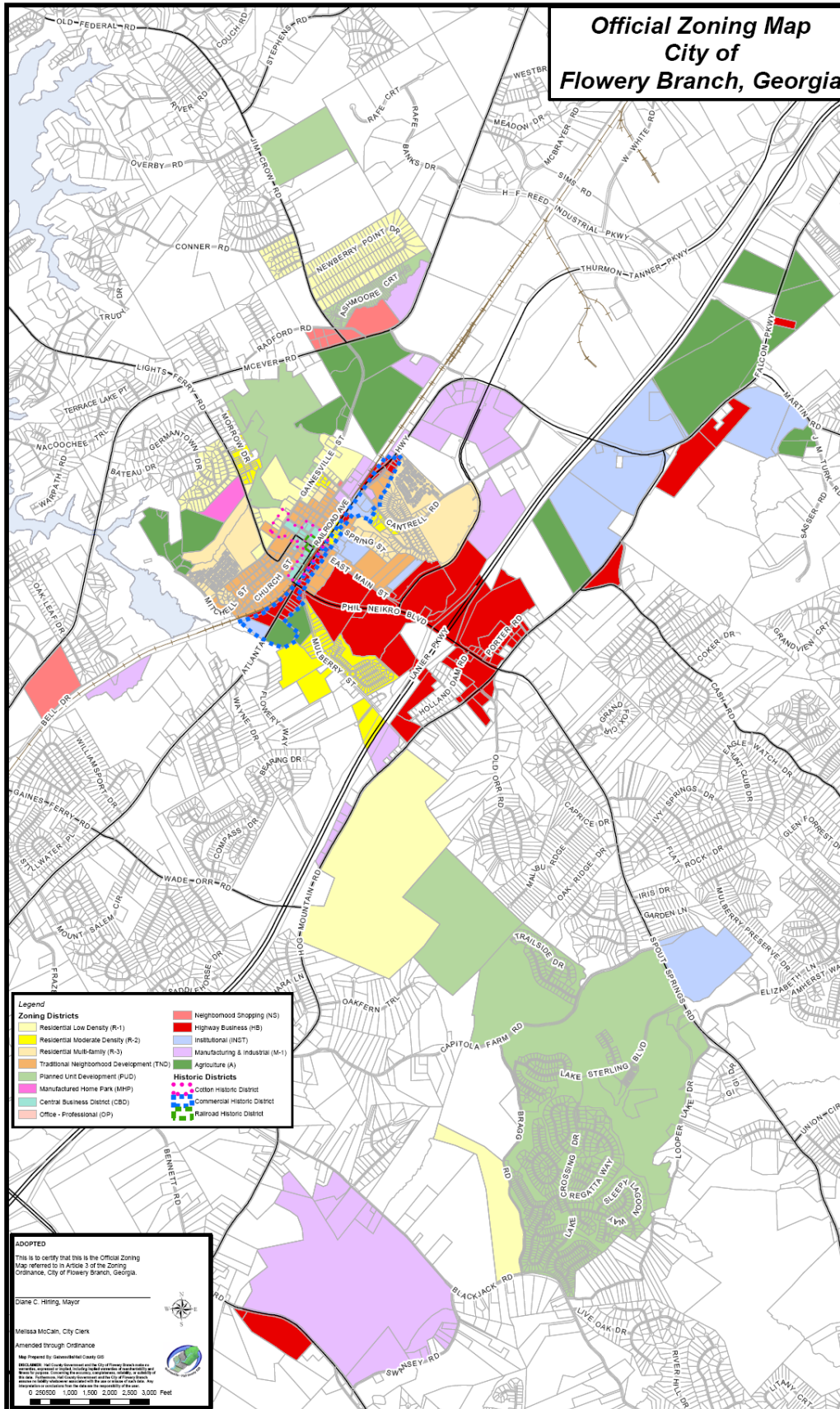
The bonds will be secured by the positive tax allocation increment from eligible *ad valorem* taxes on real property, levied by the City of Flowery Branch, Hall County and the Hall County School District for these purposes.



---

## APPENDICES

- Appendix A. Flowery Branch 2007 Official Zoning Map
- Appendix B. List of Tax Parcel ID Numbers (Properties within the TAD)
- Appendix C. Redevelopment Area Boundary Description
- Appendix D. Elected Officials
- Appendix E. Data Sources





**APPENDIX B: LIST OF TAX PARCEL ID NUMBERS (PROPERTIES WITHIN THE TAD)**

| PROPERTY_ID   | AC      | PROPERTY_LOCATION       | TOTAL_FMV    | OWNER_NAME                  |
|---------------|---------|-------------------------|--------------|-----------------------------|
| 08096 000003  | 1.1928  | 4718 HOG MOUNTAIN RD    | \$ 335,231   | FLOW1 LLC                   |
| 08096 000004  | 1.1437  | 4716 HOG MOUNTAIN RD    | \$ 271,098   | FLOW1 LLC                   |
| 08096 000007  | 0.906   | 4676 HOG MOUNTAIN ROAD  | \$ 146,776   | FLOW1 LLC                   |
| 08097 000008  | 56.9046 | THURMON TANNER PKWY     | \$ 1,671,000 | ATLANTA ONE LTD PARTNERSHIP |
| 08097 000009  | 2.0866  | PORTER RD               | \$ 355,129   | FLOW1 LLC                   |
| 08097 000018  | 10.6425 | 5869 SPOUT SPRINGS RD   | \$ 1,927,053 | HOME DEPOT                  |
| 08097 000019  | 9.6313  | 5865 SPOUT SPRINGS RD   | \$ 1,740,854 | TARGET CORPORATION          |
| 08097 000020  | 0.861   | 5863 SPOUT SPRINGS RD   | \$ 155,467   | FLOW1 LLC                   |
| 08097 000021  | 6.5757  | 5861 SPOUT SPRINGS RD   | \$ 1,189,494 | KOHL'S DEPARTMENT STORES    |
| 08099 0000013 | 11.14   | GAINESVILLE ST          | \$ 499,590   | JONES NEDRA ANN             |
| 08099 0000015 | 1.14    | MCEVER ROAD             | \$ 16,705    | LZ PROPERTIES LLC           |
| 08099 000006  | 21.32   | RADFORD ROAD            | \$ 666,900   | BANKS, JANE WOOD R A        |
| 08099 000007  | 11.27   | 5521 MCEVER RD          | \$ 504,660   | BANKS, JANE WOOD R A        |
| 08111 003002  | 94.76   | 5614 KAHAWI DRIVE       | \$1,520,930  | CONNER C HANNIE             |
| 08111 003028  | 0.1716  | 6054 MORROW DR          | \$2,750      | CONNER C HANNIE             |
| 08111 003039  | 12.7    | 6098 1ST STREET         | \$337,760    | CONNER C HANNIE             |
| 08112 001001  | 0.7271  | 5404 MULBERRY ST        | \$ 134,457   | RANZHA INC.                 |
| 08112 002001  | 0.446   | 5305 ATLANTA HIGHWAY    | \$ 134,104   | ROBERTS BURLEY L            |
| 08112 002002  | 0.5742  | 5315 ATLANTA HIGHWAY    | \$ 214,401   | PERRY WILLIAM C             |
| 08112 002002A | 0.6574  | 5319 ATLANTA HIGHWAY    | \$ 571,369   | BRAND BANKING COMPANY THE   |
| 08112 002003  | 0.4728  | 5327 ATLANTA HIGHWAY    | \$ 202,879   | BROWN W SAMMY               |
| 08112 003001  | 0.4979  | 5307 MULBERRY ST        | \$ 19,665    | ROBERTS BURLEY L            |
| 08112 012001A | 0.6955  | 5285 GAINESVILLE ST     | \$160,495    | MILLWOOD MARCUS L           |
| 08112 012003  | 0.43455 | 5210 CHATTAHOOCHEE ST   | \$70,532     | COGGINS CHARLIE R           |
| 08112 012004  | 0.34308 | 5204 CHATTAHOOCHEE ST   | \$130,882    | TANKERSLEY TRACY W          |
| 08112 012006A | 2.074   | 5110 CHATTAHOOCHEE ST   | \$147,693    | TANKERSLEY TRACY W          |
| 08112 012007  | 0.39924 | 5216 CHATTAHOOCHEE ST   | \$72,051     | HUTSON NADINE A             |
| 08112 012008  | 0.359   | 5224 CHATTAHOOCHEE ST   | \$20,000     | HUTSON NADINE ALLENE        |
| 08112 013001  | 0.2467  | 5303 GAINESVILLE ST     | \$28,836     | SINGLETON HUGH D JR         |
| 08112 013002  | 0.2467  | 5307 GAINESVILLE STREET | \$19,000     | SINGLETON HUGH D JR         |
| 08112 013003  | 0.2467  | 5311 GAINESVILLE ST     | \$29,182     | HORTMAN MARTY               |



## Redevelopment Plan for Tax Allocation District #1: Old Town and Commercial Gateways

|               |         |                           |           |                              |
|---------------|---------|---------------------------|-----------|------------------------------|
| 08112 013005  | 0.3986  | 5321 GAINESVILLE ST       | \$22,870  | HORTMAN MARTY                |
| 08112 013005A | 0.4031  | 5403 GAINESVILLE ST       | \$110,439 | ROGERS SHANNON               |
| 08112 013006  | 0.6308  | 5407 GAINESVILLE STREET   | \$92,813  | IVEY BRUCE EDWARD            |
| 08112 013008  | 0.4895  | 5408 SPRING ST            | \$54,967  | VICKERS DAVID S              |
| 08112 013009  | 0.606   | 5404 SPRING ST            | \$50,475  | VICKERS DAVID STANLEY        |
| 08112 013010  | 0.3349  | 5246 CHURCH STREET        | \$55,782  | WILLIAMSON MARLENE ROSE      |
| 08112 013011  | 0.296   | 5238 CHURCH STREET        | \$60,405  | CAIN CORNELIA PHAGAN         |
| 08112 013012  | 0.4854  | 5234 CHURCH ST            | \$45,731  | CARTER TIMOTHY JAMES         |
| 08112 013012A | 0.4266  | 5228 CHURCH ST            | \$110,245 | FRASER HAROLD J              |
| 08112 013013  | 0.5141  | 5216 CHURCH ST            | \$62,053  | LOTT C F MRS                 |
| 08112 013015  | 0.5086  | 5210 CHURCH STREET        | \$78,170  | REED JASON N                 |
| 08112 013016  | 0.3424  | 5207 CHATTAHOOCHEE ST     | \$253,205 | MARKET WISE RESIDENTIAL LLC  |
| 08112 013017  | 0.3559  | 5217 CHATTAHOOCHEE ST     | \$43,282  | FRAISER ROBERT A             |
| 08112 013018  | 0.3537  | 5219 CHATTAHOOCHEE ST     | \$78,670  | KILGORE DOUGLAS              |
| 08112 013019  | 0.249   | 5221 CHATTAHOOCHEE ST     | \$82,992  | CLEVELAND ROBERT O           |
| 08112 013020  | 0.3745  | 5211 CHATTAHOOCHEE ST     | \$267,946 | MITCHELL DALE E              |
| 08112 013021  | 0.2747  | 5308 SPRING ST            | \$111,811 | WILLIAMSON BRADLEY R         |
| 08112 013022  | 0.8057  | 5315 GAINESVILLE ST       | \$31,273  | MITCHELL MAX                 |
| 08112 014001  | 1.472   | 5109 CHATTAHOOCHEE STREET | \$182,606 | G W B FAMILY PARTNERSHIP LP  |
| 08112 014003A | 0.3377  | 5130 RAILROAD AVENUE      | \$79,661  | CLARK SUE C                  |
| 08112 014005  | 0.239   | 5124 RAILROAD AVENUE      | \$55,859  | HEWITT JAMES E               |
| 08112 014005A | 0.0881  | 5120 RAILROAD AVENUE      | \$9,040   | GADDIS CHARLES HOYT          |
| 08112 014006  | 0.1391  | 5118 RAILROAD AVENUE      | \$28,638  | HARRIS VALARIE J MICKELS     |
| 08112 014007  | 0.2166  | 5114 RAILROAD AVENUE      | \$42,517  | CHADWICK DENNIS G            |
| 08112 014008  | 0.2961  | 5215 CHURCH STREET        | \$29,150  | KILGORE REX                  |
| 08112 015001  | 0.096   | 5125 RAILROAD AVENUE      | \$40,282  | WAYNE BROTHERS (GENE & BOB   |
| 08112 016001  | 0.14309 | 5205 RAILROAD AVENUE      | \$35,298  | HAMILTON RONALD              |
| 08112 016002  | 0.0436  | 5305 RAILROAD AVENUE      | \$22,407  | MOONEY MANUFACTURING COMPANY |
| 08112 017001  | 0.3201  | 5215 SPRING ST            | \$98,431  | DILL RANDALL B               |
| 08112 017002  | 0.7008  | 5214 RAILROAD AVENUE      | \$80,134  | REED GENE                    |
| 08112 017003  | 0.2433  | 5208 RAILROAD AVENUE      | \$43,613  | G W B FAMILY PARTNERSHIP LP  |
| 08112 017003A | 0.2347  | 5202 RAILROAD AVENUE      | \$41,003  | BANNISTER MARGARET A         |
| 08112 018001  | 0.2846  | 5410 CHESTNUT ST          | \$57,708  | ROBERTS WILLIAM ALLEN        |
| 08112 018002  | 0.2771  | 5314 CHURCH ST            | \$21,800  | CLOER GEORGE A               |



## Redevelopment Plan for Tax Allocation District #1: Old Town and Commercial Gateways

|               |         |                         |            |                              |
|---------------|---------|-------------------------|------------|------------------------------|
| 08112 018003  | 0.3216  | 5304 CHURCH ST          | \$58,080   | ROBERTS WILLIAM A            |
| 08112 018003A | 0.3099  | 5405 MITCHELL ST        | \$52,588   | ROBERTS WILLIAM A            |
| 08112 019001  | 0.2333  | 5511 SPRING ST          | \$15,824   | WHITHEAD J M                 |
| 08112 019001A | 0.4924  | 5509 GAINESVILLE STREET | \$104,179  | HOLLAND ALMA JEAN            |
| 08112 019002  | 0.4208  | 5502 CHESTNUT ST        | \$121,316  | CRUSE LYNN                   |
| 08112 019003  | 0.1527  | 5403 SPRING STREET      | \$29,277   | SMITH WINFRED MRS            |
| 08112 019004  | 0.3236  | 5407 SPRING ST          | \$42,763   | TANNER JERRY                 |
| 08112 019005  | 0.3899  | 5505 GAINESVILLE STREET | \$202,140  | TANNER CALVIN A              |
| 08112 019006  | 0.3087  | 5514 CHESTNUT STREET    | \$18,240   | GREGORY IRMA H               |
| 08112 020001  | 0.9178  | 5609 GAINESVILLE ST     | \$65,458   | YOUNG DORIS A                |
| 08112 020002  | 0.3353  | 5608 PINE ST            | \$99,919   | CLARK CARL N                 |
| 08112 020002A | 0.2271  | 5507 CHESTNUT STREET    | \$50,990   | O'SHIELDS LEWIS              |
| 08112 020003  | 0.2223  | 5602 PINE ST            | \$49,669   | WHITE WALTER                 |
| 08112 020004  | 0.0838  | 5503 CHESTNUT ST        | \$15,624   | OSHIELDS LEWIS               |
| 08112 021001  | 0.2496  | 5509 MITCHELL STREET    | \$62,963   | PALENSKE STEVE               |
| 08112 021002  | 0.7162  | 5404 CHURCH ST          | \$76,724   | KDI INVESTMENTS INC.         |
| 08112 022001  | 0.3262  | 5510 CHURCH STREET      | \$153,375  | HILLS JEFFREY                |
| 08112 022002  | 0.4747  | 5603 MITCHELL STREET    | \$22,000   | HORTMAN MARTY R              |
| 08112 023001  | 1.504   | 5702 MAIN STREET        | \$646,337  | MOONEY MANUFACTURING CO      |
| 08112 024002  | 0.4714  | 5734 MITCHELL ST        | \$62,936   | MCNEAL GEORGE W              |
| 08112 024002A | 0.61014 | 5806 LIGHTS FERRY RD    | \$233,617  | MCNEAL W LARRY               |
| 08112 024003  | 3.593   | 5722 MITCHELL STREET    | \$691,901  | BELL RON                     |
| 08112 024004  | 0.3735  | 5709 MAIN STREET        | \$ 56,154  | MCDUGALD ANNIE BELL PHILLIPS |
| 08112 024005  | 0.9935  | 5717 MAIN ST            | \$30,935   | FRASER RUBY LOUISE GARRETT   |
| 08112 025001  | 0.3151  | 5707 MITCHELL ST        | \$112,517  | GRAVELL KATHRYN E            |
| 08112 025002  | 0.1447  | 5715 MITCHELL STREET    | \$43,987   | LONG EFFIE MAYHUE MRS        |
| 08112 025002A | 0.1251  | 5719 MITCHELL STREET    | \$39,865   | COUCH BARBARA J              |
| 08112 025003  | 0.1958  | 5634 MARTIN STREET      | \$38,309   | GREATHOUSE NANCY E POWELL    |
| 08112 025004  | 0.2361  | 5624 CHURCH ST          | \$42,938   | GAINES GRACE I MISS EST      |
| 08112 025006  | 0.5081  | 5616 CHURCH ST          | \$309,707  | MAJOR STEVE NICHOLAS II      |
| 08112 025008  | 0.1954  | 5609 MAIN STREET        | \$70,282   | BROWN RONNIE E               |
| 08112 025009  | 0.0169  | 5706 MAIN STREET        | \$38,029   | HOOKS JAMES B                |
| 08112 026001  | 0.3161  | 5627 CHURCH ST          | \$ 348,930 | TOLE RICHARD S               |
| 08112 026002  | 0.3838  | 5633 CHURCH ST          | \$68,360   | RUSSELL GAIL                 |



# Redevelopment Plan for Tax Allocation District #1: Old Town and Commercial Gateways

|               |        |                         |            |                         |
|---------------|--------|-------------------------|------------|-------------------------|
| 08112 026003  | 0.3387 | 5641 CHURCH ST          | \$ 47,347  | BUREL TROY L            |
| 08112 026004  | 0.4307 | 5643 CHURCH STREET      | \$ 69,933  | MALCOLM JOAN S          |
| 08112 026005  | 1.1611 | 5536 RAILROAD AVENUE    | \$ 90,351  | CROW JAMES E            |
| 08112 026006  | 0.3437 | 5526 RAILROAD AVENUE    | \$125,566  | BANKS ROY CHRISTOPHER   |
| 08112 027018  | 5.27   | 5608 GAINESVILLE STREET | \$ 175,189 | MOONEY EUGENE           |
| 08112 027019  | 1.87   | 5908 LIGHTS FERRY ROAD  | \$70,017   | BRYANS ALLEN J          |
| 08112 027020  | 0.5529 | 5808 GAINESVILLE STREET | \$161,595  | HOOKS JAMES B           |
| 08112 027020A | 1.8286 | 5816 GAINESVILLE ST     | \$83,774   | SGK DEVELOPMENT LLC     |
| 08112 027021  | 0.4649 | 5804 GAINESVILLE STREET | \$57,998   | CAIN MARK               |
| 08112 027022  | 0.6597 | 5710 GAINESVILLE STREET | \$78,719   | MOONEY CAROL ANN        |
| 08112 027023A | 0.208  | 5604 GAINESVILLE ST     | \$45,080   | OVERBY IRENE            |
| 08112 027024  | 1.296  | 5514 GAINESVILLE ST     | \$124,315  | PHEIL FREDERICK PETER   |
| 08112 027025  | 0.6797 | 5504 GAINESVILLE ST     | \$116,342  | TANNER JERRY DAVID      |
| 08112 027026  | 13.941 | 5416 GAINESVILLE ST     | \$422,764  | JONES ERNEST JR         |
| 08112 027027  | 1.94   | 5406 GAINESVILLE ST     | \$256,170  | STRICKLAND JAMES F      |
| 08112 027028A | 0.4568 | 5282 GAINESVILLE ST     | \$22,200   | CONNER C HANNIE         |
| 08112 027028B | 0.5735 | 5322 GAINESVILLE ST     | \$61,813   | PAYNE MARCUS DAVID      |
| 08112 027028C | 0.5765 | 5314 GAINESVILLE ST     | \$82,936   | WORL JAMES L            |
| 08112 027028D | 0.7146 | 5306 GAINESVILLE ST     | \$69,355   | MCGOWAN PROPERTIES INC  |
| 08112 027036A | 0.971  | 5206 GAINESVILLE ST     | \$ 144,696 | COFER W J               |
| 08112 027037  | 0.4137 | 5948 LIGHTS FERRY RD    | \$61,783   | CRAWFORD BILLY RAY      |
| 08112 027039  | 14.75  | 5234 GAINESVILLE ST     | \$319,215  | BAGWELL ALWIN EMORY     |
| 08112 027040  | 0.4248 | 5940 LIGHTS FERRY RD    | \$61,758   | CLARK GUY               |
| 08112 027041  | 0.476  | 5952 LIGHTS FERRY RD    | \$ 81,748  | BAGBY J HARLEY          |
| 08112 027042  | 0.3967 | 5934 LIGHTS FERRY ROAD  | \$63,499   | CRAWFORD BILLY RAY JR   |
| 08112A001001  | 2.019  | 5318 RAILROAD AVENUE    | \$707,359  | KDI INVESTMENTS, INC    |
| 08112A001002  | 0.0248 | 5505 CHURCH STREET      | \$25,731   | SIMMONS JAMES JR C.     |
| 08112A001003  | 0.0459 | 5518 MAIN STREET        | \$110,741  | SIMMONS JAMES JR C.     |
| 08112A001004  | 0.0459 | 5516 MAIN STREET        | \$77,534   | JLH HOLDINGS LLC        |
| 08112A001005  | 0.0422 | 5514 MAIN STREET        | \$72,978   | SIMMONS JR JAMES C      |
| 08112A001006  | 0.036  | 5512 MAIN STREET        | \$81,975   | SIMMONS JR JAMES C      |
| 08112A001006A | 0.0459 | 5510 MAIN STREET        | \$93,534   | DILL RANDALL B          |
| 08112A001006B | 0.0439 | 5508 MAIN STREET        | \$113,312  | DUGGAR BLACK            |
| 08112A001007  | 0.1419 | 5504 MAIN STREET        | \$107,017  | UPCHURCH GEORGE GRAYSON |



## Redevelopment Plan for Tax Allocation District #1: Old Town and Commercial Gateways

|               |         |                       |             |                             |
|---------------|---------|-----------------------|-------------|-----------------------------|
| 08112A001008  | 0.0432  | 5506 MAIN STREET      | \$71,035    | WAYNE DINAH CULBREATH       |
| 08112A002001  | 0.047   | 5501 MAIN STREET      | \$63,406    | MPB PROPERTIES              |
| 08112A002002  | 0.0653  | 5509 MAIN STREET      | \$96,460    | MALCOLM SAMUEL F            |
| 08112A002003  | 0.0418  | 5511 MAIN STREET      | \$54,153    | MALCOLM SAMUEL F            |
| 08112A002007  | 0.1976  | 5611 CHURCH STREET    | \$34,448    | STEPHENS JERLINE VIRGINIA   |
| 08112A002007A | 0.0623  | 5605 CHURCH ST        | \$54,946    | MCFADDEN TOM                |
| 08112A002008  | 0.202   | 5615 CHURCH STREET    | \$35,574    | HEROLD JAMES H              |
| 08112A002009  | 0.6551  | 5621 CHURCH ST        | \$69,805    | DELONG LELIA                |
| 08112A002010  | 0.3146  | 5234 RAIL ROAD AVE    | \$140,447   | MALONE A LEE III            |
| 08112A002011  | 0.3338  | 5316 RAILROAD AVENUE  | \$54,800    | REALTY LLC                  |
| 08113 001002  | 31      | 5490 EAST MAIN STREET | \$ 696,513  | CROW JAMES E                |
| 08113 001003  | 1.172   | 5670 PHIL NIEKRO BLVD | \$25,575    | CROW JAMES E                |
| 08113 001004  | 13.272  | 5464 EAST MAIN ST     | \$577,824   | SUNSET HOLDING INC          |
| 08113 001005  | 0.623   | 5323 MULBERRY ST      | \$65,817    | MYERS JOHNNIE YOUNG         |
| 08113 001006  | 2.0739  | 5412 EAST MAIN ST     | \$34,621    | CLARK DON E                 |
| 08113 001008  | 2.7125  | 5403 MULBERRY STREET  | \$100,926   | CLARK LARRY H               |
| 08113 001009  | 0.6213  | 5415 MULBERRY STREET  | \$14,244    | CLARK LARRY H               |
| 08113 001010  | 14.8235 | PHIL NIEKRO BLVD      | \$332,280   | G W B FAMILY PARTNERSHIP LP |
| 08113 002014  | 0.5132  | 5501 EAST MAIN ST     | \$61,523    | ATLANTA ONE LTD PARTNERSHIP |
| 08113 002015  | 22.4616 | 5507 MAIN STREET      | \$554,704   | ATLANTA ONE LTD PARTNERSHIP |
| 08113 002017  | 2.398   | 5823 PHIL NIEKRO BLV  | \$4,722,706 | FLOW1, LLC                  |
| 08113 002086  | 1.2515  | 5775 PHIL NIEKRO BLVD | \$1,135,982 | HALL CREEK CENTER LLC       |
| 08113 003001  | 0.4979  | 5415 ATLANTA HIGHWAY  | \$284,383   | RANZHA INC.                 |
| 08114 001002  | 1.559   | 5855 SPOUT SPRINGS RD | \$91,100    | FLOW1 LLC                   |
| 08114 001003  | 6.4038  | 5863 SPOUT SPRINGS RD | \$149,599   | FLOW1 LLC                   |
| 08114 001004  | 12.911  | 4703 PORTER RD        | \$1,537,410 | FLOW1 LLC                   |
| 08114 002003  | 6.4038  | 5008 HOG MOUNTAIN RD  | \$ 297,755  | TITSHAW CHARLES D           |
| 08114 002025  | 2.4022  | 5840 PHIL NIEKRO BLV  | \$698,030   | JONES WILLIAM               |
| 08114 002025A | 9.59308 | 4945 OAK ST           | \$110,686   | CROW JERRY E                |
| 08114 002029  | 2.0014  | 4660 HOLLAND DAM ROAD | \$243,761   | PUROHIT INVESTMENTS INC     |
| 08114 002030  | 0.2216  | 4652 HOLLAND DAM ROAD | \$70,112    | JONES WILLIAM B             |
| 08114 002031  | 2.41    | 5855 SPOUT SPRINGS RD | \$435,667   | FLOW1 LLC                   |
| 08114 004004  | 0.5588  | 4860 HOG MOUNTAIN RD  | \$177,694   | EDWARDS, JR. CHARLES E      |
| 08114 004005  | 1.789   | 4856 HOG MOUNTAIN RD  | \$1,254,781 | BARWICK HOLDINGS LLC        |





# Redevelopment Plan for Tax Allocation District #1: Old Town and Commercial Gateways

|               |         |                       |            |                                 |
|---------------|---------|-----------------------|------------|---------------------------------|
| 08114 004013  | 2.047   | 4677 HOLLAND DAM ROAD | \$687,719  | PATEL HITESH D                  |
| 08116 000021  | 3.522   | 5072 HOG MOUNTAIN RD  | \$503,250  | CHARLES D AND SHIRLEY ; TITSHAW |
| 08116 000022  | 9.224   | 5740 MULBERRY ST      | \$ 209,937 | TITSHAW CHARLES D               |
| 08116 000023  | 4.7088  | 5674 HOG MOUNTAIN RD  | \$ 144,533 | TITSHAW CHARLES D               |
| 08117 001001  | 0.527   | 5547 MULBERRY ST      | \$ 24,453  | MITCHELL JOHN J                 |
| 08117 001002  | 0.408   | 5549 MULBERRY ST      | \$20,900   | MITCHELL JOHN J                 |
| 08117 001003  | 0.4757  | 5551 MULBERRY ST      | \$121,940  | MITCHELL JOHN J                 |
| 08117 001004  | 0.5345  | 5553 MULBERRY ST      | \$20,976   | RINK GEORGE                     |
| 08117 001005  | 0.2903  | 5561 MULBERRY ST      | \$12,650   | MITCHELL JOHN J                 |
| 08117 001006  | 0.9276  | 5565 MULBERRY ST      | \$545,671  | OJEDA NELSON                    |
| 08117 001007  | 0.6834  | 5569 MULBERRY ST      | \$ 21,712  | G W B FAMILY PARTNERSHIP LP     |
| 08117 001008  | 0.7344  | 5571 MULBERRY ST      | \$ 82,485  | G W B FAMILY PARTNERSHIP LP     |
| 08117 001009  | 0.7866  | 5573 MULBERRY ST      | \$ 22,080  | G W B FAMILY PARTNERSHIP LP     |
| 08117 001010  | 0.2843  | 5581 MULBERRY ST      | \$ 52,294  | PRICE, HARVEY J MRS             |
| 08117 001011  | 0.7397  | 5583 MULBERRY ST      | \$75,234   | G W B FAMILY PARTNERSHIP LP     |
| 08117 002006  | 0.8348  | 5572 MULBERRY ST      | \$ 113,985 | CLARK, C. N.                    |
| 08117 002007  | 0.6369  | 5570 MULBERRY ST      | \$ 56,948  | G W B FAMILY PARTNERSHIP LP     |
| 08117 002008  | 0.09752 | 5506 PHIL NIEKRO BLVD | \$20,358   | MASON LAVADA S                  |
| 08117 002008A | 0.9731  | 5558 MULBERRY ST      | \$83,023   | AMERICA'S HOME PLACE INC        |
| 08117 002009  | 1.158   | 5504 PHIL NIEKRO BLVD | \$ 454,685 | MASON ROBERT WAYNE              |
| 08117 002009A | 8.1008  | 5529 MULBERRY ST      | \$ 169,065 | AMERICA'S HOME PLACE INC        |
| 08117 002010  | 1.1333  | 5515 ATLANTA HIGHWAY  | \$170,617  | TERRY DARRELL K                 |
| 08117 002011  | 0.5118  | 5521 ATLANTA HIGHWAY  | \$66,342   | GWB FAMILY PARTNERSHIP          |
| 08117 002012  | 0.6466  | 5529 ATLANTA HIGHWAY  | \$49,410   | BAILEY G W                      |
| 08117 002013  | 0.5736  | 5533 ATLANTA HIGHWAY  | \$86,166   | P B REALTY                      |
| 08117 002015  | 0.95024 | 5537 ATLANTA HIGHWAY  | \$360,763  | MPB PROPERTIES                  |
| 08117 002016A | 0.4494  | 5582 MULBERRY ST      | \$ 80,677  | CLARK, SUE C                    |
| 08117 002016C | 0.3966  | 5584 MULBERRY ST      | \$ 47,360  | MCCLURE JOHNNY A                |
| 08117 002016D | 17.41   | 5590 MULBERRY ST      | \$ 366,795 | CONNER, BARRY G                 |
| 08117 002016H | 11.3458 | 5608 MULBERRY ST      | \$ 249,990 | CONNER, BARRY G                 |
| 08117 002059  | 0.5466  | 5545 ATLANTA HIGHWAY  | \$177,678  | GWB FAMILY PARTNERSHIP          |
| 08118 003001  | 0.2841  | 5815 LIGHTS FERRY RD  | \$ 83,059  | LANDRETH ROBERT C               |
| 08118 003002  | 0.4755  | 5812 MITCHELL ST      | \$ 90,719  | GILLIS DON J                    |
| 08118 003003  | 0.3552  | 5805 LIGHTS FERRY RD  | \$ 87,130  | LITTLE MYRA                     |



## Redevelopment Plan for Tax Allocation District #1: Old Town and Commercial Gateways

|                        |              |                         |                      |                                     |
|------------------------|--------------|-------------------------|----------------------|-------------------------------------|
| 08118 003004           | 0.2892       | 5917 GAINESVILLE STREET | \$ 16,200            | BRYANS ALLEN J SR                   |
| 08118 003005           | 0.2813       | 5909 GAINESVILLE STREET | \$ 47,835            | BRYANS ALLEN J SR                   |
| 08118 004001           | 0.1293       | 5727 MITCHELL STREET    | \$48,191             | WORL JAMES L                        |
| 08118 004002           | 0.0912       | 5735 MITCHELL STREET    | \$ 7,900             | KENDRIX ALICE TANNER                |
| 08118 004003           | 0.0889       | 5737 MITCHELL STREET    | \$7,800              | KENDRIX ALICE TANNER                |
| 08118 004004           | 0.21357      | 5739 MITCHELL STREET    | \$ 56,499            | KENDRIX ALICE TANNER                |
| 08118 004005           | 0.2491       | 5805 MITCHELL STREET    | \$ 79,100            | MOONEY GRACE L                      |
| 08118 004006           | 0.21178      | 5809 MITCHELL STREET    | \$ 50,635            | MARTIN AUBREY                       |
| 08118 004007           | 0.2435       | 5815 MITCHELL STREET    | \$ 95,620            | BANKS KENDRA A                      |
| 08118 004008           | 0.3382       | 5806 CHURCH STREET      | \$ 49,739            | WESTBROOK CHARLOTTE                 |
| 08118 004009           | 0.1942       | 5648 CHURCH STREET      | \$ 100,286           | ELLIOTT MELISSA J                   |
| 08118 004010           | 0.1272       | 5644 CHURCH STREET      | \$ 38,491            | HARRIS N GRACE                      |
| 08118 004011           | 0.2366       | 5640 CHURCH STREET      | \$ 72,548            | MCNEAL DONALD                       |
| 08118 004012           | 0.2119       | 5636 CHURCH STREET      | \$ 53,210            | SKIPPER HENRY W SR                  |
| 08118 004013           | 0.4955       | 5628 CHURCH STREET      | \$ 144,999           | ELLIOTT EDWIN T                     |
| 08118 004014           | 0.2431       | 5702 CHURCH STREET      | \$ 84,449            | WESTBROOK CHARLOTTE                 |
| 15046 000145           | 2.0534       | 4865 HOG MOUNTAIN RD    | \$321,963            | YOUR EXTRA ATTIC FLOWERY BRANCH LLC |
| <b>TAXABLE PARCELS</b> | <b>553.6</b> | <b>218</b>              | <b>\$ 45,123,332</b> |                                     |

|                       |             |                         |                     |                              |
|-----------------------|-------------|-------------------------|---------------------|------------------------------|
| 08112 013007          | 0.9482      | 5416 SPRING STREET      | \$164,694           | FLOWERY BRANCH MASONIC LODGE |
| 08112 013014          | 1.47        | 5245 REED STREET        | \$228,604           | HOUSING AUTHORITY OF BUFORD  |
| 08112 014002          | 0.3981      | 5233 CHURCH ST          | \$73,579            | FLOWERY BRANCH UNITED METH C |
| 08112 014002A         | 0.3021      | 5227 CHURCH ST          | \$62,825            | FLOWERY BRANCH UNITED METH C |
| 08112 014003          | 0.2819      | 5237 CHURCH ST          | \$45,000            | FLOWERY BRANCH UNITED METH C |
| 08112 014004          | 0.6247      | 5204 SPRING STREET      | \$780,457           | FLOWERY BRANCH UNITED METH C |
| 08112 027017C         | 0.039       | 5968 LIGHTS FERRY RD    | \$45,000            | FLOWERY BRANCH CITY OF       |
| 08112 027022A         | 0.0297      | 5708 GAINESVILLE STREET | \$ 5,832            | FLOWERY BRANCH CITY OF       |
| 08112A002004          | 0.0148      | 5515 MAIN STREET        | \$122,215           | FLOWERY BRANCH CITY OF       |
| 08112A002005          | 0.0549      | 5517 MAIN ST            | \$10,868            | FLOWERY BRANCH CITY OF       |
| 08112A002006          | 0.1466      | 5519 MAIN STREET        | \$88,759            | FLOWERY BRANCH CITY OF       |
| 08112A002012          | 0.3989      | 5310 RAILROAD AVENUE    | \$77,652            | FLOWERY BRANCH CITY OF       |
| 08112A002013          | 0.218       | 5302 RAILROAD AVENUE    | \$311,752           | FLOWERY BRANCH CITY OF       |
| 08117 005003          | 7.8298      | 5572 ATLANTA HIGHWAY    | \$360,000           | FLOWERY BRANCH CITY OF       |
| <b>EXEMPT PARCELS</b> | <b>12.8</b> | <b>14</b>               | <b>\$ 2,377,237</b> |                              |

Redevelopment Plan for Tax Allocation District #1: Old Town and Commercial Gateways



|              |        |                      |     |                                  |
|--------------|--------|----------------------|-----|----------------------------------|
| 08112 016003 | 0.0373 | 5501 RAILROAD AVENUE | \$0 | SOUTHERN RAILWAY                 |
| 08112 016004 | 0.0101 | 5505 RAILROAD AVE    | \$0 | SOUTHERN RAILROAD                |
| 08112 025005 | 0.1092 | 5618 CHURCH ST       | \$0 | SOUTHERN BELL TELE & TELE        |
| 08112 025007 | 0.0333 | 5618 CHURCH STREET   | \$0 | SOUTHERN BELL TELE & TELE        |
| 08112 025010 | 0.253  | 5616 CHURCH STREET   | \$0 | BELLSOUTH TELECOMMUNICATIONS INC |

|                        |             |          |           |          |
|------------------------|-------------|----------|-----------|----------|
| <b>UTILITY PARCELS</b> | <b>0.44</b> | <b>5</b> | <b>\$</b> | <b>-</b> |
|------------------------|-------------|----------|-----------|----------|

|                  |               |            |           |                   |
|------------------|---------------|------------|-----------|-------------------|
| <b>TOTAL TAD</b> | <b>566.83</b> | <b>237</b> | <b>\$</b> | <b>47,500,569</b> |
|------------------|---------------|------------|-----------|-------------------|



## APPENDIX C: REDEVELOPMENT AREA BOUNDARY DESCRIPTION

### Description of the Flowery Branch Tax Allocation District #1: Old Town and Commercial Gateways

Beginning at the southerly side of McEver Rd. at the intersection of Gainesville St. and including all of Hall County tax parcel I.D. numbers 08099-000015, 08099-000006 and 08099-000007, then extending southward to include parcels located on the westerly side of Gainesville St., including parcels 08099-000013 and 08122-027036A, then including tax parcels, 08112-027039, 08111-003002, 08111-003039, 08111-003028, 08111-003029, which are located within the triangle formed by Gainesville Street, McEver and Lights Ferry Roads, as well as parcels located along the easterly side of Lights Ferry Road and along both sides of Gainesville Street between Lights Ferry Road and Chattahoochee Street, including the entire quadrant formed by Gainesville St., Tanner St., Snelling Avenue, Railroad Avenue and Chattahoochee Street, known locally as Old Town, then commencing south westerly along Atlanta Highway to tax parcel 08117-005003 owned by the City of Flowery Branch and including all parcels on the easterly side of the highway as well as tax parcels 08117-002016D and H, thence commencing northerly and including parcels on both sides Mulberry St. to its intersection with Phil Neikro Boulevard and including all parcels with frontage on either side of Phil Neikro Blvd to its intersection with Thurmon Tanner Parkway and including parcels 08113-001010, 08114-002025A, 08114-002003, 08116-000021, 08116-000022 and 08116-000023 located to the south of Phil Neikro Blvd. to the Sydney Lanier Parkway (I-985), then commencing further eastward along Phil Neikro Blvd to the point it becomes Spout Springs Road and including parcels on the southerly side of Spout Springs Rd. and Thomas Drive identified as tax parcels 08114-002025, 08114-002030, 08114-002029, 08114-004013, 08114-004004, 08114-004005 and 15046-000145, as well as several parcels contained within a quadrant formed by the northerly side of Spout Springs Rd., I-985, Hog Mountain Road and the Flowery Branch City Limits, thence commencing along the westerly side of I-985 and including tax parcels 08097-000008, 08113-002014, 08113-002015 and 08113-002086 located along Thurman Tanner Parkway, thence commencing northwesterly along East Main Street back to Railroad Avenue and including all tax parcels located within the triangle formed by East Main Street, Phil Neikro Boulevard and the Southern Railroad Right of Way, thence commencing north and including all tax parcels on either side of Railroad Ave. to its intersection with Chattahoochee Street and including all parcels with frontage on Chattahoochee Street to Gainesville Street and returning to the beginning point, containing a total of 237 property tax parcels and 566.8 acres, more or less.



Appendix D. Elected Officials

**CITY OF FLOWERY  
BRANCH**

**Diane C. Hirling, Mayor**

**City Council**

**Jim Herold, Post 1**

**Jan Smith, Post 2**

**Pat Zalewski, Post 3**

**Allen J. Bryans, Sr., Post 4**

**Mary Jones, Post 5**

**HALL COUNTY  
COMMISSION**

**Tom Oliver, Commission Chairman**

**Bobby Banks, Commissioner, District 1**

**Billy Powell, Commissioner, District 2**

**Steve Gailey, Commissioner, District 3**

**Deborah Mack, Commissioner, District 4**

**HALL COUNTY  
SCHOOL DISTRICT**

**Richard Higgins, Chairman (County-At-Large - Post 5)**

**Brian Sloan, Member (South Hall District - Post 2)**

**Sam Chapman, Member (East Hall District - Post 1)**

**Craig Herrington, Member (West Hall District - Post 3)**



**APPENDIX E. DATA SOURCES**

**FLOWERY BRANCH COMPARATIVE DEMOGRAPHICS**

| Description   | Redevelopment Area |       | 2-Mile Radius |       | Hall County |       |
|---|--------------------|-------|---------------|-------|-------------|-------|
|   | Number             | %     | Number        | %     | Number      | %     |
| <b>Population</b>   |                    |       |               |       |             |       |
| 2012 Projection   | 2,288              |       | 9,023         |       | 196,049     |       |
| 2007 Estimate   | 2,090              |       | 8,036         |       | 172,848     |       |
| 2000 Census   | 1,806              |       | 6,614         |       | 139,277     |       |
| 1990 Census   | 1,469              |       | 3,495         |       | 95,428      |       |
| Growth 1990-2000  | 22.94%             |       | 89.24%        |       | 45.95%      |       |
| Growth 2000-2007  | 15.73%             |       | 21.50%        |       | 24.10%      |       |
| Growth 2007-2012  | 9.47%              |       | 12.28%        |       | 13.42%      |       |
| Annual Growth 1990-2000                                   | 2.09%              |       | 6.59%         |       | 3.85%       |       |
| Annual Growth 2000-2007                                   | 2.11%              |       | 2.82%         |       | 3.13%       |       |
| Annual Growth 2007-2012                                   | 1.83%              |       | 2.34%         |       | 2.55%       |       |
| <b>2007 Est. Population by Single Race Classification</b> | 2,090              |       | 8,036         |       | 172,848     |       |
| White Alone   | 1,714              | 82.0% | 7,242         | 90.1% | 134,644     | 77.9% |
| Black or African American Alone                           | 286                | 13.7% | 472           | 5.9%  | 11,720      | 6.8%  |
| American Indian and Alaska Native Alone                   | 5                  | 0.2%  | 12            | 0.1%  | 627         | 0.4%  |
| Asian/Pacific Islander                                    | 6                  | 0.3%  | 82            | 1.0%  | 3,078       | 1.8%  |
| Other   | 79                 | 3.8%  | 228           | 2.8%  | 22,779      | 13.2% |
| <b>2007 Hispanic or Latino</b>                            | 288                | 13.8% | 606           | 7.5%  | 45,193      | 26.1% |
| <b>2007 Est. Population by Age</b>                        | 2,090              |       | 8,036         |       | 172,848     |       |
| Under 18  | 581                | 27.8% | 2,184         | 27.2% | 47,218      | 27.3% |
| Age 18 - 24   | 161                | 7.7%  | 629           | 7.8%  | 16,531      | 9.6%  |
| Age 25 - 44   | 748                | 35.8% | 2,544         | 31.7% | 55,475      | 32.1% |
| Age 45 - 59   | 358                | 17.1% | 1,636         | 20.4% | 30,102      | 17.4% |
| Age 60 - 64   | 69                 | 3.3%  | 346           | 4.3%  | 6,975       | 4.0%  |
| Age 65 - 74   | 100                | 4.8%  | 439           | 5.5%  | 9,597       | 5.6%  |
| Age 60 - 74   | 169                | 8.1%  | 785           | 9.8%  | 16,572      | 9.6%  |
| Age 75 and over   | 73                 | 3.5%  | 258           | 3.2%  | 6,950       | 4.0%  |
| Age 16 and over   | 1,564              | 74.8% | 6,078         | 75.6% | 130,189     | 75.3% |
| Age 18 and over   | 1,509              | 72.2% | 5,852         | 72.8% | 125,630     | 72.7% |
| Age 21 and over   | 1,436              | 68.7% | 5,568         | 69.3% | 118,479     | 68.5% |
| Age 65 and over   | 173                | 8.3%  | 697           | 8.7%  | 16,547      | 9.6%  |
| <b>2007 Est. Median Age</b>                               | 32.74              |       | 35.21         |       | 32.79       |       |
| <b>2007 Est. Average Age</b>                              | 33.49              |       | 34.95         |       | 34.26       |       |



|  |          |       |          |       |          |       |
|--|----------|-------|----------|-------|----------|-------|
| <b>2007 Est. Pop. Age 25+ by Educational Attainment*</b> | 1,348    |       | 5,224    |       | 109,099  |       |
| No Diploma or GED  | 424      | 31.5% | 949      | 18.2% | 32,430   | 29.7% |
| High School Graduate (or GED)                            | 541      | 40.1% | 1,764    | 33.8% | 32,145   | 29.5% |
| Associate Degree/Some College                            | 296      | 22.0% | 1,414    | 27.1% | 24,242   | 22.2% |
| Bachelor's Degree  | 52       | 3.9%  | 705      | 13.5% | 12,974   | 11.9% |
| Graduate/Professional Degree                             | 35       | 2.6%  | 392      | 7.5%  | 7,308    | 6.7%  |
| <b>Households</b>  |          |       |          |       |          |       |
| 2012 Projection  | 881      |       | 3,211    |       | 64,323   |       |
| 2007 Estimate  | 806      |       | 2,882    |       | 57,336   |       |
| 2000 Census  | 706      |       | 2,421    |       | 47,381   |       |
| 1990 Census  | 602      |       | 1,316    |       | 34,721   |       |
| Growth 1990-2000   | 17.28%   |       | 83.97%   |       | 36.46%   |       |
| Growth 2000-2007   | 14.16%   |       | 19.04%   |       | 21.01%   |       |
| Growth 2007-2012   | 9.31%    |       | 11.42%   |       | 12.19%   |       |
| Annual Growth 1990-2000                                  | 1.61%    |       | 6.29%    |       | 3.16%    |       |
| Annual Growth 2000-2007                                  | 1.91%    |       | 2.52%    |       | 2.76%    |       |
| Annual Growth 2007-2012                                  | 1.80%    |       | 2.19%    |       | 2.33%    |       |
| <b>2007 Est. Group Quarters Population</b>               | 0        |       | 17       |       | 2,657    |       |
| <b>2007 Est. Households by Household Income</b>          | 806      |       | 2,882    |       | 57,336   |       |
| Income Less than \$25,000                                | 206      | 25.6% | 410      | 14.2% | 12,082   | 21.1% |
| Income \$25,000 - \$49,999                               | 267      | 33.1% | 724      | 25.1% | 15,992   | 27.9% |
| Income \$50,000 - \$99,999                               | 256      | 31.8% | 1,097    | 38.1% | 19,895   | 34.7% |
| Income \$100,000 - \$149,999                             | 60       | 7.4%  | 507      | 17.6% | 6,345    | 11.1% |
| Income \$150,000 and more                                | 17       | 2.1%  | 144      | 5.0%  | 3,022    | 5.3%  |
| <b>2007 Est. Average Household Income</b>                | \$51,293 |       | \$72,227 |       | \$65,523 |       |
| <b>2007 Est. Median Household Income</b>                 | \$43,264 |       | \$62,623 |       | \$51,178 |       |
| <b>2007 Est. Per Capita Income</b>                       | \$19,781 |       | \$25,916 |       | \$21,962 |       |
| <b>2007 Est. Household Type, Presence Own Children*</b>  | 806      |       | 2,882    |       | 57,336   |       |
| Single   | 190      | 23.6% | 488      | 16.9% | 10,586   | 18.5% |
| Married-Couple Family, own children                      | 175      | 21.7% | 873      | 30.3% | 16,589   | 28.9% |
| Married-Couple Family, no own children                   | 178      | 22.1% | 936      | 32.5% | 17,893   | 31.2% |
| Other Family, own children                               | 92       | 11.4% | 222      | 7.7%  | 4,805    | 8.4%  |
| Other Family, no own children                            | 97       | 12.0% | 192      | 6.7%  | 4,302    | 7.5%  |
| Nonfamily  | 74       | 9.2%  | 172      | 6.0%  | 3,161    | 5.5%  |
| <b>2007 Est. Households by Household Size*</b>           | 806      |       | 2,882    |       | 57,336   |       |
| 1-person household                                       | 190      | 23.6% | 488      | 16.9% | 10,586   | 18.5% |



|  |                  |       |                  |       |                  |       |
|--|------------------|-------|------------------|-------|------------------|-------|
| 2-person household                                       | 274              | 34.0% | 981              | 34.0% | 17,794           | 31.0% |
| 3-person household                                       | 144              | 17.9% | 589              | 20.4% | 10,782           | 18.8% |
| 4-person household                                       | 124              | 15.4% | 501              | 17.4% | 9,132            | 15.9% |
| 5 or more person household                               | 74               | 9.2%  | 325              | 11.3% | 9,042            | 15.8% |
| <b>2007 Est. Average Household Size</b>                  | <b>2.59</b>      |       | <b>2.78</b>      |       | <b>2.97</b>      |       |
| <b>2007 Est. Households by Number of Vehicles*</b>       | <b>806</b>       |       | <b>2,882</b>     |       | <b>57,336</b>    |       |
| No Vehicles  | 88               | 10.9% | 132              | 4.6%  | 3,404            | 5.9%  |
| 1 Vehicle  | 299              | 37.1% | 647              | 22.4% | 15,793           | 27.5% |
| 2 Vehicles   | 300              | 37.2% | 1,418            | 49.2% | 23,669           | 41.3% |
| 3 or more Vehicles                                       | 119              | 14.8% | 684              | 23.7% | 14,470           | 25.2% |
| <b>2007 Est. Average Number of Vehicles*</b>             | <b>1.61</b>      |       | <b>2.03</b>      |       | <b>1.99</b>      |       |
| <b>2007 Est. Civ Employed Pop 16+ by Occupation*</b>     | <b>1,035</b>     |       | <b>4,224</b>     |       | <b>82,144</b>    |       |
| Management, Business, and Financial Operations           | 85               | 8.2%  | 662              | 15.7% | 9,488            | 11.6% |
| Professional and Related Occupations                     | 73               | 7.1%  | 680              | 16.1% | 12,423           | 15.1% |
| Service  | 135              | 13.0% | 443              | 10.5% | 9,954            | 12.1% |
| Sales and Office   | 230              | 22.2% | 1,136            | 26.9% | 19,754           | 24.0% |
| Farming, Fishing, and Forestry                           | 7                | 0.7%  | 8                | 0.2%  | 739              | 0.9%  |
| Construction, Extraction and Maintenance                 | 215              | 20.8% | 616              | 14.6% | 10,346           | 12.6% |
| Production, Transportation and Material Moving           | 290              | 28.0% | 681              | 16.1% | 19,440           | 23.7% |
| <b>2007 Est. Workers Age 16+ by Travel Time to Work*</b> | <b>979</b>       |       | <b>3,975</b>     |       | <b>78,869</b>    |       |
| Less than 15 Minutes                                     | 185              | 18.9% | 680              | 17.1% | 19,400           | 24.6% |
| 15 - 29 Minutes  | 366              | 37.4% | 1,519            | 38.2% | 32,921           | 41.7% |
| 30 - 44 Minutes  | 244              | 24.9% | 848              | 21.3% | 13,616           | 17.3% |
| 45 or more Minutes                                       | 184              | 18.8% | 929              | 23.4% | 12,932           | 16.4% |
| <b>2007 Est. Average Travel Time to Work in Minutes*</b> | <b>31.84</b>     |       | <b>33.06</b>     |       | <b>28.32</b>     |       |
| <b>2007 Est. Tenure of Occupied Housing Units</b>        | <b>806</b>       |       | <b>2,882</b>     |       | <b>57,336</b>    |       |
| Owner Occupied   | 420              | 52.1% | 2,295            | 79.6% | 40,861           | 71.3% |
| Renter Occupied  | 386              | 47.9% | 587              | 20.4% | 16,475           | 28.7% |
| <b>2007 Occ Housing Units, Avg Length of Residence</b>   | <b>7</b>         |       | <b>8</b>         |       | <b>9</b>         |       |
| <b>2007 Est. All Owner-Occupied Housing Values</b>       | <b>420</b>       |       | <b>2,295</b>     |       | <b>40,861</b>    |       |
| Value Less than \$100,000                                | 202              | 48.1% | 402              | 17.5% | 8,456            | 20.7% |
| Value \$100,000 - \$199,999                              | 141              | 33.6% | 1,066            | 46.4% | 19,499           | 47.7% |
| Value \$200,000 - \$299,999                              | 68               | 16.2% | 507              | 22.1% | 6,502            | 15.9% |
| Value \$300,000 or more                                  | 9                | 2.1%  | 320              | 13.9% | 6,404            | 15.7% |
| <b>2007 Est. Median All Owner-Occupied Housing Value</b> | <b>\$104,775</b> |       | <b>\$170,765</b> |       | <b>\$155,182</b> |       |
| <b>2007 Est. Housing Units by Units in Structure*</b>    | <b>919</b>       |       | <b>3,134</b>     |       | <b>61,141</b>    |       |



Redevelopment Plan for Tax Allocation District #1: Old Town and Commercial Gateways

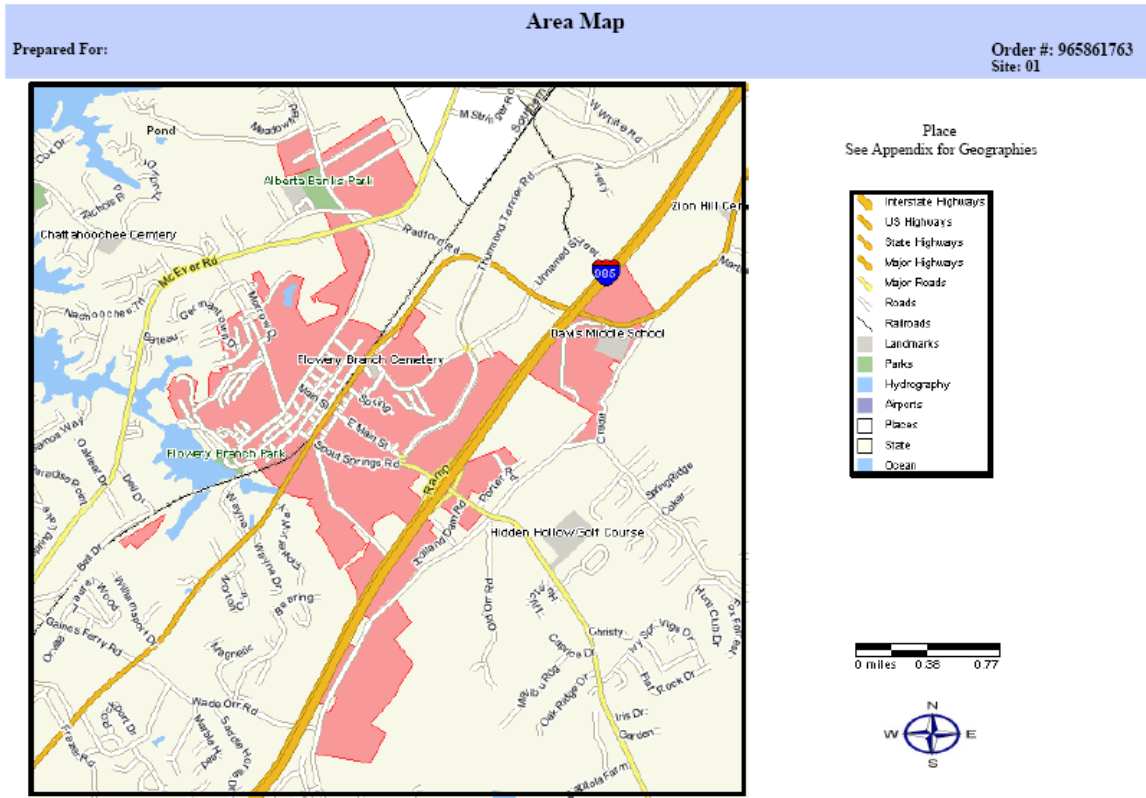


|  |      |       |       |       |        |       |
|--|------|-------|-------|-------|--------|-------|
| 1 Unit Detached  | 395  | 43.0% | 2,333 | 74.4% | 42,675 | 69.8% |
| 1 Unit Attached  | 15   | 1.6%  | 63    | 2.0%  | 1,055  | 1.7%  |
| 2 to 49 Units  | 273  | 29.7% | 302   | 9.6%  | 7,092  | 11.6% |
| 50 or More Units                                       | 0    | 0.0%  | 0     | 0.0%  | 641    | 1.0%  |
| Mobile Home, Trailer, or Other                         | 236  | 25.7% | 435   | 13.9% | 9,678  | 15.8% |
| <b>2007 Est. Housing Units by Year Structure Built</b> | 919  |       | 3,134 |       | 61,141 |       |
| Housing Units Built 1999 to 2007                       | 217  | 23.6% | 732   | 23.4% | 14,350 | 23.5% |
| Housing Unit Built 1990 to 1998                        | 142  | 15.5% | 989   | 31.6% | 14,149 | 23.1% |
| Housing Unit Built 1980 to 1989                        | 202  | 22.0% | 541   | 17.3% | 11,282 | 18.5% |
| Housing Unit Built 1970 to 1979                        | 109  | 11.9% | 395   | 12.6% | 8,404  | 13.7% |
| Housing Unit Built 1969 or Earlier                     | 249  | 27.1% | 477   | 15.2% | 12,956 | 21.2% |
| <b>2007 Est. Median Year Structure Built **</b>        | 1985 |       | 1992  |       | 1988   |       |

Source: Claritas

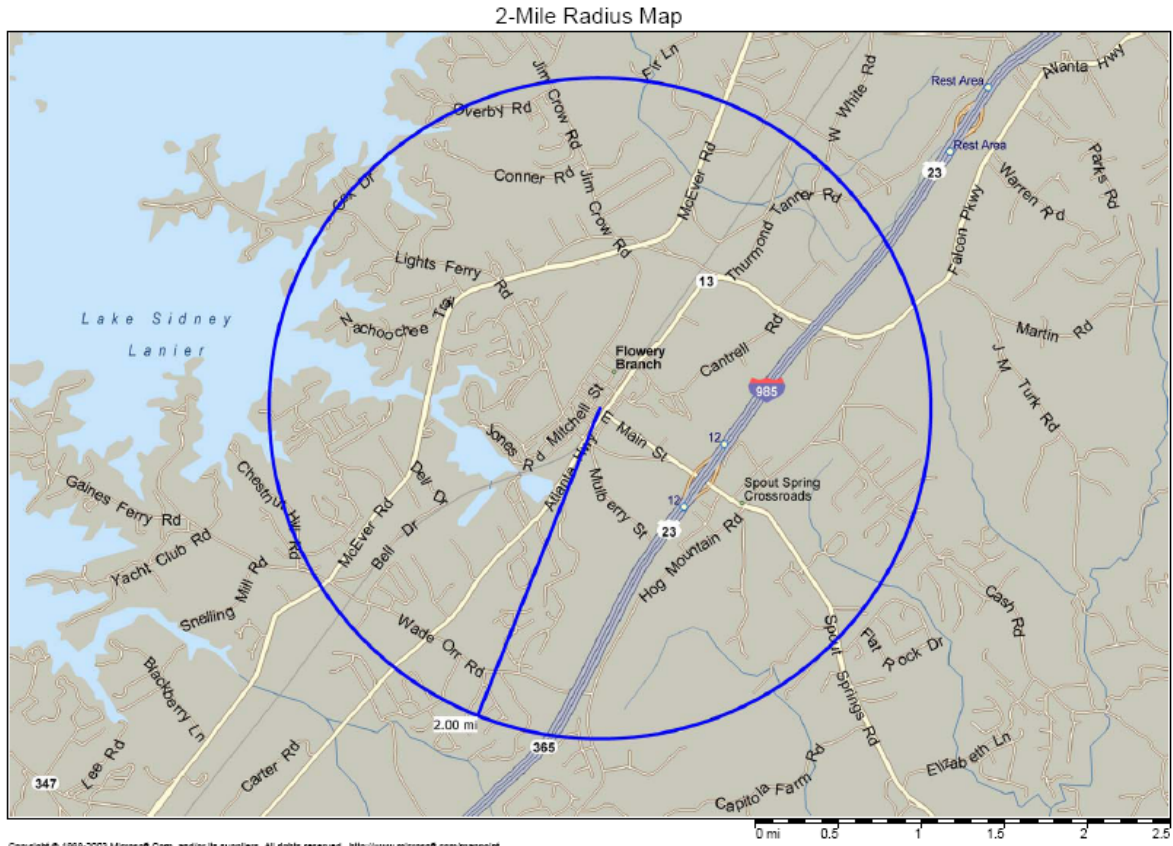


Geographic Boundaries of Redevelopment Area Using Claritas Mapping





Geographic Boundaries of the 2-Mile Ring Using Claritas Mapping



Copyright © 1999-2003 Microsoft Corp. and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps>  
© Copyright 2002 by Geomatic Data Technology, Inc. All rights reserved. © 2002 Navigation Technologies. All rights reserved. This data includes information taken with permission from Canadian authorities © 1991-2002 Government of Canada (Statistics Canada and/or Geomatics Canada), all rights reserved.