

Downtown Development Authority of Bainbridge
Agenda
January 18, 2024 | 8:00 a.m.
Council Chambers | City Hall

MISSION: To stimulate revitalization of Downtown Bainbridge by: supporting creative economic development endeavors; enhancing its historic appeal and creativity; endorsing its pride and promise; and embracing its diverse economy.

1. Call to Order & Welcome
2. Recognize Guests/Visitors
3. Approval of Minutes & Financial Report
4. Old Business
5. New Business
 - a. Director Report/Main Street Monthly Report
 - b. Proposed 2024 Work Plan
 - c. Consider the sale of DDA owned property off North Clark Street
 - d. FY23 Budget Amendments
6. Adjourn

Upcoming Dates

- February 3: Bainbridge Jazz & Blues Festival
- February 7: Coffee + Conversations 9 a.m.
- February 9-11: Father/Daughter Dance @ Firehouse Arts Center
- February 13: Mardi Gras Society Fat Tuesday Parade 6:30 p.m.
- February 15: Downtown Development Authority meeting 8 a.m.

ATTENDANCE	
Darrell Cox- 7/17/25	_____
Sterling Widener- 5/7/25	_____
Doug Young- 9/1/25	_____
Tom Conger- 5/7/25	_____
Shae Brouillet- 10/16/24	_____
Brent Warr- 4/20/27	_____
Melinda Taylor- 10/16/24	_____



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**Downtown Development Authority
December 21, 2023**

PRESENT: Brent Warr, Tom Conger, & Amanda Glover

ABSENT: Shae Brouilet, Darrell Cox, Doug Young, Sterling Widener, Melinda Taylor

GUESTS: N/A

DDA Board member, Brent Warr, toured those that were able to attend his project at 125 Calhoun Street. The Warehouse @ Calhoun is a 17,000 square foot warehouse that Brent has transformed into 4 commercial spaces, 6 apartments, his workshop + gallery, and his personal residence.

110-DOWNTOWN DEVELOPMENT

ACCOUNT # ACCOUNT DESCRIPTION BALANCE

ASSETS

110-0000-11.1110	CASH - GENERAL OPERATING	376,824.02
110-0000-11.1111	MONEY MARKET - PORT CITY	0.00
110-0000-11.1112	MONEY MARKET-FIRST NATIONAL	0.00
110-0000-11.1302	301 WATER STREET	0.00
110-0000-11.1303	CD - 1ST NAT'L -	0.00
110-0000-11.1313	CD -1ST STATE-1361500107	0.00
110-0000-11.1315	CD - PORT CITY- 23003357	0.00
110-0000-11.1316	CD - 1ST NAT'L-27553	0.00
110-0000-11.1317	127/131 WATER ST	0.00
110-0000-11.1318	CD-FAMILY 1020400606	0.00
110-0000-11.1319	CD - PORT CITY - 23003763	0.00
110-0000-11.1320	CD - PORT CITY - 23003767	0.00
110-0000-11.1321	207 WATER ST	0.00
110-0000-11.1322	LAND 227 BROUGHTON ST	7,470.24
110-0000-11.1323	220 BROAD STREET (HOOK & LADDE	179,022.67
110-0000-11.1324	110 BROAD STREET	0.00
110-0000-11.1325	BROAD/TROUP ST PARKING LOTS	49,811.07
110-0000-11.1326	HART ROLLINS PARKING LOT	40,000.00
110-0000-11.1327	227 BROUGHTON BATHROOM	301,523.00
110-0000-11.1328	102 WEST ST	0.00
110-0000-11.1329	125 CALHOUN ST	0.02
110-0000-11.1401	ACCRUED INTEREST REC-LEASES	29.93
110-0000-11.1901	A/R LEASE RECEIVABLE	146,293.08
110-0000-11.3203	DUE TO/FROM WATER & SEWER	0.00
110-0000-11.3204	DUE (TO)/FROM GAS	0.00
110-0000-11.3222	DUE (T)/F GENERAL FUND	(572.35)
110-0000-11.3233	DUE TO/FROM SPOST # 6	0.00
110-0000-11.7510	ACCUMULATED DEPRECIATION	(20,899.28)
110-0000-11.7515	LEASE ASSET	50,055.85
110-0000-11.7600	CONSTRUCTION IN PROGRESS	0.00
110-0000-11.7910	ACCUM AMORTIZATION-LEASES	(12,569.22)
TOTAL ASSETS		<u>1,116,989.03</u>

1,116,989.03
=====

LIABILITIES

110-0000-12.1100	ACCOUNTS PAYABLE	0.00
110-0000-12.1101	ACCOUNTS PAYABLE	0.00
110-0000-12.2400	ACCRUED INTEREST PAYABLE	90.55
110-0000-12.2700	NOTES PAYABLE - CURRENT	0.00
110-0000-12.3101	LEASE LIABILITY	39,184.69
110-0000-12.5300	NOTES PAY NON-CURRENT	0.00
110-0000-12.9303	DEF INFLOWS - LEASES	146,293.08
TOTAL LIABILITIES		<u>185,568.32</u>

185,568.32

CITY OF BAINBRIDGE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2023

110-DOWNTOWN DEVELOPMENT

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
INTERGOVERNMENTAL REVENUE						
STATE GOVERNMENT GRANTS						
110-0000-33.4110 LOAN PROCEEDS	0	0.00	0.00	0.00	0.00	0.00
TOTAL STATE GOVERNMENT GRANTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00
INVESTMENT INCOME						
INTEREST REVENUE						
110-0000-36.1000 INTEREST REVENUES	0	(35.26)	4.05	0.00	(4.05)	0.00
TOTAL INTEREST REVENUE	0	(35.26)	4.05	0.00	(4.05)	0.00
REALIZED GAIN/LOSS-INVST						
110-0000-36.2000 PROCEEDS FM CLOSING	0	0.00	0.00	0.00	0.00	0.00
TOTAL REALIZED GAIN/LOSS-INVST	0	0.00	0.00	0.00	0.00	0.00
TOTAL INVESTMENT INCOME	0	(35.26)	4.05	0.00	(4.05)	0.00
CONTRIB. & DONATIONS PRIV						
CONTRIB. & DONAT. -PRIVATE						
110-0000-37.1000 PROPERTY CONTRIBUTED	0	0.00	0.00	0.00	0.00	0.00
110-0000-37.1004 COMMUNITY CONTRIBUTIONS	0	0.00	230.02	0.00	230.02	0.00
TOTAL CONTRIB. & DONAT. -PRIVATE	0	0.00	230.02	0.00	230.02	0.00
TOTAL CONTRIB. & DONATIONS PRIV	0	0.00	230.02	0.00	230.02	0.00
MISCELLANEOUS REVENUE						
RENTS & ROYALTIES						
110-0000-38.1002 RENTAL OF PROPERTY	1,500	0.00	350.00	0.00	(1,150.00)	23.33
TOTAL RENTS & ROYALTIES	1,500	0.00	350.00	0.00	(1,150.00)	23.33
OTHER						
110-0000-38.9000 ORNAMENT SALES	2,500	509.00	666.00	0.00	(1,834.00)	26.64
110-0000-38.9001 MISC REVENUE	600	0.00	595.09	0.00	(4.91)	99.18
110-0000-38.9002 LIVING HISTORY	0	0.00	0.00	0.00	0.00	0.00
110-0000-38.9003 GIFT CARD PROGRAM	5,000	1,071.80	893.10	0.00	(4,106.90)	17.86

110-DOWNTOWN DEVELOPMENT

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
110-0000-38.9999 PRIOR YEAR EXCESS REV	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER	8,100	1,580.80	2,154.19	0.00	5,945.81	26.59
TOTAL MISCELLANEOUS REVENUE	9,600	1,580.80	2,504.19	0.00	7,095.81	26.09
OTHER FINANCING SOURCES						
=====						
INTERFUND TRANSFERS						
110-0000-39.1100 OPERATING TRANSFERS IN	0	0.00	0.00	0.00	0.00	0.00
110-0000-39.1109 TRANSFERS IN	65,000	5,416.67	16,250.01	0.00	48,749.99	25.00
TOTAL INTERFUND TRANSFERS	65,000	5,416.67	16,250.01	0.00	48,749.99	25.00
TOTAL OTHER FINANCING SOURCES	65,000	5,416.67	16,250.01	0.00	48,749.99	25.00
TOTAL REVENUE	74,600	6,962.21	18,980.17	0.00	55,619.83	25.44

CITY OF BAINBRIDGE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2023

110-DOWNTOWN DEVELOPMENT

% OF YEAR COMPLETED: 25.00

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
NON-DEPARTMENTAL						
=====						
PERSONAL SERVICES						
SALARIES & WAGES						
110-0000-51.1100 REGULAR EMPLOYEES	0	0.00	0.00	0.00	0.00	0.00
TOTAL SALARIES & WAGES	0	0.00	0.00	0.00	0.00	0.00
EMPLOYEE BENEFITS						
110-0000-51.2200 SOCIAL SEC (FICA) CNTR	0	0.00	0.00	0.00	0.00	0.00
110-0000-51.2201 EMPLOYER INS CONTRIBUTE	0	0.00	0.00	0.00	0.00	0.00
110-0000-51.2202 EMPLOYER RETIRE CONTRI	0	0.00	0.00	0.00	0.00	0.00
110-0000-51.2205 CLAIMS PD FOR EMPLOYEE	0	0.00	0.00	0.00	0.00	0.00
TOTAL EMPLOYEE BENEFITS	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONAL SERVICES	0	0.00	0.00	0.00	0.00	0.00
PURCHASED/CONTRACT SERV.						
PURCH. PROF.&TECH. SERV.						
110-0000-52.1200 PROF SERVICES	15,000	0.00	1,000.00	0.00	14,000.00	6.67
TOTAL PURCH. PROF.&TECH. SERV.	15,000	0.00	1,000.00	0.00	14,000.00	6.67
PURCHASED PROPERTY SERV.						
110-0000-52.2210 MAINTENANCE & REPAIRS	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.2215 OUTSOURCED (NON-SHOP)	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.2310 RENT OF OFFICES	6,396	533.00	1,599.00	0.00	4,797.00	25.00
110-0000-52.2311 RENTAL OF LAND & BUILD	6,000	500.00	1,500.00	0.00	4,500.00	25.00
TOTAL PURCHASED PROPERTY SERV.	12,396	1,033.00	3,099.00	0.00	9,297.00	25.00
OTHER PURCHASED SERVICES						
110-0000-52.3101 INSURANCE	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3200 TELEPHONE	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3202 POSTAGE	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3300 ADVERTISING-PUB NOTICE	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3301 PROMOTIONAL ITEMS	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3500 TRAVEL	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3600 DUES & FEES	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3851 MAINT & SERVICE CONTRA	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PURCHASED SERVICES	0	0.00	0.00	0.00	0.00	0.00
TOTAL PURCHASED/CONTRACT SERV.	27,396	1,033.00	4,099.00	0.00	23,297.00	14.96

CITY OF BAINBRIDGE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2023

% OF YEAR COMPLETED: 25.00

110-DOWNTOWN DEVELOPMENT
NON-FUNCTION
NON-DEPARTMENTAL

EXPENDITURES

SUPPLIES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
SUPPLIES						
110-0000-53.1101 PRINTING & SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
110-0000-53.1210 ENERGY-WATER/SEWERAGE	200	0.00	0.00	0.00	200.00	0.00
110-0000-53.1230 ENERGY-ELECTRICITY	700	39.35	109.48	0.00	590.52	15.64
110-0000-53.1701 SUPPLIES OTHER THAN OF	4,800	0.00	0.00	0.00	4,800.00	0.00
110-0000-53.1702 GIFT CARD PROGRAM	5,000	0.00	0.00	0.00	5,000.00	0.00
110-0000-53.1703 SUBSCRIPTION	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES	10,700	39.35	109.48	0.00	10,590.52	1.02

TOTAL SUPPLIES 10,700 39.35 109.48 0.00 10,590.52 1.02

CAPITAL OUTLAY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
PROPERTY						
110-0000-54.1306 PURCHASE/RENOVATE BUIL	0	0.00	0.00	0.00	0.00	0.00
110-0000-54.1401 BROUGHTON ST PARKING L	0	0.00	0.00	0.00	0.00	0.00
TOTAL PROPERTY	0	0.00	0.00	0.00	0.00	0.00

TOTAL CAPITAL OUTLAY 0 0.00 0.00 0.00 0.00 0.00

DEPRECIATION/AMORTIZATIO

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
DEPRECIATION						
110-0000-56.1000 DEPRECIATION	6,030	934.26	2,802.78	0.00	3,227.22	46.48
110-0000-56.1001 AMORTIZED EXPENSE-LEA	8,884	411.94	1,235.82	0.00	7,648.18	13.91
TOTAL DEPRECIATION	14,914	1,346.20	4,038.60	0.00	10,875.40	27.08

TOTAL DEPRECIATION/AMORTIZATIO 14,914 1,346.20 4,038.60 0.00 10,875.40 27.08

OTHER COSTS

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
PAYMENTS TO OTH AGENCIES						
110-0000-57.2010 FACADE GRANTS	20,000	0.00	5,000.00	0.00	15,000.00	25.00
TOTAL PAYMENTS TO OTH AGENCIES	20,000	0.00	5,000.00	0.00	15,000.00	25.00
PAYMENTS TO OTHERS						
110-0000-57.3002 COMMUNITY ACTIVITIES	0	0.00	0.00	0.00	0.00	0.00
TOTAL PAYMENTS TO OTHERS	0	0.00	0.00	0.00	0.00	0.00

TOTAL OTHER COSTS 20,000 0.00 5,000.00 0.00 15,000.00 25.00

CITY OF BAINBRIDGE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2023

110-DOWNTOWN DEVELOPMENT
 NON-FUNCTION
 NON-DEPARTMENTAL

% OF YEAR COMPLETED: 25.00

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
<u>DEBT SERVICE</u>						
PRINCIPAL						
110-0000-58.1300 PRINCIPAL PAYMENTS-LEA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PRINCIPAL	0	0.00	0.00	0.00	0.00	0.00
INTEREST						
110-0000-58.2300 INTEREST EXPENSE	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST	0	0.00	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00
<u>TOTAL NON-DEPARTMENTAL</u>						
TOTAL NON-DEPARTMENTAL	73,010	2,418.55	13,247.08	0.00	59,762.92	18.14
<u>TOTAL NON-FUNCTION</u>						
TOTAL NON-FUNCTION	73,010	2,418.55	13,247.08	0.00	59,762.92	18.14
<u>TOTAL EXPENDITURES</u>						
TOTAL EXPENDITURES	73,010	2,418.55	13,247.08	0.00	59,762.92	18.14
REVENUE OVER/ (UNDER) EXPENDITURES	1,590	4,543.66	5,733.09	0.00	4,143.09	360.57

*** END OF REPORT ***

DIRECTOR'S REPORT
October 2023-December 2023

ORGANIZATION

- Coffee + Conversations
- Facebook (last 28 days)
 - Followers: 7,734
 - Men 19.6%
 - Women 80.4%
 - Post Reach: 14,397
 - Post Engagement: 9,239
 - New Page Likes: 29
 - New Followers: 47
- Instagram
 - Followers: 1849 (35 new followers)
- Remind App
- Met with Roy, Gabe, Steve & John on streetscape trees + West Street Corridor project
- Drafted 2024 Work Plan
- Met with Rich Graphics-wayfinding signage
- DDA Board meeting
- Website updates
- Hosted GA Cities Heart & Soul Tour
- Hosted Regional Main Street Manager Meet-Up
- GEMS site visit
- DDA Work Session
- GA Trend
- Submitted Annual Assessment to GA Main Street

PROMOTION

- Second Saturday
- Downtown Events: 31 Attendance: 14,489
- Downtown Dollars
 - All-Time Amount:
 - Load: \$10,000
 - Spent: \$6,422

ECONOMIC DEVELOPMENT

- Business(es) Opened: 4 Jobs Created: 38
 - Susie & Sam's Steakhouse
 - Blue Hazel
 - Hammer & Stain
 - Southern Dance Collective
- Business(es) Closed: 1 (Mills Apparel & Gifts) Jobs Lost: 1
- Properties Sold: 1 (101 W Water St)
- 2 businesses relocated (The Recovery Room & The Chic Peach)

DESIGN:

- 125 Calhoun Street-streetscape improvements

2024 Work Plan

Transformation Strategy 1: Property Redevelopment

Transformation Strategy 2: Business Environment

Transformation Strategy 3: Tourism Destination

Transformation Strategy 1 - Property Redevelopment

TS 1 Goal 1: Take an active role in creating opportunities for the private market; especially projects that won't happen on their own without DDA participation.

What	When	Who	Cost	Progress
Step 1: Create list of target properties to acquire	Jan-24	DDA	\$0	
Step 2: Meet with Regional DCA representative to discuss Redevelopment Fund Grant	Jan-24	Amanda Glover Darrell Cox	\$0	
Step 3: Pursue Redevelopment Fund Grant for elimination of slum & blight	Jun-24	Amanda Glover	\$0	
Step 4: Strengthen relationships with current owners	Jun-24		\$0	
Step 5:				

TS 1 Goal 2: Incentivize projects with recreational/tourism element

What	When	Who	Cost	Progress
Step 1: Mural: "Take me to the River", location on dumpster shroud on Florida St, identify artist	Apr-24	Randee Eubanks	\$4,000	
Step 2: Art piece installation at 125 Calhoun St	Jun-24	Brent Warr	\$2,500	
Step 3:				

TS 1 Goal 3: Invest DDA Funds

What	When	Who	Cost	Progress
Step 1: Explore CD option for DDA funds not allocated for immediate use				
Step 2:				

Transformation Strategy 2 - Improve Business Environment

TS 2 Goal 1: Research parking enforcement				
What	When	Who	Cost	Progress
Step 1: Survey business owners where they and their employees park & share results.	Mar-24	Amanda Glover	\$ -	-
Step 2: Continue to educate businesses on the importance of parking spaces being available to customers.	On-Going	DDA	\$ -	-
Step 3: Based on parking survey results, encourage owners/employees to park in designated surface lots.	Jun-24	Amanda Glover	\$ -	-
Step 4: Explore parking enforcement software	Jul-24	Darrell Cox	\$ -	-
Step 5:				

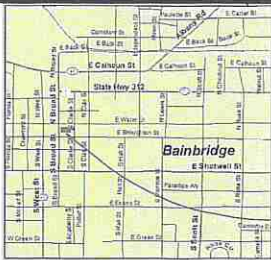
TS 2 Goal 2: Streetscaping Projects				
What	When	Who	Cost	Progress
Step 1: West Street Corridor Project	February-April 2024	City Engineer	\$330,000	
Step 2: Plant new trees in existing tree grates	February-March 2024	John Parker + city parks crew	\$10,000	
Step 3: Expand sound system to E Water St			\$ 15,000	
Step 4: Phase III-West Street South				
Step 5: Phase IV-Broughton & Water				

Transformation Strategy 3 - Establish Bainbridge as a Tourism Destination

TS 3 Goal 1: Marketing				
What	When	Who	Cost	Progress
Step 1: RFP: Downtown marketing plan	Mar-24	DDA/CVB	\$5,000	
Step 2: "Last GA Stop on the way to the beach" marketing along routes				
Step 3: Identify attractions & market them as part of a multiday stay in Bainbridge				
Step 4: Implement Historic Plaque Co-op Program	May-24		\$2,000	

TS 3 Goal 2: Upgrade electric car charging stations					
What	When	Who	Cost	Progress	
Step 1: Contact Envirospark-Existing chargers are too slow. How to improve?	May-24	Doug Young	\$3,000		
Step 2:					

TS 3 Goal 3: River Connection					
What	When	Who	Cost	Progress	
Step 1: Design wayfinding signage from downtown to Chason Park and vice versa	Jan-24	Nikki Rich/Amanda Glover			
Step 2: Apply for T-Mobile Grant	February-March 2024	Amanda Glover	\$	10,000	
Step 3: Install signage	Jun-24	Rich Graphics			
Step 4:					



LEGEND

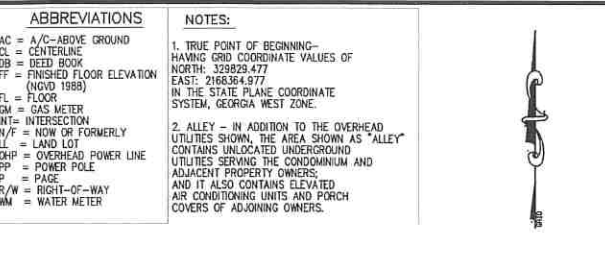
- BC BUILDING CORNER/PROPERTY
- IPS IPS-STEEL POST WITH CAP (LS2916)
- IPS PK NAIL IPS-PK NAIL IN CONCRETE WITH CAP (LS2916)
- BOUNDARY LINE
- RIGHT-OF-WAY
- PAVED ROAD/CURB
- CENTERLINE
- OVERHEAD POWER LINE
- BUILDING LINE
- POWER POLE

ABBREVIATIONS

- AC = A/C-ABOVE GROUND
- CL = CENTERLINE
- DB = DEED BOOK
- FF = FINISHED FLOOR ELEVATION (NGVD 1988)
- FL = FLOOR
- GN = GAS METER
- INT = INTERSECTION
- N/F = NOW OR FORMERLY
- LL = LAND LOT
- OP = OVERHEAD POWER LINE
- PP = POWER POLE
- P = PAGE
- R/W = RIGHT-OF-WAY
- WM = WATER METER

NOTES:

- TRUE POINT OF BEGINNING-HAVING GRID COORDINATE VALUES OF NORTH: 329829.477
EAST: 2168364.977
IN THE STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE.
- ALLEY - IN ADDITION TO THE OVERHEAD UTILITIES SHOWN, THE AREA SHOWN AS "ALLEY" CONTAINS UNLOCATED UNDERGROUND UTILITIES SERVING THE CONDOMINIUM AND ADJACENT PROPERTY OWNERS. AND IT ALSO CONTAINS ELEVATED AIR CONDITIONING UNITS AND PORCH COVERS OF ADJOINING OWNERS.

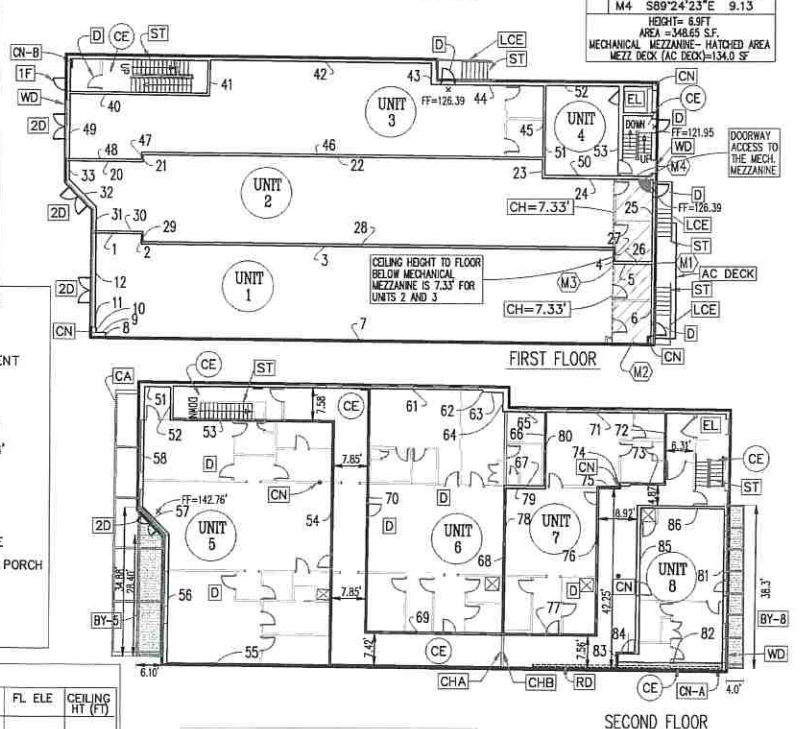


FIRST FLOOR LEGEND/NOTES:

- 1F FRONT ENTRY TO 2ND FLOOR
- D 3' WIDE DOOR
- 2D 6' WIDE DOUBLE DOORS
- LCE LIMITED COMMON ELEMENT
- CE COMMON ELEMENT
- CH CEILING HEIGHT CHANGES
- CN COLUMN
- CN-B BRICK COLUMN 1.29' X 2.0'
- EL ELEVATOR
- ST STAIRCASE
- WD WINDOW - TYPICAL

SECOND FLOOR LEGEND/NOTES:

- D 3' WIDE DOOR
- 2D 6' DOUBLE DOOR
- BY BALCONY-LIMITED COMMON ELEMENT
- CA CANOPY
- CE COMMON ELEMENT
- CHA CEILING HEIGHT CHANGE TO 7.67'
- CHB CEILING HEIGHT CHANGE TO 10.08'
- CN COLUMN 4-INCH STL. DIA.
- CN-A COLUMN 1.46' X 1.65'
- EL ELEVATOR
- RD ROOF DRAIN - EXPOSED STL PIPE
- SD 14-INCH STEP DOWN FROM DOOR TO PORCH
- ST STAIRCASE
- WD WINDOW - TYPICAL
- HVAC



FIRST FLOOR

UNIT	SIDE	BEARING	DISTANCE	AREA S.F.	FL ELE	CEILING HT (FT)
1		S89°24'23"E	10.84			
2		S00°37'49"W	2.42			
3		S89°24'23"E	110.64	2,834	126.39	15'
4		S0°28'36"W	3.28			
5		S89°24'23"E	9.12			
6		S0°43'04"W	18.47			
7		N89°24'23"W	127.99			
8		N00°35'37"E	1.00			
9		N89°24'23"W	2.25			
10		N00°35'37"E	1.21			
11		N89°24'23"W	0.33			
12		N00°35'37"E	21.98			
20		S89°24'23"E	17.25			
21		N00°12'20"E	1.67			
22		S89°24'23"E	93.76			
23		S00°43'04"W	4.34	2,575	126.39'	15'
24		S89°24'23"E	25.99			
25		S00°43'04"W	19.19			
26		N89°24'23"W	8.75			
27		N00°43'04"E	3.19			
28		N89°24'23"W	110.84			
29		N00°37'48"E	2.42			
30		N89°24'23"W	11.21			
31		N00°35'37"E	5.63			
32		N44°13'46"W	8.95			
33		N00°11'22"E	4.29			
40		S89°17'46"E	32.86			
41		N00°42'14"E	8.40			
42		S89°17'46"E	51.79			
43		S00°42'14"W	5.00	2,041	126.39'	15'
44		S89°24'23"E	26.48			
45		S00°35'37"W	16.73			
46		N89°24'23"W	94.19			
47		S00°12'20"W	1.67			
48		N89°24'23"W	16.85			
49		N00°12'20"E	15.17			
50		N89°24'23"W	17.08			
51		N00°35'37"E	21.02	359	126.39'	15'
52		S89°24'23"E	17.08			
53		S00°35'37"W	21.02			

SECOND FLOOR

UNIT	SIDE	BEARING	DISTANCE	AREA S.F.	FL ELE	CEILING HT (FT)
51		S89°24'23"E	8.20			
52		S00°35'37"W	7.79			
53		S89°24'23"E	37.92	2350	128.62	7.67'
54		S00°35'37"W	56.94			
55		N89°24'23"W	37.81			
56		N00°35'37"E	30.23			
57		N44°13'46"W	9.0			
58		N00°39'48"E	28.12			
BY-5= BALCONY FOR UNIT '5' (LIMITED COMMON AREA) = 193.0 SF						
61		S89°24'23"E	26.50			
62		S00°35'37"W	0.52			
63		S89°24'23"E	4.85			
64		S00°35'37"W	4.48	1971	128.62	7.67'
65		S89°24'23"E	9.77			
66		S00°35'37"W	17.25			
67		N89°24'23"W	9.22			
68		S00°35'37"W	34.71			
69		N89°24'23"W	31.91			
70		N00°35'37"E	56.96			
71		S89°24'23"E	27.82			
72		S00°35'37"W	16.35			
73		N89°24'23"W	10.72			
74		S00°35'37"W	0.98	1203	128.62	10.08'
75		N89°24'23"W	5.05			
76		S00°35'37"W	34.68			
77		N89°24'23"W	21.28			
78		N00°35'37"E	33.97			
79		S89°24'23"E	9.22			
80		N00°35'37"E	18.05			
81		S00°35'37"W	36.20			
82		N89°24'23"W	24.58	724	128.62	10.08'
83		N00°35'37"E	1.91			
84		S89°24'23"E	4.83			
85		N00°45'57"W	34.28			
86		S89°24'23"E	19.75			
BY-6 = BALCONY FOR UNIT '6' (LIMITED COMMON AREA) = 153.0 SF						

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY INTO CONDOMINIUM UNITS. PROPERTY LOCATED IN L.L. 222, 15TH LAND DISTRICT, CITY OF BAINBRIDGE, DECATUR COUNTY, GEORGIA.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 410,021 FEET.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,099 FT AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED: SPECTRA PRECISION FOCUS 30.

FIELD SURVEY COMPLETED ON AUGUST 11TH, 2023.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA) FLOOD INSURANCE RATE MAP, (FIRM) 13087C0175E, COMMUNITY NO. 130204, DATED: SEPTEMBER 25, 2009, THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.

THE TOTAL AREA OF PROPERTY = 10,262 SF (0.236 ACRES).

EXTERIOR WALLS, INTERIOR LOAD BEARING WALLS AND COLUMNS ARE OWNED BY THE ASSOCIATION (COMMON ELEMENTS). THE ASSOCIATION ALSO OWNS ALL FOOTINGS FOUNDATIONS, CRAWL SPACES, BASEMENT, JOISTS, BEAMS FLOORS, ATTIC AREA, ROOF, MECHANICAL MEZZANINE, AND DRAINAGE STRUCTURES.

UNIT OWNERS OWN TO THE SURFACE OF THE INTERIOR WALLS OR COLUMNS, WINDOWS, DOORS, CEILINGS OR ANY OF THE FINISHED SURFACES THEREOF.

OWNER'S CERTIFICATE & DECLARATION

Mark Harrell

The Owner of the land shown on this plan and whose name is subscribed hereon, and in person or through a duly authorized agent, certifies that he or she owns the land shown on this plan to be subdivided and hereby dedicates to the public forever, all streets, drains, and other public facilities and appurtenances thereon shown for the purpose therein expressed.

Sep 20, 2023

OWNER of Record or Agent
MLH ADVENTURES LLC

Date

CERTIFICATE OF FINAL PLAT APPROVED

The Administrative Office and the appropriate City Department Head of the City of Bainbridge, Georgia hereby certifies that this plan complies with the City of Bainbridge Zoning Ordinance Conditions of Zoning and the Subdivision and Land Development Regulations of the City of Bainbridge. This plat is hereby Approved and Released for recording purposes. As shown on this Plat, the City of Bainbridge grants 20 square feet of the Broad Street Right-of-Way to the MLH Adventures LLC Condominium.

Sep 21, 2023

Planning Director, City of Bainbridge Date

CERTIFICATE OF SURVEYOR

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved certificates, signatures, stamps, or statements in hereon. Such approvals or affirmations shall be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Georgia Registered Land Surveyor No. 2916

09/15/2023 Date

GRAPHIC SCALE 1"=20'

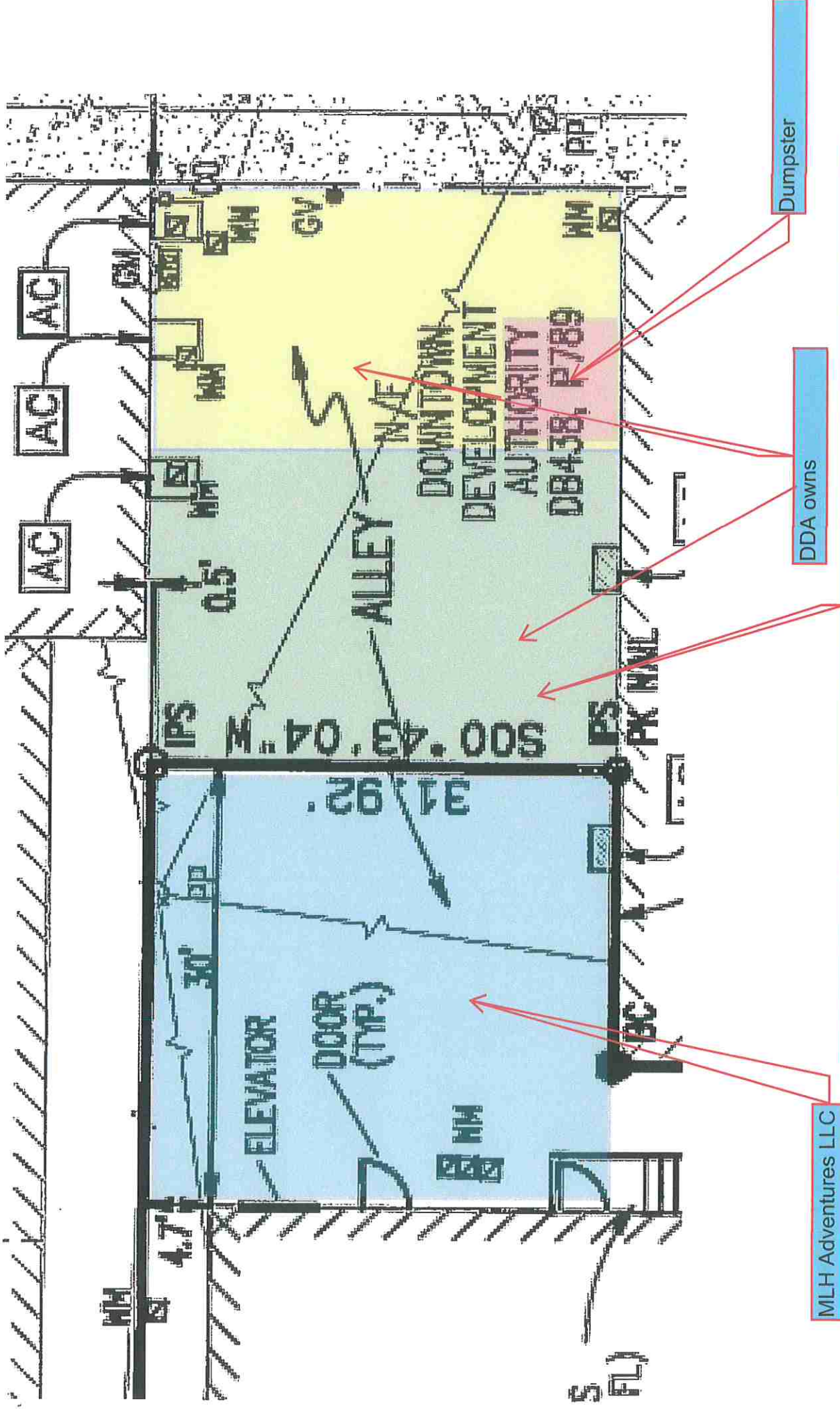
0 20

Condominium Plat for
MLH ADVENTURES LLC

YORK & ASSOCIATES
ENGINEERING, INC.

308 E. Water Street, Bainbridge, GA 30917
tel 229.248.0141 Email: info@yorkassociates.net

Date: 09/15/2023 Project#: 2023-12
110 N. Broad St., Bainbridge, GA



The DDA kept land originally in the sale for a dumpster location. I propose MLH purchasing the unneeded land in green so I can have more parking for tenants to keep more cars off street parking. I propose \$5000 which is more than average of 3 sales I have attached. It is hard to find sales so I will defer to the DDA for sales price. I think I can go from 2 parking spots to 4-6 with the additional land. I put the sidewalk and dumpster pad in at my cost to try to get some of the mud under control in the alley. I hope to pave or use pavers asap when the neighboring project on Water Street is finished.

The area and dumpster location are approximate. I would have survey updated for the sale.

Thank you for your consideration.
Mark

	Sale Date	Price	sq feet	per foot	Est Sq ft Property
107 Donaldson St	3/7/2017	\$ 35,000	5700	\$ 6.14	700
309 Broad St	11/18/2020	\$ 20,000	9100	\$ 2.20	\$ 4,298.25 Lot
409 Broad St	8/4/2023	\$ 70,000	7345	\$ 9.53	\$ 1,538.46 Lot
					\$ 6,671.20 Building and lot assessor had at 91% of value
Proposed Price		\$ 5,000			\$ 4,169.30

CITY OF BAINBRIDGE
 BUDGET ADJUSTMENT REPORT
 AS OF: SEPTEMBER 30TH, 2023

110-DOWNTOWN DEVELOPMENT

REVENUES	ORIGINAL BUDGET OB	BUDGET ADJUSTMENTS	AMENDED BUDGET CB	PERCENT INC/ (DEC)	WORKSPACE
<u>INTERGOVERNMENTAL REVENU</u>					
STATE GOVERNMENT GRANTS					
110-0000-33.4110 LOAN PROCEEDS	0.00	0.00	0.00	0.00	
TOTAL STATE GOVERNMENT GRANTS	0.00	0.00	0.00	0.00	
<u>TOTAL INTERGOVERNMENTAL REVENU</u>					
TOTAL INTERGOVERNMENTAL REVENU	0.00	0.00	0.00	0.00	
<u>INVESTMENT INCOME</u>					
INTEREST REVENUE					
110-0000-36.1000 INTEREST REVENUES	0.00	216.00	216.00	0.00	
TOTAL INTEREST REVENUE	0.00	216.00	216.00	0.00	
REALIZED GAIN/LOSS-INVST					
110-0000-36.2000 PROCEEDS FM CLOSING	0.00	0.00	0.00	0.00	
TOTAL REALIZED GAIN/LOSS-INVST	0.00	0.00	0.00	0.00	
<u>TOTAL INVESTMENT INCOME</u>					
TOTAL INVESTMENT INCOME	0.00	216.00	216.00	0.00	
<u>CONTRIB.& DONATIONS PRIV</u>					
CONTRIB.& DONAT.-PRIVATE					
110-0000-37.1000 PROPERTY CONTRIBUTED	0.00	0.00	0.00	0.00	
110-0000-37.1004 COMMUNITY CONTRIBUTIONS	0.00	0.00	0.00	0.00	
TOTAL CONTRIB.& DONAT.-PRIVATE	0.00	0.00	0.00	0.00	
<u>TOTAL CONTRIB.& DONATIONS PRIV</u>					
TOTAL CONTRIB.& DONATIONS PRIV	0.00	0.00	0.00	0.00	
<u>MISCELLANEOUS REVENUE</u>					
RENTS & ROYALTIES					
110-0000-38.1002 RENTAL OF PROPERTY	0.00	1,170.00	1,170.00	0.00	
TOTAL RENTS & ROYALTIES	0.00	1,170.00	1,170.00	0.00	
OTHER					
110-0000-38.9000 ORNAMENT SALES	0.00	2,688.00	2,688.00	0.00	
110-0000-38.9001 MISC REVENUE	0.00	586.00	586.00	0.00	
110-0000-38.9002 LIVING HISTORY	0.00	0.00	0.00	0.00	
110-0000-38.9003 GIFT CARD PROGRAM	0.00	4,481.00	4,481.00	0.00	
110-0000-38.9999 PRIOR YEAR EXCESS REV	0.00	0.00	0.00	0.00	
TOTAL OTHER	0.00	7,755.00	7,755.00	0.00	

CITY OF BAINBRIDGE
BUDGET ADJUSTMENT REPORT
AS OF: SEPTEMBER 30TH, 2023

110-DOWNTOWN DEVELOPMENT

REVENUES	ORIGINAL BUDGET OB	BUDGET ADJUSTMENTS	AMENDED BUDGET CB	PERCENT INC/ (DEC)	WORKSPACE
TOTAL MISCELLANEOUS REVENUE	0.00	8,925.00	8,925.00	0.00	
<u>OTHER FINANCING SOURCES</u>					
INTERFUND TRANSFERS					
110-0000-39.1100 OPERATING TRANSFERS IN	0.00	0.00	0.00	0.00	
110-0000-39.1109 TRANSFERS IN	65,000.00	0.00	65,000.00	0.00	
TOTAL INTERFUND TRANSFERS	65,000.00	0.00	65,000.00	0.00	
TOTAL OTHER FINANCING SOURCES	65,000.00	0.00	65,000.00	0.00	
TOTAL REVENUES	65,000.00	9,141.00	74,141.00	14.06	

CITY OF BAINBRIDGE
 BUDGET ADJUSTMENT REPORT
 AS OF: SEPTEMBER 30TH, 2023

110-DOWNTOWN DEVELOPMENT
 NON-FUNCTION
 NON-DEPARTMENTAL
 EXPENDITURES

	ORIGINAL BUDGET OB	BUDGET ADJUSTMENTS	AMENDED BUDGET CBS	PERCENT INC/ (DEC)	WORKSPACE
PERSONAL SERVICES					
SALARIES & WAGES					
110-0000-51.1100 REGULAR EMPLOYEES	0.00	0.00	0.00	0.00	
TOTAL SALARIES & WAGES	0.00	0.00	0.00	0.00	
EMPLOYEE BENEFITS					
110-0000-51.2200 SOCIAL SEC (FICA) CONTRIB	0.00	0.00	0.00	0.00	
110-0000-51.2201 EMPLOYER INS CONTRIBUTION	0.00	0.00	0.00	0.00	
110-0000-51.2202 EMPLOYER RETIRE CONTRI	0.00	0.00	0.00	0.00	
110-0000-51.2205 CLAIMS PD FOR EMPLOYEES	0.00	0.00	0.00	0.00	
TOTAL EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	
TOTAL PERSONAL SERVICES	0.00	0.00	0.00	0.00	
PURCHASED/CONTRACT SERV.					
PURCH. PROF.&TECH. SERV.					
110-0000-52.1200 PROF SERVICES	10,000.00	43,050.00	53,050.00	430.50	
TOTAL PURCH. PROF.&TECH. SERV.	10,000.00	43,050.00	53,050.00	430.50	
PURCHASED PROPERTY SERV.					
110-0000-52.2210 MAINTENANCE & REPAIRS	0.00	3,251.00	3,251.00	0.00	
110-0000-52.2215 OUTSOURCED (NON-SHOP)	0.00	0.00	0.00	0.00	
110-0000-52.2310 RENT OF OFFICES	3,840.00	745.00	4,585.00	19.40	
110-0000-52.2311 RENTAL OF LAND & BUILDINGS	0.00	1,444.00	1,444.00	0.00	
TOTAL PURCHASED PROPERTY SERV.	3,840.00	2,552.00	6,392.00	66.46	
OTHER PURCHASED SERVICES					
110-0000-52.3101 INSURANCE	0.00	0.00	0.00	0.00	
110-0000-52.3200 TELEPHONE	0.00	0.00	0.00	0.00	
110-0000-52.3202 POSTAGE	0.00	0.00	0.00	0.00	
110-0000-52.3300 ADVERTISING-PUB NOTICES	0.00	0.00	0.00	0.00	
110-0000-52.3301 PROMOTIONAL ITEMS	0.00	0.00	0.00	0.00	
110-0000-52.3500 TRAVEL	0.00	0.00	0.00	0.00	
110-0000-52.3600 DUES & FEES	0.00	0.00	0.00	0.00	
110-0000-52.3851 MAINT & SERVICE CONTRACT	0.00	0.00	0.00	0.00	
TOTAL OTHER PURCHASED SERVICES	0.00	0.00	0.00	0.00	
TOTAL PURCHASED/CONTRACT SERV.	13,840.00	45,602.00	59,442.00	329.49	
SUPPLIES					

110-DOWNTOWN DEVELOPMENT
NON-FUNCTION
NON-DEPARTMENTAL

EXPENDITURES	ORIGINAL BUDGET OB	BUDGET ADJUSTMENTS	AMENDED BUDGET CB	PERCENT INC/ (DEC)	WORKSPACE
SUPPLIES					
110-0000-53.1101 PRINTING & SUPPLIES	0.00	103.00	103.00	0.00	
110-0000-53.1210 ENERGY-WATER/SEWERAGE	180.00	(180.00)	0.00	100.00-	
110-0000-53.1230 ENERGY-ELECTRICITY	600.00	20.00	620.00	3.33	
110-0000-53.1701 SUPPLIES OTHER THAN OFFI	4,700.00	4,265.00	8,965.00	90.74	
110-0000-53.1702 GIFT CARD PROGRAM	0.00	4,337.00	4,337.00	0.00	
110-0000-53.1703 SUBSCRIPTION	0.00	0.00	0.00	0.00	
TOTAL SUPPLIES	5,480.00	8,545.00	14,025.00	155.93	

TOTAL SUPPLIES

5,480.00 8,545.00 14,025.00 155.93

CAPITAL OUTLAY

PROPERTY
110-0000-54.1306 PURCHASE/RENOVATE BUILDS
110-0000-54.1401 BROUGHTON ST PARKING LOT
TOTAL PROPERTY

110-0000-54.1306 PURCHASE/RENOVATE BUILDS	0.00	25,903.00	25,903.00	0.00	
110-0000-54.1401 BROUGHTON ST PARKING LOT	0.00	77,880.00	77,880.00	0.00	
TOTAL PROPERTY	0.00	103,783.00	103,783.00	0.00	

TOTAL CAPITAL OUTLAY

0.00 103,783.00 103,783.00 0.00

DEPRECIATION/AMORTIZATIO

DEPRECIATION
110-0000-56.1000 DEPRECIATION
110-0000-56.1001 AMORTIZED EXPENSE-LEASES
TOTAL DEPRECIATION

110-0000-56.1000 DEPRECIATION	0.00	6,030.00	6,030.00	0.00	
110-0000-56.1001 AMORTIZED EXPENSE-LEASES	0.00	5,667.00	5,667.00	0.00	
TOTAL DEPRECIATION	0.00	11,697.00	11,697.00	0.00	

TOTAL DEPRECIATION/AMORTIZATIO

0.00 11,697.00 11,697.00 0.00

OTHER COSTS

PAYMENTS TO OTH AGENCIES
110-0000-57.2010 FACADE GRANTS
TOTAL PAYMENTS TO OTH AGENCIES
PAYMENTS TO OTHERS
110-0000-57.3002 COMMUNITY ACTIVITIES
TOTAL PAYMENTS TO OTHERS

110-0000-57.2010 FACADE GRANTS	20,000.00	(13,750.00)	6,250.00	68.75-	
TOTAL PAYMENTS TO OTH AGENCIES	20,000.00	(13,750.00)	6,250.00	68.75-	
PAYMENTS TO OTHERS	0.00	0.00	0.00	0.00	
110-0000-57.3002 COMMUNITY ACTIVITIES	0.00	0.00	0.00	0.00	
TOTAL PAYMENTS TO OTHERS	0.00	0.00	0.00	0.00	

TOTAL OTHER COSTS

20,000.00 (13,750.00) 6,250.00 68.75-

CITY OF BAINBRIDGE
BUDGET ADJUSTMENT REPORT
AS OF: SEPTEMBER 30TH, 2023

110-DOWNTOWN DEVELOPMENT
NON-FUNCTION
NON-DEPARTMENTAL
EXPENDITURES

	ORIGINAL BUDGET OB	BUDGET ADJUSTMENTS	AMENDED BUDGET CB	PERCENT INC/ (DEC)	WORKSPACE
<u>DEBT SERVICE</u>					
PRINCIPAL					
110-0000-58.1300 PRINCIPAL PAYMENTS-LEASES	0.00	0.00	0.00	0.00	
TOTAL PRINCIPAL	0.00	0.00	0.00	0.00	
INTEREST					
110-0000-58.2300 INTEREST EXPENSE	0.00	43.00	43.00	0.00	
TOTAL INTEREST	0.00	43.00	43.00	0.00	
TOTAL DEBT SERVICE	0.00	43.00	43.00	0.00	
<hr/>					
TOTAL NON-DEPARTMENTAL	39,320.00	155,920.00	195,240.00	396.54	
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TOTAL NON-FUNCTION	39,320.00	155,920.00	195,240.00	396.54	
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TOTAL EXPENDITURES	39,320.00	155,920.00	195,240.00	396.54	
<hr/>					
REVENUE OVER/ (UNDER) EXPENDITURES	25,680.00	(146,779.00)	(121,099.00)	571.57-	