

## Chapter Eleven

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# Implementation Protocols & Trends

## Introduction

A comprehensive plan is only as effective as the tools and strategies used to implement it. Chapter 11 outlines the framework Bainbridge will use to translate the vision, goals, and recommendations of this plan into action. This chapter defines the regulatory tools, policy mechanisms, capital investment strategies, and collaborative partnerships necessary to support the city's long-term development.

The implementation toolbox includes the city's zoning ordinance, subdivision and land development regulations, and building codes — all of which shape how land is used and infrastructure is delivered. It also highlights financial tools such as tax allocation districts (TADs), state and federal grants, public-private partnerships (P3s), and impact fees. These tools can help fund infrastructure improvements, encourage private investment, and ensure growth occurs in a way that is equitable, resilient, and fiscally responsible.

This chapter also emphasizes the importance of interagency coordination, transparency, and community engagement in decision-making. By aligning daily administrative processes with long-range planning goals, Bainbridge can ensure that each action taken — whether regulatory, financial, or strategic — contributes to a more connected, inclusive, and sustainable future.

# Planning Toolbox

The comprehensive plan provides a static document of the city's vision at the point in time the plan is adopted. The review and approval of the city's goals, accomplishments, and community work program is approved on a five-year cycle, and the recommendations are intentionally meant to allow interpretation by city decisionmakers to accommodate new economic or environmental challenges, unanticipated situations, or new opportunities. The city may adopt a structured development plan, and most small communities usually do this through review and approval of an annual budget.

## Regulations

Implementing the comprehensive plan involves regular interaction with public officials, staff, developers, property owners, businesses, and community members. This process includes planning and zoning meetings that give stakeholders a consistent framework for information sharing and decision-making. The zoning regulations, design requirements, and site development and construction codes provide the basis for ensuring public safety, health, and well-being. Above all, the codes are meant to be minimum standards to ensure accessibility, fire safety, structural integrity, sanitation, plumbing, and energy power and efficiency. Bainbridge uses current versions of the International Building Code, the International Fire Code, the International Residential Code, and the Americans with Disabilities Act as a basis for the local building codes.

The zoning, subdivision, and building codes and development regulations provide the rules for implementing the comprehensive plan. These policies and procedures used by the city have traditionally depended on Georgia's "Sunshine Laws" to guarantee access to public records and meetings, and the "Georgia Open Records Act" requires an agency to respond to record requests within three business days if the requested records are available. The city is responsible for providing reports to the state, and ensuring open meetings and reasonable notice, except for when an executive session is required to discuss confidential matters, including pending or potential litigation, confidential tax matters, certain personnel issues, or real estate decisions.<sup>1</sup> The planning and development process includes frequent interactions with real estate decisions that may need to be determined in closed sessions. However, the goals, policies, and recommendations of the Comprehensive Plan were developed through public meetings and available drafts were provided online and at city hall prior to government action.

The Bainbridge Zoning Ordinance was approved by City Council in 2019 and is amended from time to time. A current proposal to append the ordinance is expected to address a recommended overlay district for the Calhoun Street Gateway. The Comprehensive Planning process analyzed existing and future land uses to evaluate the potential for a unified zoning and development code, with consideration of a form-based approach. However, the city staff felt that the small planning staff and additional requirements for form-based code plan reviews would not be consistent with the city's limited resources.

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<sup>1</sup> This list is not exclusive. See Georgia Open Meetings and Open Records for more information.

The Bainbridge Subdivision and Land Development Regulations were adopted in September 2004 and are amended as needed. Current amendments are being considered to address issues with street and driveway design, storm drainage, and extensions of utilities. These issues are being reviewed by planning, engineering, and community development staff. Where possible, the city should work with private professionals that provide these services to ensure that the updated regulations are consistent with the public's health and safety and the need to maintain efficient and resilient development.

## Community Projects

Downtown Development is funded by a combination of state grants from the Georgia Department of Community Affairs Rural Downtown Development Program, a Downtown Development Revolving Loan Fund (at below-market rates), façade grants, and tax credits for 30% of qualified rehabilitation costs to encourage investment and job creation. The programs are administered by the Bainbridge Downtown Development Authority. The state grants have been substantive including more than \$1.25 Million for the expansion of Chason Park.

Tax Allocation District (TAD, also identified as a Community Improvements District [CID] in Georgia) can levy a small tax on businesses within the district to finance a range of needed facilities and services to enhance the attractiveness of the area. The Shotwell and Scott Study identified a CID as a potential means to fund improvements of the East Shotwell and South Scott Street corridors. The comprehensive plan recommends working with the affected business community to establish an organization to include business and property owners and local government to the problems identified by the Shotwell and Scott Study and determine if there is interest in establishing a CID to address needed improvements.

Public Education Initiatives are funded through a combination of state and local tax revenues and available to Georgia school districts and their 501(c)(3) partners. The State of Georgia uses the Quality Basic Education (QBE) Act as its primary funding mechanism supplemented by the State Lottery and federal funds. Local funding is provided by property taxes. Georgia uses a hybrid system to fund local school systems incorporating resource-based and student-based elements. The Georgia Foundation for Public Education manages an "Innovative Education Fund" to implement or expand innovative programs that contribute to improved outcomes for students. The Innovative Education Fund is supported by donations from the PEACH Education Tax Credit and includes targeting the root of an education problem to identify a breakthrough approach. The Innovative Education Fund launches in the spring of every even-numbered year (the next opportunity is in 2026).

Special Area Studies provide the opportunity for the city to evaluate the specific problems of a neighborhood, a transportation corridor, or a proposed development project. The recent Shotwell and Scott Study identified issues and options for revitalization of areas on the eastern side of Bainbridge as a preliminary assessment used in the city's

comprehensive plan. The next step is pursuing a CID or other methods to implement some of the streetscape and road improvement projects that were identified by the study. A similar effort is needed for West Bainbridge and the Dothan Highway corridor to find ways to mitigate barriers and establish bonds between commercial, industrial, and residential interests.

## Capital Financing & Investment Priorities

Capital improvements are defined by Georgia law as “improvements with a useful life of 10 years or more, by new construction or other action, which increase the service capacity of a public facility.”<sup>2</sup> Impact fees are subject to the Georgia Development Impact Fee Act adopted in 1990 and as amended. The Act became effective in 1997 and permits local governments to charge proportionate impact fees for capital projects that serve new development.

The Act allows proportionate impact fees for “water supply production, treatment and distribution facilities; waste water collection, treatment and disposal facilities, roads, streets and bridges; storm water collection, retention, detention, treatment and disposal facilities, flood control facilities; parks and recreation areas; public safety facilities; and libraries and related facilities.”<sup>3</sup> However, a municipality must adopt a capital improvements element “which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding for each required improvement” before it can enact a development impact fee ordinance. The process also requires the creation of a development impact advisory committee to assist and advise the city regarding the imposition of an impact fee ordinance.

The requirements for impact fees require identification of a specific impact fee service area and data regarding the existing utility systems, plans that address the anticipated capacity and anticipated growth, and means to calculate the proportionate share. Therefore, the city needs to collect and manage data on which to base the assessment including costs and utility use. The proposed asset management plan is needed to provide the information needed to develop a realistic capital improvements plan for Bainbridge.

Impact fees are a viable funding source for large projects that potentially pose significant impacts on the city’s funding resources for long-term projects. However, most of the anticipated development projects in Bainbridge during the planning period are more likely to be smaller expansions or improvements of streets, utility systems, or services intended to better serve the existing community or infill redevelopment.

The primary source of capital development funding will continue to be local taxes, fees, and economic development grants including federal and state incentive programs to encourage a stronger local tax base and revenue stream for capital improvements. Efforts to enhance the economic base is considered to be an indirect method to increase

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<sup>2</sup> Rules and Regulations of the State of Georgia, Rule 110-12-2-.02 Definitions.

<sup>3</sup> Ibid.



capital funding, but it should be made more effective through continued work with the state and the Industrial Development Authority, Downtown Development Authority, and other local resources to promote the city's character and location as (1) an attractive place for business or recreation, or retirement, and (2) a "valued" place for retention of the human resources that make Bainbridge full of character and amenities to meet visitor as well as local needs.

Public-Private Partnerships (P3s or PPPs) are collaborations between public entities and private or non-profit partners that leverage private investment and expertise to deliver public projects. These partnerships can accelerate funding, extend repayment, and allow private entities to earn a return, while enabling cities to complete major infrastructure projects such as streets, bridges, hospitals, or utility systems. Essential to their success are a clear vision, engaged partners, structured governance, and a shared commitment to community goals. Risks are typically allocated to the partner best equipped to manage them, and oversight is needed to ensure projects remain cost-effective, timely, and in the public interest.





## Chapter Twelve

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# Report of Accomplishments & Community Work Program

### Introduction

The Report of Accomplishments from the prior plan and the updated Community Work Program are required elements of the Comprehensive Plan in Georgia. The Report of Accomplishments is referenced in Chapter 4: Needs and Opportunities and the checklist comparison of projects with the State's Quality Community Objectives included there.

# Report of Accomplishments Table

The Report of Accomplishments identifies and explains the 2020-2024 projects included in the adopted Bainbridge Comprehensive Plan.

The Report provides an updated statement of each project's status that is consistent with State of Georgia Planning requirements:

- "Completed" projects have been finished within the five-year planning period.
- "Continuing" identifies projects that have begun, but where activities will continue as part of the 2025-2030 Community Work Program for the City of Bainbridge.
- "Postponed" projects are activities that have not progressed but are still priorities of the City and have been continued as part of the 2025-2030 Community Work Program.
- "Cancelled" projects will not be carried forward into the 2025-2030 plan for Bainbridge.

The projects identified were ambitious and presented the most appropriate program for the city's development as understood by the community at the time. Not all projects identified were accomplished during the five-year planning period. Some required prerequisites that were not completed such as documented data for the pursuit of state, federal, or private grants. Others were superseded by changed conditions. Some of the proposed projects were too broad and require modifications, partnerships, or reorganization to provide realistic implementation as described within the city's limited resources. However, the intent of the projects in the report are still supported by the city.



## City of Bainbridge Report of Accomplishments

#	CWP 2020-2024 Activity	Year(s)	Responsible Party	Estimated Cost	Funding Source	Status	Status Notes
<b>Housing</b>							
1	Research HUD and DCA Planning and Community Development Grants for Neighborhood Stabilization	2022	Community Development	Staff Time	General Fund	<u>Underway</u>	The area of need did not qualify based on data from the census tract. New research is needed to address changing resources and identify new HUD & DCA planning and community development grants & guidelines. <b>Research continuing in CWP as #Ho1 to 2027.</b>
2	Develop a Housing Plan	2021-2024	Housing Authority / Consultant	\$20,000	General Fund / CDBG Grant	Completed	Housing Plan adopted in 2024 as required to pursue the Georgia CHIP grant.
3	Conduct HUD Revitalization Study for Neighborhood Redevelopment Areas	2022	Community Development	\$15,000	CDBG Grant	Cancelled	The study was deferred until completion of the Housing Plan (adopted in 2024). Replaced by CWP projects #Ho3, #Ho4, #Ho5, & #Ho9.
<b>Economic Development</b>							
4	Work with Georgia Dept. of Economic Development to develop tourism marketing materials	2020	City / Chamber of Commerce	\$10,000	Grant / Matching Funds	Completed	Materials were completed and are available through the City and Industrial Authority.
5	Identify new industrial park land and plan for increases to water and sewer capacity accordingly	2020-2024	Industrial Development Authority	Staff	General Fund	Completed	Property was acquired, and power, well, water tank, fiber, & gas were in place in 2024. A 50' buffer was identified to protect adjacent residential properties.
6	Designate an Urban Redevelopment Area in Northeast Bainbridge	2020-2021	City	Staff	General Fund	Cancelled	The area did not qualify as an OZ or Urban Redevelopment Area in 2021. City will work with the new Federal and DCA rules to identify programs to rehabilitate distressed housing.
7	Create an Opportunity Zone in the area along Shotwell and South Scott Street	2020-2021	City	Staff	General Fund	Completed	DCA denied OZ because the census tract did not qualify. The area north of Shotwell was identified as an Enterprise Zone in 2022. EZ supports business retention to assist in preserving economic vitality.
8	Implement the downtown master plan and revise as necessary	2020-2024	City / DDA / Main Street/ Grants	Staff	General Fund	<u>Underway</u>	The city will implement downtown master plan projects identified as CWP #PP1 and #PP5 in collaboration with the DDA and other partners, from 2025 to 2030, as per CWP #Ec1. <b>A revised master plan is expected to be updated in 2029 to include updated downtown travel patterns.</b>
<b>Intergovernmental Coordination</b>							
9	Annual Review of Short Term Work Program at City Council & Department Retreats	2021-2024	City	Staff	General Fund	Completed	The annual review has helped satisfy the "Plan First" designation. Reviews will be included at the Annual Retreat as part of the Annual Retreat Agenda.
10	Expand Boat Basin	2022	Parks Dept	\$25,000	General Fund	Completed	Improvements completed in 2022. Discussion regarding dredging was not included in the 2025-2030 CWP.
11	North Broad Street development	2020-2023	Downtown Development Authority	\$500,000	City / Loans / Grants	<u>Underway</u>	DDA identified Phases III & IV as long-term goals in the 2023 Work Plan. The overlay district is pending adoption in 2025. <b>Improvements are proposed to be completed in 2028 as identified in CWP project #Tr1.</b>
12	West Street Gateway entrance	2021-2023	Downtown Development Authority	\$25,000	City / Loans / Grants	Completed	The Overlay District Study for West and North Calhoun was completed in 2024. The gateway entrance is part of the CWP project #Tr2 for 2026 construction.
13	Phase III Streetscape (West St from Broughton to Shotwell) St	2022-2024	Downtown Development Authority	\$500,000	City / Loans / Grants	<u>Underway</u>	DDA revised Phases III & IV as long-term goals in 2023. Although the adoption of the overlay is pending in 2025, <b>the construction work plan assumes the Streetscape Phase III &amp; IV improvements identified in CWP as #Tr1 and #Tr2 will be completed in 2028.</b>
14	Shotwell Corridor / Mall Area Redevelopment Study	2023-2024	Community Development / Consultant	\$25,000	General Fund / Grant	Completed	Plan prepared by the consultant in 2024 identified that aspirational street projects require plans & engineering next.

## City of Bainbridge Report of Accomplishments

#	CWP 2020-2024 Activity	Year(s)	Responsible Party	Estimated Cost	Funding Source	Status	Status Notes
15	Parks Master Plan (Coordinate Greenspace Acquisition Strategy w/River Corridor Plan)	2022-2024	Community Development	\$40,000	General Fund	Completed	Greenspace acquired Calhoun Street Greenspace to the city limits in 2024. City investment in neighborhood parks will be addressed in CWP #CF1 (2026-28) and #CF2 (2029-30).
16	Create Disc Golf Course at Earle May Boat Basin	2020-2021	Parks Dept	\$15,000	General Fund	Completed	Project was completed in 2024 and is operating.
17	Extend and pave the riverfront walking path to connect Chason Park to Bill Reynolds Sports Complex	2020-2022	Parks Dept	\$25,000	Grants / General Fund	Underway	City received \$2.3 million grant to expand the Riverfront Walking Path & provide access. <b>The project is under construction (to be completed in Fall 2025).</b>
18	Implement the connectivity master plan to help improve access to the boat basin	2020-2024	City	\$65,000	Trail Grant	Underway	<b>City is completing Riverfront access as described in ROA No.17 above and the CWP #PP8 in Fall 2025.</b> City will continue working with DDA and Parks to identify connectivity and parking as part of CWP #PP1.
19	Build a Fishing Dock and Kayak Launch at Cheney Griffin Park	2020-2022	City	\$200,000	General Fund	Postponed	The dock constructed in 2022 at Chaney Griffin Park was destroyed by floodwater, and the site is infeasible due to its location along the swift river current. <b>A new location is to be identified in 2028, with construction in 2030 per CWP #CF3.</b>
20	Design and Build Mountain Bike Course and Trail	2021-2023	Parks Dept / Community Development	\$30,000	Grants / General Fund	Postponed	The study was postponed to determine an appropriate location and design criteria. <b>New location study proposed for 2026 per CWP #CF4 and construction in 2030 per CWP #CF5.</b>
<b>Public Infrastructure and Programs</b>							
21	Develop Stormwater Master Plan in preparation for stormwater utility	2021-2024	Utilities Department	\$70,000	General Fund	Underway	<b>Stormwater Master Plan was redirected to be part of the Asset Management Plan (CWP #PU1) to be completed in 2027 with data collection in 2026 (#PU2), and the prioritized Utilities Plan in 2027(#PU3).</b> Stormwater Plan implementation in 2027-30 per CWP #PU6, and Stormwater Utility Study in 2028-29 per CWP #PU7.
22	More frequent inspection of storm drains	2020-2021	Public Works	Staff	General Fund	Completed	Inspection frequency was integrated into Public Works standard operations in 2022.
23	Develop a Utilities Master Plan	2021-2024	Utilities Dept. / Public Works / Consultant	\$20,000	General Fund	Underway	Project has been revised into a larger Asset Management Plan in CWP #PU1, #PU2, #PU3, #PU4, #PU5, #PU6 & #PU7, including inspections & life cycle management for water, sewer, stormwater, gas, fiber, and streets. Data collection continues in 2025. <b>The new Asset Management Plan is proposed to be completed in 2027.</b>
24	Fiber Optic Network Extension Plan	2020-2022	Utilities / Public Works	Staff	General Fund	Completed	Fiber network constructed per the plan in 2024-25. City will review the need to expand broadband systems in association with vendors 2028-30 per CWP #PU4, as part of the Asset Management Plan (CWP #PU3).
25	Upgrade or Replace the Wastewater Treatment Plant	2022-2024	Utilities / Public Works	Staff	Grant / GEFA Loan	Completed	The WWTP was expanded to 3.3 MGD in 2024 with demand sufficient for projected growth and development. Future expansion to 5.0 MGD is aspirational and will be considered as part of the Asset Management Plan per CWP #Ec8, #PU1, #PU3, and #Wa3.
26	Continue to develop and prioritize street improvement projects	2020-2024 (continuing)	Public Works	\$130,000	LMIG	Underway	Street priorities will be identified as part of the Asset Management Plan per CWP #PU1 and #PU3. <b>New street improvement projects will be identified and prioritized in 2028 and implemented in 2028-30 based on the Asset Management Plan (CWP #PU5).</b>

# City Work Program Responsibilities

The City of Bainbridge has the power to adopt ordinances, resolutions, and regulations, and to amend the city charter as stated in the Georgia Constitution's Home Rule provision. This allows cities to act without needing specific legislative authorization. The city's municipal charter establishes its basic governmental structure, form of government, corporate boundaries, and municipal powers. Other powers include hiring employees, setting duties and compensation, establishing departments, regulating the use of public streets and sidewalks, and regulating commercial activity and solicitation. Cities also can accept and spend grant funds, obtain loans, incur debt, enter contracts, and issue bonds.

Cities can grow their territorial area by annexing land from adjoining unincorporated areas. This can be done through a referendum, where voters in the area to be annexed decide if they want to join the city. Cities also can exercise certain powers within the boundaries of another city or county. These powers include police and fire protection, public health services, and public transportation.

The Community Work Program for the City of Bainbridge is a practical instrument intended to direct city programs and funding towards projects that benefit the city's residents, property owners, and visitors with the resources of the city.

## Partner Work Programs

As provided above, the city government has direct authority over many activities within the city. However, many additional activities are carried out by other institutions. Decatur County, the State of Georgia, and the United States governments all provide services and manage programs, properties, and services that affect Bainbridge residents and visitors. Private partners and Non-Government Organizations may be active participants in creating and extending housing, health care, services, and work and recreational resources to Bainbridge that are critical components in lifestyle and substance.

Where the project does not fall into a responsibility of the city but the city wants to demonstrate support, that project may be identified as being supported but the responsibility of other parties (for example, the City supports the County as it provides for the disposal of solid waste in Decatur County).

## Community Work Program Table

The Community Work Program provides a matrix of specific activities and projects proposed by the City of Bainbridge to be accomplished in the next five-year planning program (2025-2030). These activities include strategic plans, ordinances, administration changes, initiatives, and work programs to respond to community concerns and priorities. They are based on the planning strategies as presented in the Comprehensive Plan.

Each community work program activity includes a description, an estimated time frame, identification of a responsible party to lead the activity or provide support, an estimated cost range, and potential funding sources.



# Bainbridge 2025 Community Work Program

ID	Project	2026	2027	2028	2029	2030	Responsible Party	City's Cost Estimate	Potential Funding Source	Plan Document Background & Recommendations for Priority, Phasing, Partnerships, Etc.
<b>Economic Development</b>										
Ec1	Update and continue Downtown Development Authority Plans and Programs	X	X	X	X	X	Bainbridge DDA	\$6,500,000	City and grants	The project assumes a master plan will be updated, estimated based on past expenditures. (Continued Work from Report of Accomplishment No. 8).
Ec2	Establish Shotwell Street Business Improvement District			X	X		City, Lenders, Property and Business Owners	\$300,000	Proposed TAD w/organizational management by City	Develop a Community Development Financial Institution (CDFI) to provide resources for a "clean and safe" business district with dedicated walkability and public safety enhancement, trash collection, and visitor assistance, including streetscape improvements, sidewalks, better lighting, and thematic aesthetics.
Ec3	Establish a Bainbridge Distressed Housing Opportunity Zone where appropriate by new Federal rules or with assistance from the State		X	X	X		City	\$500,000	City, State or Federal grants	Trump 2025-29 Administration is expected to renew focus on OZ's to incentivize construction of affordable housing in distressed areas. City will track changes to requirements to qualify as an OZ.
Ec4	Identify a Camera Ready Liaison to work with the Georgia Film Office	X					City Marketing + CA Director	\$1,000	City	Designate the City Marketing and Community Affairs Director as the City's Camera Ready Liaison.
Ec5	Identify requirements for local workforce education programs to train current residents for competitive new job requirements	X	X	X	X	X	City, SRTC training staff, Industrial Authority	\$10,000	Industrial Authority, State workforce training grants	Review and work with Georgia Economic Development staff to identify jobs and training assistance requirements for likely local and regional job opportunities, and provide communications and resources to support education and training programs to assist residents in retraining.
Ec6	Identify partners for long term economic investment	X	X	X	X	X	City, Industrial Authority	\$5,000	City	Identify potential partners in the (GA, AL, and FL) tri-state area that have interests in area economic development and establish communications to coordinate opportunities for residents.
Ec7	Connect road access between Downrange Industrial Park and US27				X	X	City, County, GDOT	\$5,000,000	City, County, BDCIDA, GDOT	Access is needed to avoid impacts on Newton Road and provide an alternate route for truck traffic and workers to access to industrial park.
Ec8	Plan for the expansion of the wastewater treatment plant to add capacity for economic development					X	City	\$250,000	City, State Industrial Development	Requirements are to be determined by the proposed development needs of the industry. Assume costs of about \$250,000 for study and preliminary design. Continued Work from Report of Accomplishment No. 25 (Also see CWP #Wa3 below).
<b>Public Safety</b>										
PS1	Identify illumination gaps and provide appropriate illumination to reduce darkened areas in public areas and streets	X	X	X			Public Works	\$3,500,000	City Public Works, DDA	Enhance street safety by using a mix of LED, sodium halide, and other lighting to ensure street lights cover appropriate areas for safety.
PS2	Update Disaster Reduction and Recovery (DRR) plans to minimize risks, identify priorities, and enhance communications with the public	X					Public Safety, Public Works	\$80,000	City Public Safety, Grants	This should include a pre-event recovery plan and should be updated regularly to include periodic practice drills. Working with Decatur County to implement the Public Safety/Decatur Co EMT effort.
PS3	Update Disaster Risk Reduction (DRR) opportunities to reduce the city's vulnerability to hazards	X		X	X		Public Safety	\$80,000	City Public Safety, Grants & Community Development	This should include a review of building and development codes to identify potential updates every 5 years.
PS4	Manage Mutual Aid Agreements	X	X	X	X	X	City, Public Safety	\$40,000	City, Decatur County	Agreements with Decatur County & other jurisdictions and Salvation Army. Decatur Co 911, Bainbridge NIXEL, provide weather warning.
PS5	Locate and build a new centrally located Public Safety Complex*					*	City, Public Safety	Aspirational Project	City, Grants	The project would be multiple phases, including Planning, Property Dedication, Design, and Construction. Initial effort to identify site(s) and acquire properties as available is estimated at \$6,000,000 to \$12,000,000.
<b>Public Utilities Infrastructure &amp; Intergovernmental Coordination Programs</b>										
PU1	Collect and develop Data for Asset Management to identify the location and condition of existing and programmed plans for water, sewer, power, lights, communications, streets, and stormwater utilities	X	X				City	\$360,000	City, Public Works	The Asset Management Plan will be a continuing project to assemble data and develop a consolidated plan to address the city's water, sewer, power, lights, communications, streets, and stormwater utilities, and create resources to accommodate priorities, emergencies, and aspirations. This effort restructures the city's approach to infrastructure programming.
PU2	Stormwater Plan Data Collection	X					City	incl. in Asset Mgt Plan	City, Public Works	Continues Work identified by Report of Accomplishments Nos. 21 and 23. The continuing effort will be incorporated into the Asset Management Plan.

Bainbridge 2025 Community Work Program										
ID	Project	2026	2027	2028	2029	2030	Responsible Party	City's Cost Estimate	Potential Funding Source	Plan Document Background & Recommendations for Priority, Phasing, Partnerships, Etc.
PU3	Prepare Prioritized Utilities Master Plan (based on Assets Management Plan)		X	X	X	X	City, Consultant	\$300,000	City, Public Works	Continues Work identified by Report of Accomplishments No. 23. The City has engaged a consultant to assist in data collection and feasibility assessment. When complete, utility expansions would be included in the Asset Management Plan.
PU4	Broadband Systems Expansion (including vendor coordination)	X		X	X	X	City, Vendors	\$450,000	City, Vendors	The initial provision of fiber communications will be complete in 2025. Vendors are expected to carry future expansions forward.
PU5	Incorporate streets and transportation infrastructure projects into the Asset Management Plan based on recommended priorities			X	X	X	City	\$7,500,000	City, Grants	Continues Work identified by Report of Accomplishments No. 26 by adding street priorities to the Asset Management Plan.
PU6	Stormwater Plan Implementation Phase 1 and following phases (based on Asset Management Plan)		X	X	X	X	City, Grant	\$5,000,000	City, Grants	Continue Work from Report of Accomplishments No. 21 by prioritizing stormwater plans based on collected data. Phase 1 will be based on the data collection and assessment. Priorities will be established for the initial phase 1 projects, which will be followed by additional phases.
PU7	Revisit Stormwater Utility Study			X	X		City	\$200,000	City, consultant	Continue Work from the Report of Accomplishments No. 21 and 23 based on the needed data for priorities. The continuing effort will be incorporated into the Asset Management Plan.
<b>Water &amp; Wastewater</b>										
Wa1	Provide continuing assessment of water resources and cooperation with the State and Regional Water Planning process	X					Lower Flint - Ochlockonee Water Planning District	incl. in Asset Mgt Plan	City Public Works	Water plans are developed by the Georgia State-wide Water Management Plan, adopted by the General Assembly in 2008. Decatur County is in the Lower Flint-Ochlockonee Water Planning Council, which includes a Decatur County representative.
Wa2	Program to update and upgrade sewer lift station pumps for SCADA operations	X	X	X	X	X	Public Works, Consultant	\$5,000,000	City, Grants	Expansion based on demand and timing for needed resources, as determined by review of water resources through continuing assessment (Wa1 in the CWP). Assume costs of \$5,000,000 to \$20,000,000 to be paid by user fees.
Wa3	Expand Wastewater Plant from 3.3 MGD to 5 MGD (aspirational planning project, depending on demand & see Ec8 above)*					*	Public Works, Consultant	Aspirational Project	City, Grants	Continues Work identified in Report of Accomplishments No. 25. Project is identified as aspirational because timing is dependent on need and not expected to be part of 2025-2030 needs unless a new industrial user locates in the Downrange Industrial Park.
<b>Land Use</b>										
LU1	Update the Development & Building Code	X					Community Development	\$45,000	City Community Devt	An update of existing codes was identified as preferred for the 2025-30 planning period rather than investment in larger staff and resources to manage a Unified Code.
LU2	Identify code requirements for consistency with smart growth tools to guide decisions in the built environment	X	X				Community Development	included in Community Dev budget	City Community Devt budget	Smart growth includes codes to envision, encourage, and create desirable development patterns that are compact, walkable, provide mixed use as defined by Transect rural-to-urban based planning, and integrate design, environmental protection, open space conservation, and water quality control into development.
LU3	Review codes to ensure code compliance does not exceed federal grant requirements		X				Community Development	included in Community Dev budget	City Community Devt budget	Assuming the new federal administration may roll back some of the environmental requirements, ensure that local codes are commensurate with federal requirements while still protecting Bainbridge citizens and interests, i.e., the Flint River.
LU4	Provide a Zoning Update to strengthen opportunities for competitive development and infill	X	X				Community Development	\$80,000	City Community Debt	Recommended by staff to ensure zoning categories are consistent with current development laws and planning standards.
<b>Community Facilities (Parks, Recreation, Libraries, Cultural, Etc.)</b>										
CF1	Assess neighborhood parks for maintenance and implementation needs to serve residents	X	X	X			City Parks & Recreation, Community Development	Parks Budget	City	Assessment to be prepared by Parks and Community Development departments and will include visits, review of existing facilities life cycle and maintenance requirements, and recommendations for upgrades or replacement.
CF2	Implement neighborhood park facility improvements based on priorities identified by the Parks Assessment and the Asset Management Plan				X	X	City Parks & Recreation, Public Works	\$400,000	City	Projects are to be based on priorities identified by the parks assessment (CWP #CF1) and the Asset Management Plan (CWP #PU1 and #PU3).
CF3	Locate and construct Fishing and Kayak Launch facilities			X	X	X	City Parks & Recreation	\$250,000	City, Grants	The Dock at Cheney Griffin Park is infeasible due to its location along a swift river current. New location(s) to be determined as part of the River Walk Plan Phase IV.

Bainbridge 2025 Community Work Program										
ID	Project	2026	2027	2028	2029	2030	Responsible Party	City's Cost Estimate	Potential Funding Source	Plan Document Background & Recommendations for Priority, Phasing, Partnerships, Etc.
CF4	Mountain Bike Trail Feasibility and Location Study	X					City Parks & Recreation	\$40,000	City	A study is required to determine the feasibility, location, and costs.
CF5	Design and Build a Mountain Bike Trail					X	City Parks & Recreation	\$165,000	City	To be based on the mountain bike trail feasibility study.
CF6	Identify and recommend City Cemetery maintenance, repairs, and expansion to be included in the Asset Management Plan	X	X	X	X	X	Community Development	Staff time included in Community Devt Budget	Cemetery owners, grants	Planning and identification of funding through grants to be carried forward by the city committee, with assistance from Community Development and Public Works. Cemetery work program will be included as part of the Asset Management Plan (CWP #PU1 and #PU2).
CF7	Implement recommended City Cemetery facility repairs and expansion identified by planning*					*	Community Development, Public Works	Aspirational Project	Grants	Specific projects are to be determined by CWP #CF6 above).
Education										
Ed1	Support efforts for GED programs	X	X	X	X	X	City, SRTC	\$50,000	SRTC	City and Industrial Authority to support communications regarding adult education programs to support workforce development.
Ed2	Support efforts for financial literacy, life cycle, and initial home purchase skills seminars	X	X	X	X	X	City	\$50,000	Non-profits, SRTC	City to support communications and location.
Ed3	Monitor redevelopment of the former Middle School site	X	X	X	X	X	City	\$15,000	DCBOE	The city has a vested interest in the redevelopment of the property regarding city services and facilities that may need to be directed to a future use.
Placemaking & Preservation (Natural & Historic Resources)										
PP1	Continue to review and implement the Downtown Development Authority work program	X	X	X	X	X	DDA, City, Public Works	Included w/Economic Devt above	City and DDA incl event fees	The existing DDA Work Program includes implementation of CWP projects #Tr1 in 2028 and #Tr2 in 2026. CWP project #Tr8 is expected to change downtown traffic patterns by 2028. A timely update to the DDA work program in 2029 is recommended to address new DDA programs and new traffic patterns.
PP2	Redetermine local historic district boundaries	X					City Community Devt	\$60,000	Historic Society & City	Portions of the designated area are affected by structures that have been modified to include inappropriate additions or changes and need to be excluded from the area to allow less restrictive rehabilitation.
PP3	Develop Historic Preservation Materials and Walking Tour to engage infill & redevelopment in Historic District	X	X				Bainbridge Historical Society	\$40,000	Historic Society & City	The project is proposed to expand promotional resources for cultural tourism and investment in downtown, riverfront, and historic areas.
PP4	Identify & create incentives to motivate property owners & landlords to repair and maintain properties		X	X	X		Community Development, grants	\$80,000	Grants	A project is needed to identify seed money and resources to invest in housing rehabilitation and repair programs.
PP5	Create a small area plan to help revitalize West Bainbridge		X	X	X	X	City, Community Development	\$80,000	City, grants	Build on the progress made by the Middle School program.
PP6	Investigate wayfinding signage and gateways to follow through on recommendations from the Shotwell and Scott small area plan			X	X		Community Development	\$35,000	City, grants	Build on the Shotwell & Scott Small Area Plan.
PP7	Use tactical planning resources to help demonstrate the likely impacts of potential capital development projects		X	X	X	X	City, DDA, Community Development	\$40,000	City & Non-profits	Experimental use of resources to provide a temporary demonstration of proposed or potential design concepts using traffic cones, movable planters, temporary signage, etc.
Mobility and Accessibility										
Tr1	North Broad Street Streetscape Improvements	X	X	X			City, DDA	\$35,000	City, grants	Engineering and Constuction in separate phases. Continues Work identified in Report of Accomplishment No. 11.
Tr2	West Street at Calhoun Street Improvements Construction	X					City, DDA	\$290,000	City, Grants	Engineering completed. Construction to be completed. Continues Work identified in Report of Accomplishment No. 13.
Tr3	TSPLOST Renewal	X	X	X	X	X	City and County	\$15,000	City and County	Phase 1: Identify a project selection process that reflects the City's Asset Management Plan, and Phase 2: Identify priority projects for implementation.
Tr4	Scott Street Streetscape Design (East Shotwell Street to East Green Street)			X	X		City	\$95,000	City, Grants	Implement projects identified in the Shotwell & Scott Small Area Plan to provide for curb cut reduction, enhanced walkability, and safer sidewalks.
Tr5	East Shotwell Street Sidewalk Enhancement (Sims Street to Scott Street)				X	X	City	\$450,000	City, Grants	Provide construction projects as identified in the Shotwell & Scott Small Area Plan to reduce curb cuts and accommodate transitions between curb and sidewalks (if feasible due to space restrictions).

**Bainbridge 2025 Community Work Program**

ID	Project	2026	2027	2028	2029	2030	Responsible Party	City's Cost Estimate	Potential Funding Source	Plan Document Background & Recommendations for Priority, Phasing, Partnerships, Etc.
Tr6	Enhance access to the Downrange Industrial Park with a connecting road to US 27 to the West	X	X	X	X	X	City, County, Industrial Authority	\$1,800,000	TSPLOST, One Georgia grant, general fund	The project is proposed to reduce potential traffic impacts in West Bainbridge neighborhoods.
Tr7	Develop sidewalk inventory	X	X				Community Development & Public Works	\$30,000	City	Use ESRI online sidewalk management software to inventory and update ADA compliance plans.
Tr8	Reconstruct Whigham Dairy Road to State DOT standards from SR 38 to SR 97/309	X					GDOT	\$8,840,000	State	GDOT Project in State Transportation Improvement Program to improve the 1.7 mile length of two-lane highway to state highway standards.
Tr9	SW Georgia Regional Transit Capital Improvement Projects & Operations	X	X				GDOT	\$3,285,000	State, SWGRC	GDOT Project in the State Transportation Improvement Program.
Tr10	Acquisition of Right-of-Way for the proposed Bethel Road and US27 Roundabout			X			GDOT	\$360,000	State	Project to be added to STIP. City would be responsible for utility relocations.
Tr11	Construction of Bethel Road and US27 Roundabout				X	X	GDOT, Public Works	\$0	State, Public Works	Project to be added to STIP. City would be responsible for utility relocations.
Tr12	Develop program to coordinate raising manholes to correspond with repaved streets				X	X	Public Works	\$400,000	Public Works	Projects are to be identified as part of the Asset Management Plan.
Tr13	Model 3-lane vs. 4-lane concepts for East Shotwell Street to address the alternative recommendations of road corridor from the Shotwell and Scott Small Area Study				X		City, GDOT	\$125,000	City, State, grants	More study is needed to determine impacts of relocated truck route when Whigham Dairy Road project is completed (A corridor reconstruction project would be aspirational project).
<b>Housing</b>										
Ho1	Update research on HUD and DCA Planning and Community Development Grants for Neighborhood Stabilization	X	X				City	\$15,000	General Fund	The intent is to position the city to qualify and receive grant assistance to help stabilize low-income neighborhoods and coordinate requirements with the City's Asset Management Plan by including new HUD and DCA requirements (Continued from Report of Accomplishment No. 1).
Ho2	Increase federal Low-Income Housing Tax Credit (LIHTC) applications to create and preserve affordable rental housing and identify potential sites for rental housing development through continuing communications with investors and housing program managers	X	X	X	X	X	City	\$15,000	LIHTC	Monitor state QAP to review the city's score regarding community factors. Support communications to facilitate applications.
Ho3	Pursue the Georgia Community Home Investment Program (CHIP) grant to provide safe, decent, and affordable housing (CHIP application is released in September and due in January)	X	X	X	X	X	City Housing Authority	\$25,000	City, Housing Authority, HUD	CHIP funds are granted to city and county governments, public housing authorities, and nonprofits to rehabilitate owner-occupied homes and build and renovate affordable single-family homes for sale to eligible homebuyers. CHIP is funded by the HUD's HOME Investment Partnership Program funds for communities with housing redevelopment plans, including relevant housing conditions. Market analyses should justify the need for affordable single-family homes, and the ability to sell to income-eligible homebuyers is required.
Ho4	Coordinate the Georgia Community Home Investment Program (CHIP) grant for the rehabilitation of safe, decent, and affordable housing (grant match)	X	X	X	X	X	City Housing Authority, HUD	\$350,000	City Match for CHIP grant	Matching funds are required for State and federal participation. See Page 21 of Application re: matching funds.
Ho5	Identify funding source(s) to support affordable housing development and retention as external sources (such as Georgia Non-entitlement CDBG funds) become available	X	X	X	X	X	City & Housing Authority	\$50,000	City with potential State and private grant reimbursements	Funding is dependent on availability and access to grant programs approved by HUD and resources approved by Congress.
Ho6	Partner with affordable housing developers to develop infill housing in existing Bainbridge neighborhoods	X	X	X	X	X	City, affordable development partners	\$60,000	Private developers w/City support	Coordinate with agencies in the region to extend or start similar services in Bainbridge and reduce any barriers for such agencies to work in the city.
Ho7	Identify inclusionary zoning policies to incentivize private market production of affordable housing				X	X	City Community Development	incl. in Community Devt budget	Private developers w/City support	Identified as part of an update to the City's Zoning Ordinance.



Bainbridge 2025 Community Work Program										
ID	Project	2026	2027	2028	2029	2030	Responsible Party	City's Cost Estimate	Potential Funding Source	Plan Document Background & Recommendations for Priority, Phasing, Partnerships, Etc.
Ho8	Promote the Georgia Dream Homeownership Program	X	X	X	X	X	City Community Devt. & Housing Authority	\$15,000	City	Increase awareness of Georgia DCA resources and support nonprofit opportunities to assist. See the link on the City's website.
Ho9	USDA Section 504 Homeowner Rehab and/or Façade Improvement Grant or Loans	X	X	X	X	X	City, grants	\$50,000	City, grants	USDA Section 504 Home Repairs program provides loans to very-low-income owners to repair, improve, or modernize their homes or grants to very-low-income elderly owners to remove health and safety hazards.
Ho10	Senior and Disabled Homeowner Financial Assistance (HUD 811)	X	X	X	X	X	City	\$50,000	City, HUD grants	Work with the HUD 811 Project Rental Assistance Program for people with long-term disabilities.
Ho11	Provide information via a Local first responder and educator homeowner assistance program		X	X	X		City, Public Safety	\$20,000	City (Training). Private grants providers	Provide training and procedures for first responders and educators, including school counselors and other officials.
Ho12	Partner with Southwest Georgia Community Action Council to connect residents with resources	X	X	X	X	X	City, SW GA Community Action Council	\$20,000	City, SWGAC	Resources include programs to assist mortgage and rent payments, utility bills, food or shelter to prevent cut-offs, hunger, eviction, or homelessness.
Ho13	Re-establish a home-buyer education program through a Partnership with the Bainbridge Housing Authority and support assistance for transition from subsidized public housing to affordable homes	X	X	X	X	X	City, Housing Authority	\$50,000	City, Housing Authority	Provide training and procedures for housing officials and consolidate housing education programs for all.
Ho14	Support Non-Government Organization (NGO) emergency shelter assistance programs for homeless persons	X	X	X	X	X	NGOs, Non-Profits, City staff	\$25,000	NGOs, Non-Profits, (City for staff training)	The City recognizes a homelessness crisis and will support the efforts of state, regional, non-government, and non-profit organizations in supporting shelter programs.
Ho15	Establish case management services with code enforcement officers to connect maintenance issues with remediation resources	X	X	X	X	X	City Community Devt	\$65,000	City (Training). Private grants providers	Policy is intended to provide training and procedures for code enforcement officers.
Ho16	<i>Establish a City Land Bank to acquire, hold, manage, and redevelop properties for resale to the public*</i>					*	Public Facilities Authority	Aspirational Project	City, grants	<i>The Public Facilities Authority is assumed to have the powers to acquire properties for dedicated public use. Need \$250,000 seed money to launch the program.</i>
Healthcare Access										
He1	Plan for the development of an assisted living and memory care facility		X	X			City, Hospital Authority	\$100,000	Private developers w/City assistance	An option could include redeveloping the Middle School. The intent is to support adding senior housing.
He2	Plan for expansion and facility growth at Memorial Hospital & Manor		X	X	X	X	Hospital Authority	\$250,000	Hospital Authority	Provide support for Memorial Hospital and Manor to maintain competitive facilities and services and to expand as needed.

NOTE: "Aspirational Projects (PS5, Wa3, CF7, and Ho16)" marked with an asterisk (\*) are not part of the 2025-2030 Community Work Program, but are shown for future planning purposes.

