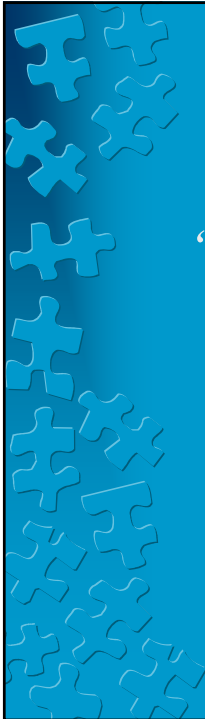




Town of Georgetown 2008 Review

Greater Georgetown
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May 13, 2009



*“The reward of a thing well
done is to have done it.”*

~ Ralph Waldo Emerson

Major Projects

Public Works



- South Railroad Avenue
 - Drainage Challenge
 - Curb & Gutter
- Roadway Rehabilitation
 - Cherry Lane
 - Booker Street
 - Cooper Alley
- Water Lines

Water Storage

- Tower Reconditioning
 - Delaware Tech
 - Interior and Exterior
 - Repainting & Lettering



Town Beautification

- New Lighting
 - Concrete Base
 - Banner Compatible
- New Signage
 - Historic Look
 - Blue/White



Growth & Development

Residential

- County Seat Apartments
 - 8 Buildings
 - 24 Units each (1 and 2 bedroom)
 - Clubhouse & Pool



Residential

- Other Projects:
 - Everton Apartments – Savannah Road
 - 2 & 3 Story Apartment; 24 Units
 - Community Building
 - Sandhill Dunes – CHEER Expansion
 - Apartments, Single Family, Duplex: 225 Units
 - Club House, Maintenance Building
 - Commercial & Office Component

Commercial



- Commons at Georgetown
 - 5 Buildings
 - 5 Units per Building
 - 1,700 SF each

Commercial



- Georgetown Commons
 - 4 Warehouse Buildings
 - 5,000 SF each

Commercial

- Other Projects:
 - Family Health of Georgetown
 - Medical Offices: 8,014 SF
 - Georgetown East – Food Lion
 - Food Lion: 34,928 SF; Other Retail: 25,700 SF
 - Dollar General: 9,100 SF
 - Shops at College Park
 - Retail: 68,617 SF; Office: 75,971 SF; Hotel: 48,072 SF;
 - Bank: 3,600 SF; Restaurant: 10,825 SF
 - Habitat for Humanity
 - Offices: 3,500 SF (2 units)

Economic Realities

Construction Permits

- Single Family
 - 2005 – 34
 - 2006 – 32 (-6%)
 - 2007 – 11 (-66%)
 - 2008 – 7

-36%



Construction Permits

- Multi-Family (# units)

- 2005 – 46
- 2006 – 39 (-15%)
- 2007 – 15 (-62%)
- 2008 – 26

+73%



Construction Permits

- Commercial

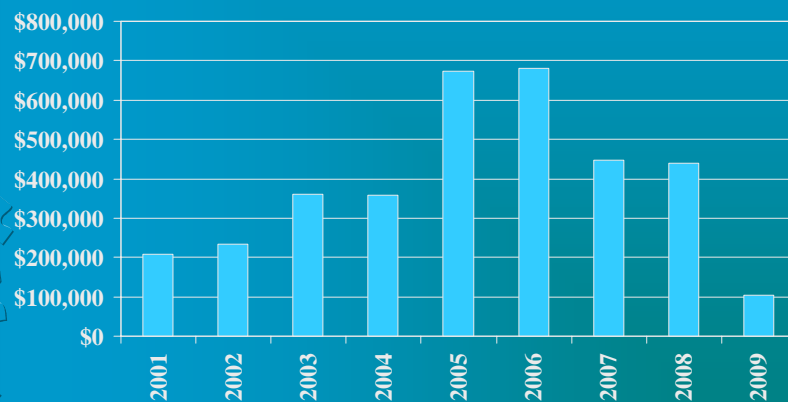
- 2005 – 8
- 2006 – 6 (-25%)
- 2007 – 4 (-33%)
- 2008 – 6

+50%

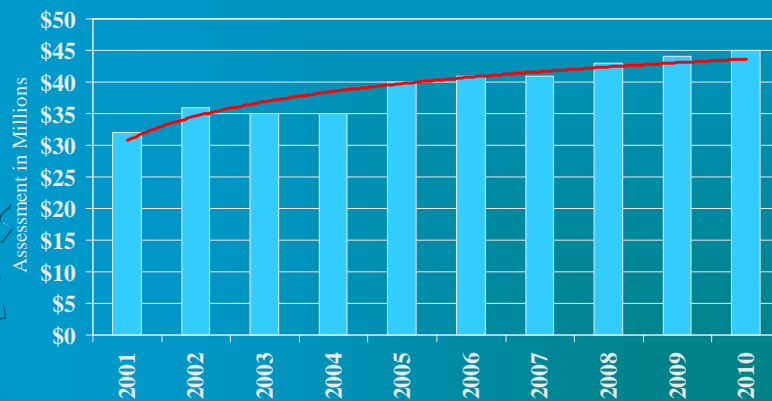


Direct Impact

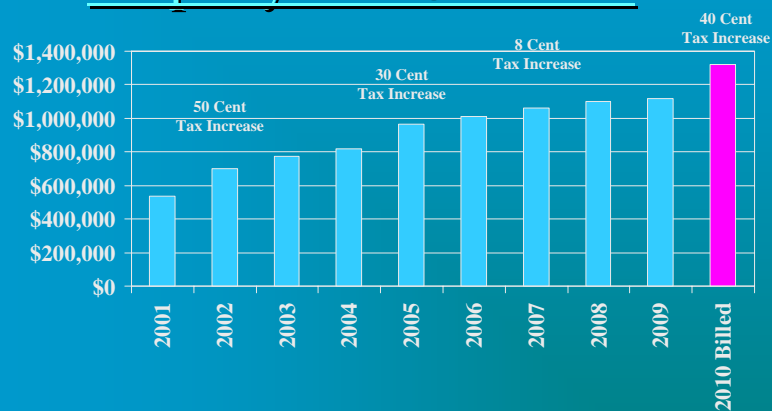
Transfer Taxes



Taxable Property Assessments



Property Tax Collected





Challenges

- Budget Concerns
 - State and County levels
- Housing Market
 - Slow Down
 - Foreclosures
 - Timing of Recovery
- Unemployment
 - Increase Delinquencies
 - Population Migration



Considerations

- Review of all Revenue/Expenditures
 - Line by Line
- Minimize Reliance on Non-Recurring Revenues
 - State & County Grants
 - Realty Transfer Tax
- Provide the **Best** Level of Service at the **Most Reasonable** Cost



Actions

- Fee Increases
 - Parking Meter, Parking Fines, Business/Rental License
 - Planning & Zoning Applications
- Personnel Savings
 - Position Elimination - Finance Director and Water Department
 - Reduction in Overtime of eighty percent (80%)
 - Suspension of three (3) paid holidays
 - Suspension of salary increases for the Town Manager and Chief of Police
- Elimination of the Mayor and Council Discretionary Funds
- Property Tax Increase



Moving into 2009

- East Market Street Enhancement – Railroad to King Street
- Academy and Adams Streets – Curb & Drainage Improvements
- 2010 Census Preparation



Thanks to...

- Residents & Businesses
- Mayor Lambden & Town Council
- Bill Bradley – Public Works
- Keith Hudson – Wastewater
- Tom Klein – Planning & Zoning
- Bill Topping – Chief of Police



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