




Town of Georgetown 2013 Review

Greater Georgetown
Chamber of Commerce
June 11, 2014



*“To improve is to change; to
be perfect is to change
often.”*

~ Winston Churchill

Major Projects

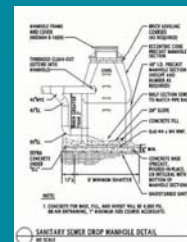
Water Infrastructure



- Completed
 - Service Line Replacement
 - Meter Replacement
 - Cost: \$2,199,410
- In Process
 - South Railroad Avenue
 - Well & Treatment
 - Funding: \$1,595,590
- In Design
 - King Street Treatment
 - Funding: \$3,300,000

Sewer Infrastructure

- Completed
 - Pettyjohn Woods Spray Irrigation Expansion
 - Funding: \$1,985,529
- In Process
 - Inflow & Infiltration Project
 - Funding: \$1,705,000
 - Unused Funds of \$614,471 (Pettyjohn Woods)
- In Design
 - Sussex Trust Pump Station
 - Funding: TBD



East Market Street Improvements



- New Trees Installed
 - November 2013
 - Two (2) Varieties
- New Grates Installed
 - Spring 2014
- Replaced 17 Street Light Poles
 - Designed for Planters, Flags, Banners
- Future
 - Litter Receptacles, Benches

Growth & Development

Residential

Georgetown Point

- 22 Single Family Homes
- 2011
 - Constructed & Sold: 1
- 2012
 - Constructed & Sold: 7
- 2013
 - Constructed & Sold: 7
- 2014
 - Build & Sell: 4
 - Currently Under Construction



Residential



County Seat Apartments

- 1 & 2 Bedroom Units
- 24 Units per Building
- Three Buildings & Office Complete
- One Building Under Construction
 - Final Improvements
- Eight Buildings Total

Commercial

Georgetown Medical Center

- Total of Two (2) Buildings
- 9,900 SF
- 22 Exam Rooms
- 30 Employees
- Offering:
 - Primary & Walk-In Care
 - X-Ray
 - Laboratory Services
- Open Early September



Commercial



College Park

- Redner's
 - 49,403 SF Store
 - 145 Employees
 - Fuel Island
 - Opening June 2014
- Other Retail (16,459 SF)
 - Dollar Tree
 - Halpern Eye
 - ATI Physical Therapy
 - Chinese Restaurant

Commercial

- Medical Arts Pavilion
 - Beebe Healthcare
 - Walk-In, Imaging, Laboratory & Rehabilitation
 - Healthy Back
 - 20,264 SF
 - 26 Employees



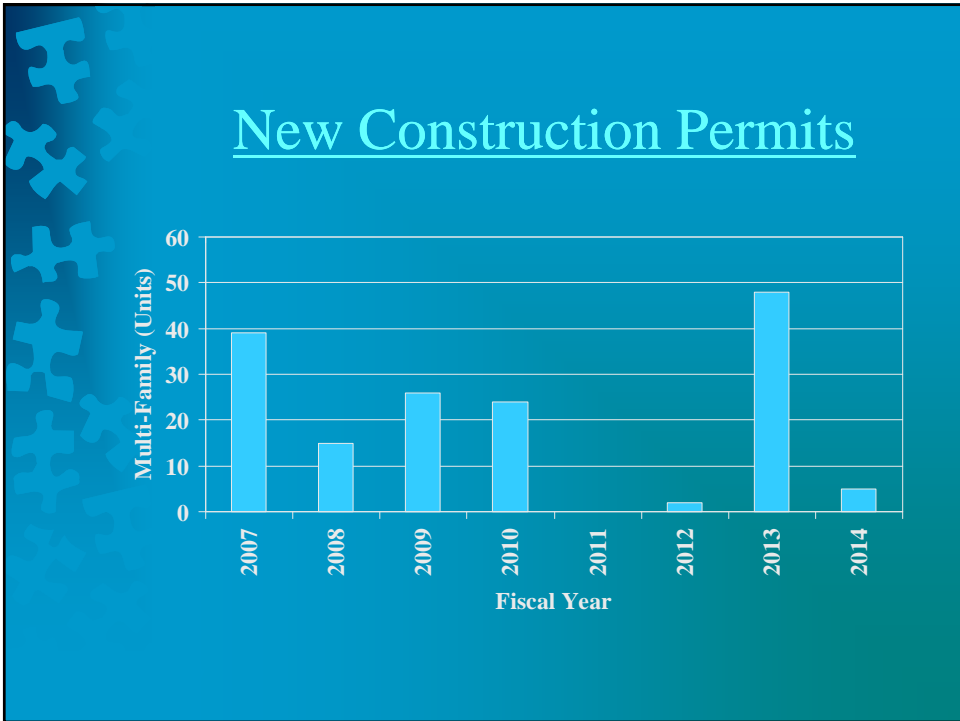
Commercial



Microtel by Wyndham

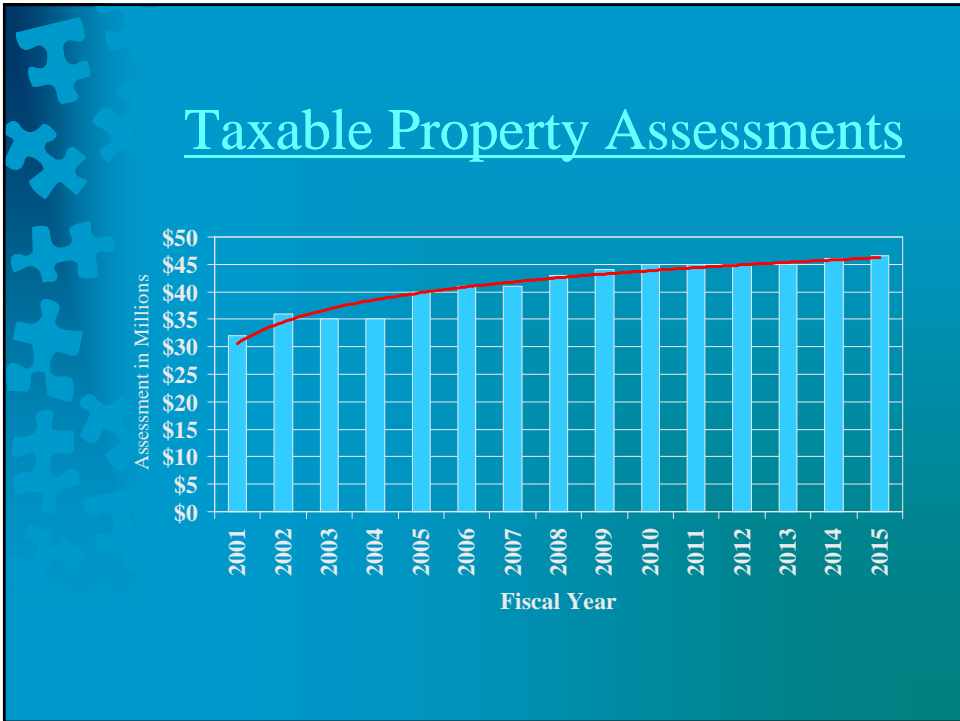
- 36,627 SF Hotel
- 25 Employees
- 78 Rooms
- Amenities:
 - Pool
 - Meeting Space
 - ~ 30 People
- Open Late September

Economic Realities

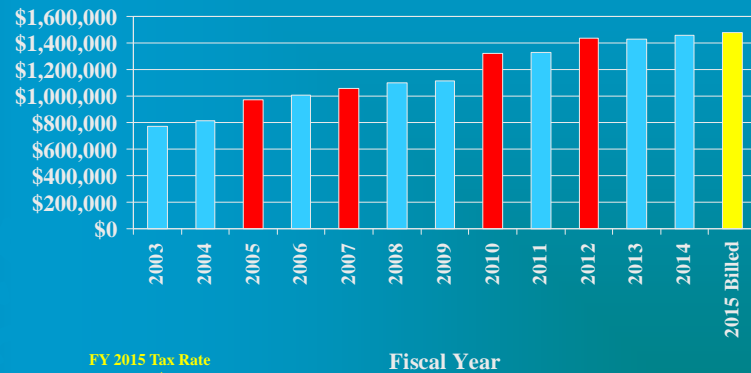




Direct Impact



Property Tax Collected



FY 2015 Tax Rate
Increase of \$0.03 per
\$100 Assessed Value

Challenges

- Diminishing Revenue
 - Conservation Implementation (Water & Sewer)
 - Federal & State Sources
- State Initiatives
 - Clean Water
 - Gasoline Tax
 - County Seat PILOT
- Development
 - Residential – Repair, Remodel & Demolition
 - Commercial – Steady

Budget Actions

- FY 2015 Budget
 - Rate Increases (Property Tax, Water, Sewer)
 - Impact Fee Increases (Water/Sewer)
- Investigating Other Options
 - Accommodation Tax
 - Vacant Building Registration
- Focus on Providing the Best Level of Service at the Most Reasonable Cost

Through 2014

- Infrastructure
 - South Railroad Avenue Wells & Treatment
 - King Street Treatment Upgrades
 - Inflow & Infiltration
- Other
 - Downtown Merchant Association
 - Downtown Design Standards
 - Branding Initiative & Implementation



Thanks to...

- Residents & Businesses
- Mayor & Town Council
- Town Operating Departments
 - Administration
 - Planning
 - Police
 - Public Works
 - Wastewater



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