



2025 Work Plan



2024

MILESTONE REPORT

DEVELOPMENT

- Started construction of **The Dale**, the first public-private partnership deal
- Approved demolition and grading plan for **13-acre Avila** property and saw the start of construction
- Facility Annexation & zoning for the first **senior housing project**

CAPITAL

- Kicked off construction for **North Avondale Complete Street** project
- Completed **North Woods** Park and stormwater project

SERVICES

- Transitioned **sanitation** to curbside pick up one day a week and contracted with an outside vendor to provide service – saving the city and residents money
- Outsourced **landscaping** freeing up staff for maintenance

OPERATIONS

- Implemented **new permitting software** and transitioned contract plan review and inspection staffing to SAFEBuilt
- Sourced and transitioned to a new **accounting software**
- Awarded **\$4.3M** in additional grant and outside funding

2024

By the Numbers

BUSINESS AND DEVELOPMENT

14	New businesses opened in downtown**
258	Issued permits up from 234 in 2023*
\$4.3M	Grants and additional funding awarded in 2024

COMMUNICATIONS

52	e-newsletters*
6	hard copy newsletters*
24%+	E-News subscribers increase
20%+	Instagram followers increase
3%+	Facebook followers increase
3	Community events
6	Concerts on the Town Green with sponsorships*
10	Outreach events

*Year end estimates

** Jan-Aug 2024

SANITATION AND RECYCLING

524 tons	Trash hauled to landfill**
92 tons	Recycling collected**
663 tons	Yard Waste sent to landfill*
5.5 tons	Waste (via curbside composting) diverted from landfill**
77	Special pick-ups hauled to landfill

STREETS AND SIDEWALKS

400	Replaced feet of sidewalk
50	Repaired feet of linear curb
\$11K	Reduced Public Works fuel cost between 2023-2024
300+	Signs refreshed

OPEN SPACE: TREES AND FLOWERS

40	Trees removed
80	Trees planted
86	Yards of playground mulch spread
60	Maintenance activities
1,728	Flowers planted

COMMUNITY AND ECONOMIC DEVELOPMENT

PLANNING AND BUILDINGS

2024 Accomplishments

Implemented new permitting software

Transitioned contract plan review and inspection staffing to SAFEBuilt

Processed 214 Issued/258 projected permits to be issued and 28 HPC reviews

Text Amendment package: assessed need, drafted, administered process.

Annexation & zoning for senior housing project

Oversee review and permits for notable projects:

- The Dale- 70 N. Avondale
- Olive and Pine: Commune, Nite Owl Kitchen, Enzo Izakaya
- Galette Bakery-110 N. Avondale
- Avila, 13-acre demo & site prep

2025 Work Plan

Zoning and building permit administration

Urban design review for commercial development

Administer Historic Preservation ordinance and manage commission

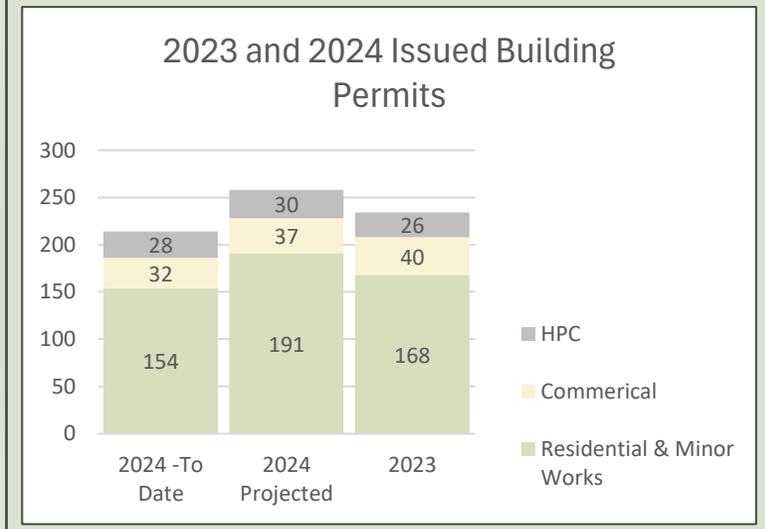
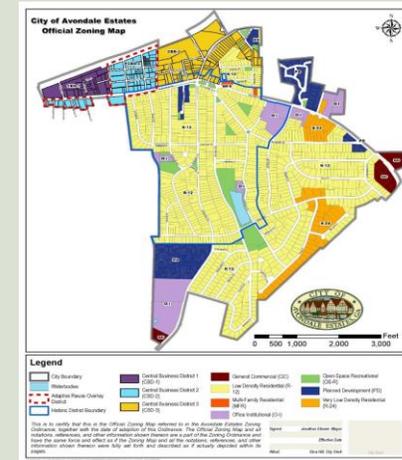
Refresh Downtown Master Plan

- Apply for LCI grant
- Define community engagement
- Manage Project

Manage park and recreational planning

Revisit tree ordinance

Complete Green Leaf certification



COMMUNITY AND ECONOMIC DEVELOPMENT

Downtown Development Authority- Business Growth and Development

2024 Accomplishments

Advance redevelopment projects

- Finalized “The Dale” loan
- Discussion with potential hotel
- Parking assessment
- Negotiations and conversations with private development

Attract and retain businesses

- Applied for Opportunity Zone designation
- Facilitated low interest loan applications and approvals

Property management

Facilitated Arts and Culture

- Low cost (\$250 per month) lease agreement for Avondale Arts Alliance
- Efforts to save the theater

2025 Work Plan

Advance redevelopment projects

- Preserve Avondale Theater
- Advance development plans on DDA owned property
- Determine short term plans for 90 North Avondale
- Facilitate private development

Attract and retain businesses

- Develop and adm small business loans and grants
- Pitch packet and outreach to developers and businesses

Property management

Arts plan and execution



TBG affordable housing
Avila/Ladet Property
Little Tree Renovations
Market at East College
Avila – 13 Acres
Trammel Crow annexation
The Dale



COMMUNITY AND ECONOMIC DEVELOPMENT

Downtown Development Authority – Main Street

2024 Accomplishments

Launched Shop Local

Executed 1st 3 downtown business promotions

Events:

- 2 downtown district-wide festivals
 - Wine and Art Walk
 - Dale Ale
- 9 downtown sponsored events

Social media campaigns executed

Delivered quarterly business e-newsletters and included business highlights in hardcopy newsletter

Presented at monthly AEBA meetings

Holiday lights coming soon

2025 Work Plan

“We are Open” business campaign

Shop Local programing and management

Monthly business promotions

Increase social media reach/engagement

Quarterly district-wide events

Quarterly business newsletters

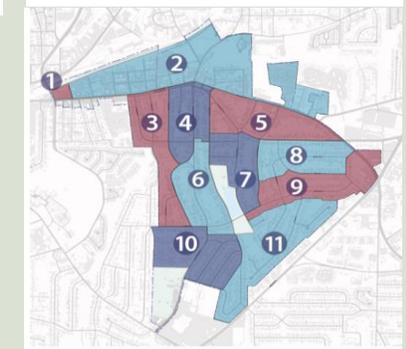
Monthly coordination and reporting
Meetings with the AEBA

Refreshed downtown décor (banners, holiday décor)

Update website



**AVONDALE ESTATES
WINE & ART WALK**
SATURDAY
MAY 11 * 3-7 P.M.



COMMUNITY AND ECONOMIC DEVELOPMENT

MARKETING AND COMMUNICATIONS - CITY

2024 Accomplishments

Events:

- 3 community events
- 6 Town Green Concerts with sponsorships
- 10 Outreach events

Launched Complete Street information campaign with barrel men

Increased social media following and launched YouTube account

Overhaul of website permit page

PR management

Weekly e-newsletters and 6 newsletters

Increase emergency communications

Reinstituted ribbon-cuttings, grand openings for new businesses and projects

2025 Work Plan

Weekly e-newsletters and 6 newsletters

Increase social media reach/engagement

Complete street communication campaign

Community events and Town Green concerts and sponsorships

Shop Local Program support

Branding campaign

Launch website redesign

PR and media relations

All other city communication



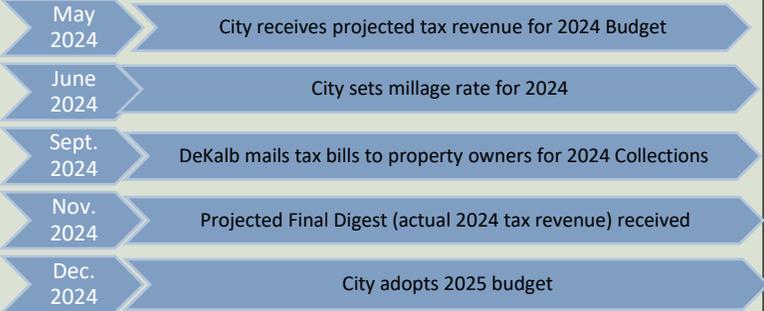
FINANCE AND ADMINISTRATION

2024 Accomplishments

- Sourced new financial software
- Implemented P-card program for staff
- Clean audit for 2023
- Executed timely bill payment and tracking
- Grant administration
- Present balanced budget and financial reports
- Provide financial management for DDA
- Executed SPLOST bond
- Onboard new court clerk
- Created online submittal form for open records requests

2025 Work Plan

- Execute new financial software
- Integrate business and alcohol license permits and payments into software
- Update citywide administration fees
- Ensure clean audit
- Ensure timely bill payment and tracking
- Grant administration
- Present balanced budget and quarterly financial reports
- Provide financial management for DDA
- Revised HR handbook



Avondale Estates: Revenues vs Expenditures



Avondale Expenditures



CAPITAL

STORMWATER AND UTILITIES

2024 Accomplishments

Completed North Woods project

Dunwick Drive: design, RFP, easements, grant

Added stormwater infrastructure to complete street project

Utility Coordination

- DeKalb Watershed Management (DWM)- Scott Blvd Phase 3 Watermain Replacement
- DWM-3181 Midway PASARPS Gravity Sewer Renewal Sanitary

Planning and design on Washington/Pine Street, Wilshire/Lakeshore, Kensington

Implemented stormwater ordinance

Ms4 execution and approval

2025 Work Plan

Dunwick Drive stormwater project construction implementation and grant management

Pine Street stormwater repair planning

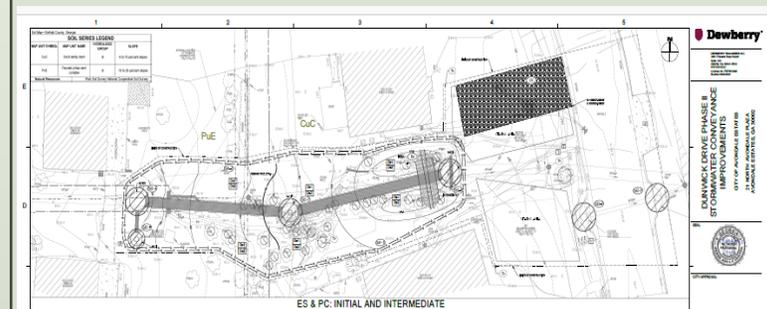
Franklin Street stormwater design and planning

Stormwater reductions programs – downspout disconnect, green infrastructure incentive

GIS software sourcing and implementation

Ms4 master plan and annual report

Administer stormwater ordinance



CAPITAL

TRANSPORTATION AND PARKS

2024 Accomplishments

Repaired sidewalk and linear curb

Addressed emergency repairs: fixed the sinkhole at the fire station

Repaved the public work parking lot

Kicked off “Complete Street”: negotiated contract, secured more funding, started construction.

Added two new electric car chargers to the Town Green

Fletcher park design and construction bid

Street calming plans and execution

2025 Work Plan

North Avondale Complete Street Construction Implementation and Management

Track street calming project success

Residential street paving, and sidewalk and curb repairs; Restore residential street signs and clock tower

New downtown roads (if needed)

Fletcher Park implementation

Lake path renovations

Plaza Plans

Pickle ball and tennis court long-term planning



INTENT
In order to assist the City and CDK in understanding the development potential of the site, the following information is provided for your reference. The information is provided for the site to be used as a guide for the development of the site. The information is provided for the site to be used as a guide for the development of the site. The information is provided for the site to be used as a guide for the development of the site.

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PUBLIC WORKS

2024 Accomplishments

Selected and contracted with 3rd party sanitation and recycling

Transitioned sanitation and recycling collection to 3rd party

Selected and managed landscape 3rd party contract

Launched granted-funded compost curbside compost program with DeKalb District 6

Repaired and maintained street signs: 235 sanded; 259 pressure washed; 207 historic signs painted; 79 street signs replaced.

Executed tree management program including 80 newly planted trees

Managed green space advisory board

2025 Work Plan

Manage sanitation contract

Collect trash in public rights of way

Oversee recycling contract

Implement pilot curb side composting and grant management

Manage green space and landscaping contract

Provide general mowing and maintenance

Facility management and maintenance

Manage green space committee



PUBLIC SAFETY AND COURTS

2024 Accomplishments

Code Enforcement: refined process and implementation

Working with Lexipol to review and revise the agency's Standard Operating Policy Manual.

Community policing: National Night Out, elementary school meet a cop, meet and greet with police, national drug take backs

Events: Provided public safety for community and Town Green events

Staffing: filled deputy police chief position and managed administrative staffing

Cameras: implemented Flock safety camera program and speed trailer

Community Policy Review Panel review high liability policing policies in keeping with the 21st Century Policing model.

2025 Work Plan

Continuing update and review of standard operating procedures

Continue Code enforcement

Community policing: National Night Out, elementary school meet a cop, meet and greets with police, national drug take back

Events: Provided public safety for community and Town Green events

Staffing: filled Deputy Police Chief position and managed administrative staffing

Cameras: implemented camera program and facility access safety protocol.

Policy: complete Lexipol report





Thank You