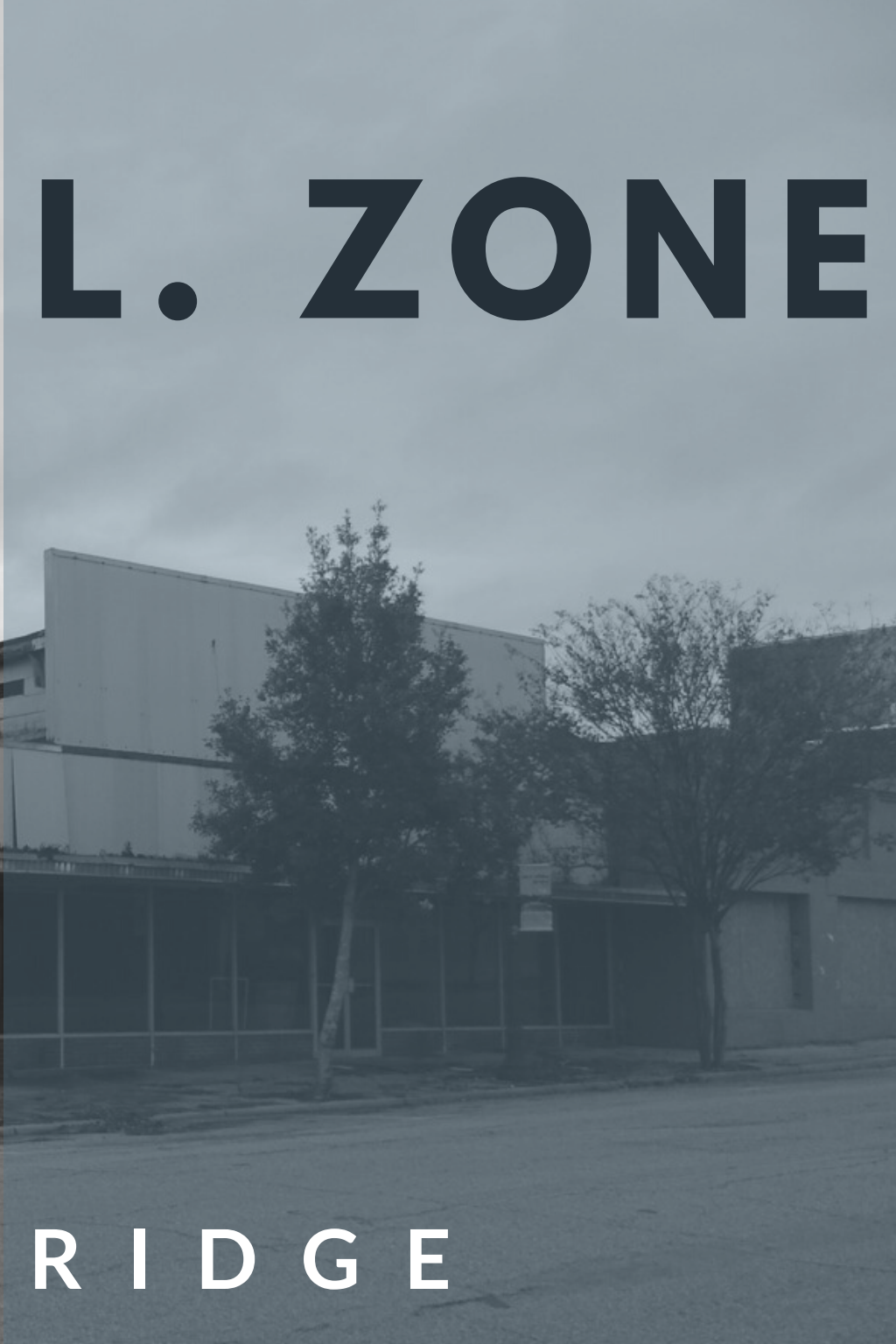


# R.U.R.A.L. ZONE



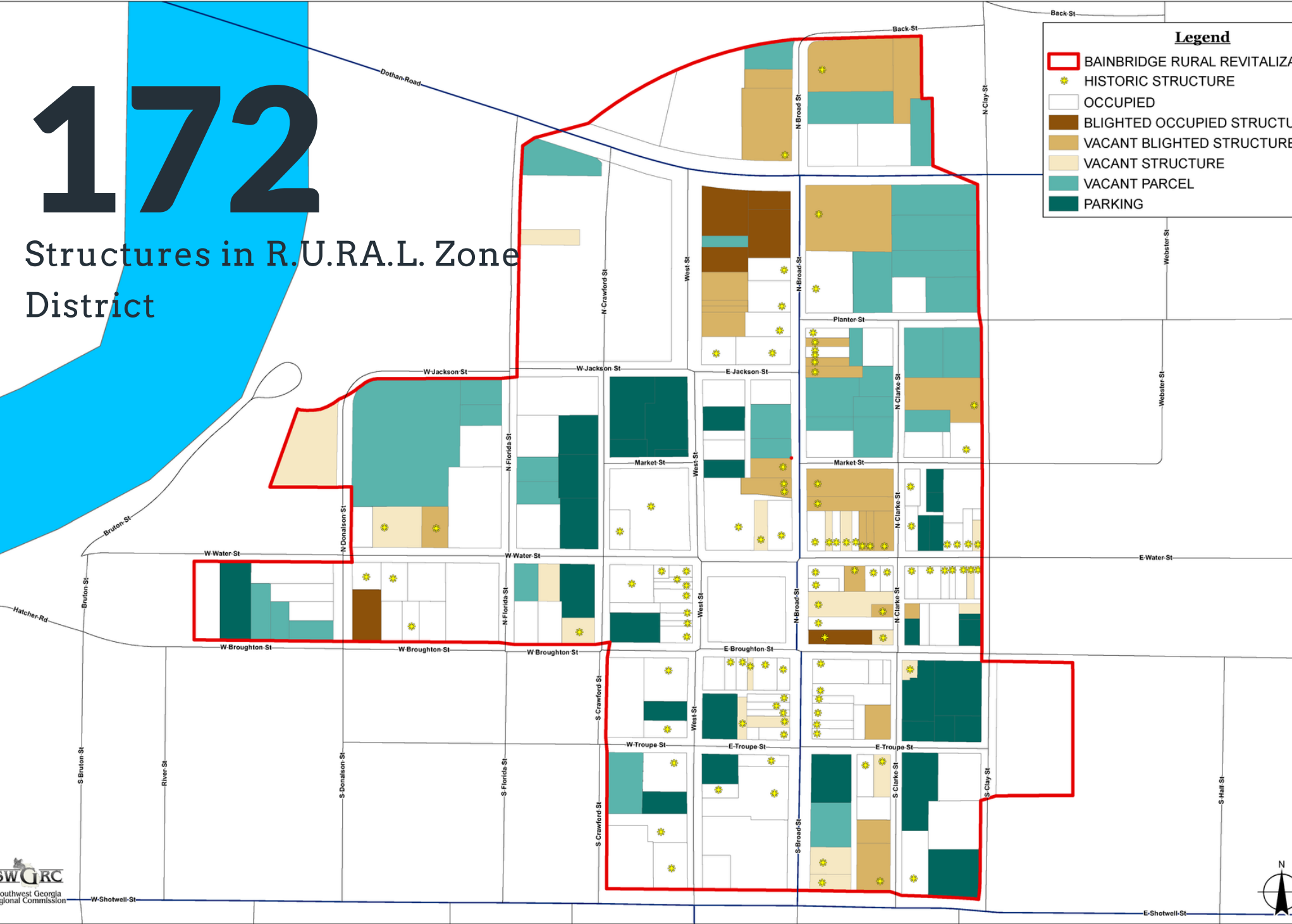
B A I N B R I D G E

# 172

## Structures in R.U.R.A.L. Zone District

**Legend**

- BAINBRIDGE RURAL REVITALIZATION ZONE
- HISTORIC STRUCTURE
- OCCUPIED
- BLIGHTED OCCUPIED STRUCTURE
- VACANT BLIGHTED STRUCTURE
- VACANT STRUCTURE
- VACANT PARCEL
- PARKING







"YOU TALK LIKE THEY  
DON'T KICK DREAMS  
AROUND DOWNTOWN."

Langston Hughes

City of  
**BAINBRIDGE**  
GEORGIA

Georgia Department of  
**Community Affairs**



## CONTACT US

229-400-9093

[WWW.DOWNTOWNBAINBRIDGEGA.COM](http://WWW.DOWNTOWNBAINBRIDGEGA.COM)  
[amandag@BainBRIDGECITY.COM](mailto:amandag@BainBRIDGECITY.COM)

101 SOUTH Broad Street  
BainBRIDGE, GA 39817

## HOW IT WORKS

THE PURPOSE BEHIND THE RURAL ZONE DESIGNATION IS TO ASSIST IN THE REVITALIZATION OF OUR COMMUNITY BY INCENTIVIZING NEW BUSINESSES TO COME TO DOWNTOWN BAINBRIDGE BY CREATING NEW JOBS, INVESTING IN COMMERCIAL PROPERTY AND RESTORING OLD BUILDINGS THROUGH INCENTIVES DOWNTOWN ENTREPRENEURS CAN UNLOCK.

# R.U.R.A.L.

# ZONE

HISTORIC  
**DOWNTOWN**  
EST. 1829  
**BAINBRIDGE**  
GEORGIA

REVITALIZING UNDERDEVELOPED  
RURAL AREAS LEGISLATION

[WWW.DOWNTOWNBAINBRIDGEGA.COM](http://WWW.DOWNTOWNBAINBRIDGEGA.COM)





## JOB TAX CREDITS

---

- Must create 2 Full-Time Equivalent Jobs
- \$2,000 credit per new full-time equivalent job. Not to exceed \$40,000 credit per year
- Eligible businesses include professional services or retail
- Credit can be taken for 5 years as long as jobs are maintained

## REHABILITATION TAX CREDIT

---

- Equivalent to 30% of qualified rehabilitation costs not to exceed \$150,000
- Credit should be prorated equally in three installments over three taxable years
- Must create a minimum of two full-time equivalent jobs

Certified Entity/Investor files Certification form w/local government contact



Local jurisdiction verifies the certified entity/investor is located within local Rural Zone & meets all local ordinances/licensing standards



Local jurisdiction forwards certification form to Dept. of Community Affairs for acknowledgment/acceptance



Once certified and acknowledged/accepted a copy will be provided to the applicant, the local jurisdiction, & the Dept. of Revenue. Attach certification to income tax return when credit is claimed.



## INVESTMENT TAX CREDIT

---

- This credit is for purchasing property downtown within the Rural Revitalization Zone
- Equivalent to 25% of the purchase price not to exceed \$125,000
- To claim this tax credit the investment property must be within the designated Rural Revitalization Zone and create two full-time equivalent jobs.
- Credit can be claimed over 5 years





# MARKETING

C.P.A.

FINANCIAL INSTITUTIONS

REAL ESTATE FIRMS

CIVIC CLUBS

WEBSITE

SOCIAL MEDIA

DEVELOPERS

**7** NEW  
BUSINESSES

## Downtown Bainbridge Vibrancy Report

FISCAL YEAR 2017-2018



NEW JOBS  
CREATED **55**

**23**

Private/Public projects  
completed in downtown

*investing a total of . . .* **\$1,551,387**

**32**

Properties  
**SOLD**

**\$1,966,500**  
in property sales

**654**

VOLUNTEER  
HOURS

ATTENDANCE AT  
DOWNTOWN  
EVENTS

**10,737**

### MISSION

Stimulate revitalization of downtown  
Bainbridge by: supporting creative  
economic development endeavors;  
enhancing its historic appeal & creativity;  
endorsing its pride & promise; & embracing  
its diverse economy



## 2018 R.U.R.A.L. ZONE REPORT

REVITALIZING UNDERDEVELOPED  
RURAL AREAS LEGISLATION

### JOB TAX CREDITS

**\$52,000**



- Must create 2 full-time equivalent jobs.
- \$2000 credit per new full-time equivalent job

### INVESTMENT TAX CREDITS

**\$69,150**



- Credit is for purchasing property downtown within the zone
- Equivalent to 25% of the purchase price
- Must create 2 full-time equivalent jobs

### REHABILITATION TAX CREDITS

**\$164,251**



- Equivalent to 30% of qualified rehabilitation costs
- Must create a minimum of two full-time equivalent jobs

CONTACT US:

229.400.9093 | [WWW.DOWNTOWNBAINBRIDGEGA.COM](http://WWW.DOWNTOWNBAINBRIDGEGA.COM)  
[AMANDAG@BAINBRIDGECITY.COM](mailto:AMANDAG@BAINBRIDGECITY.COM)



**JANUARY 2018**

**41**

**VACANT + VACANT  
BLIGHTED STRUCTURES**





ARCWORKS

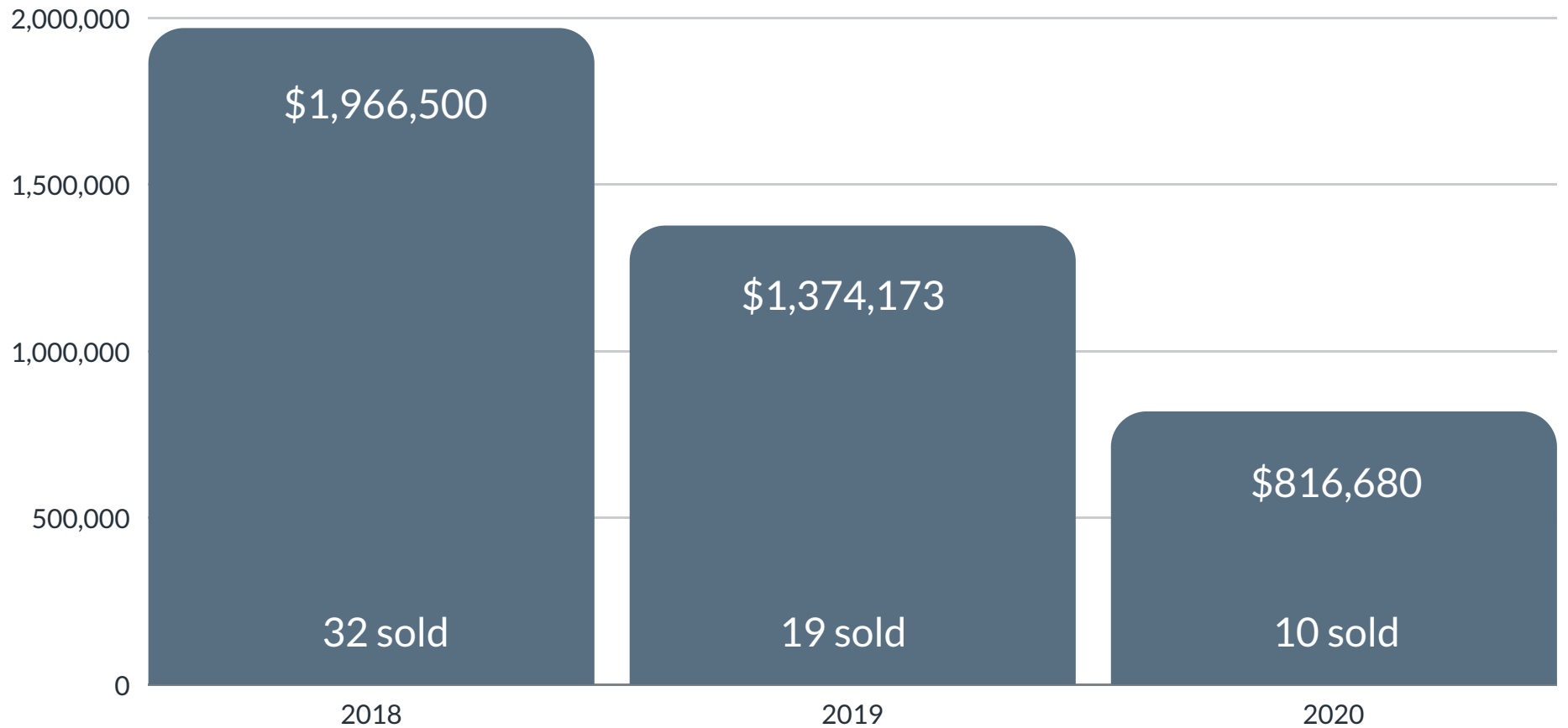
NOVEMBER 2020

15

VACANT + VACANT  
BLIGHTED STRUCTURES

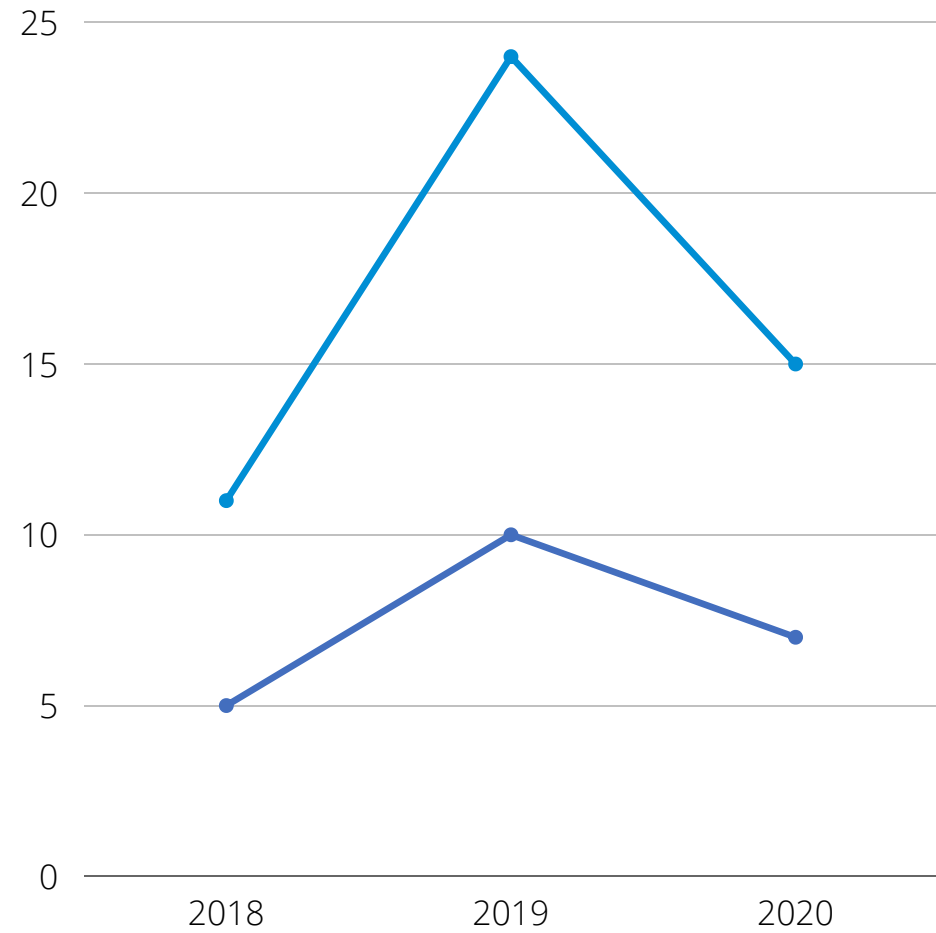


# PROPERTY SALES

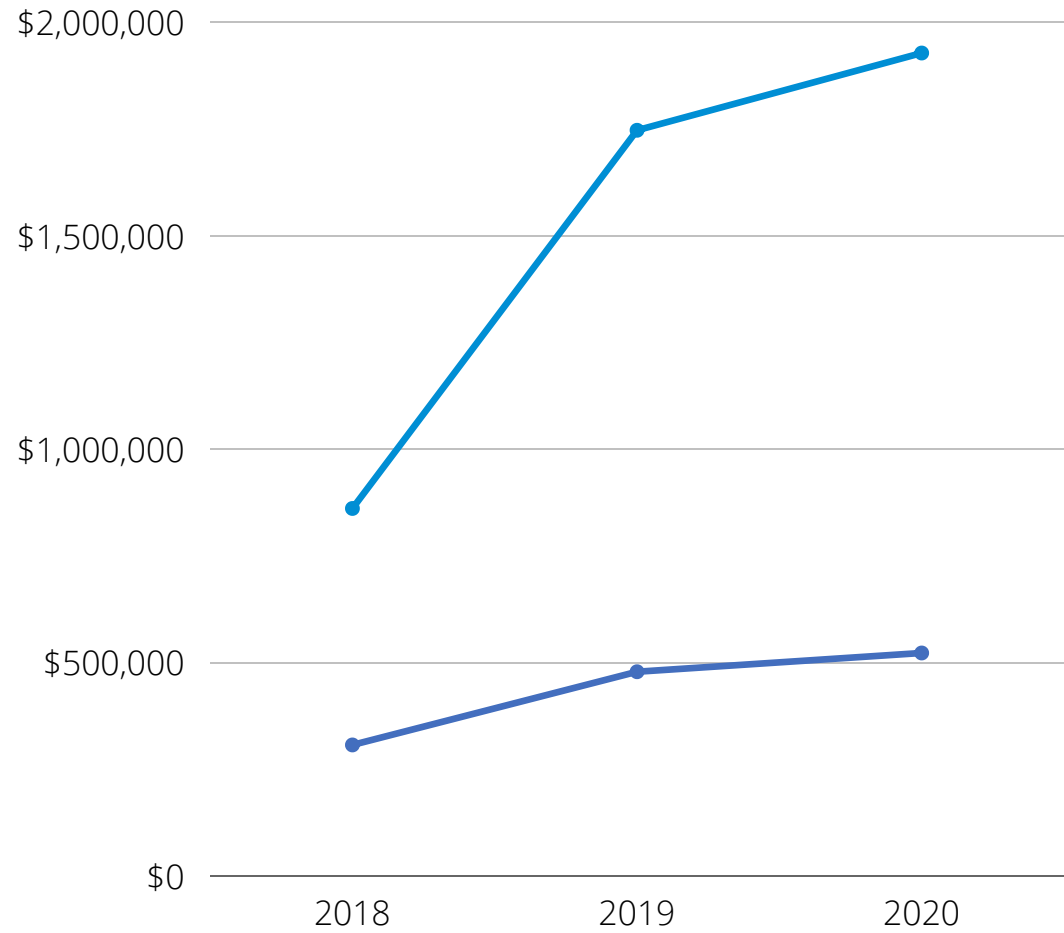


# PUBLIC + PRIVATE

**PUBLIC** **PRIVATE**



**PROJECTS**



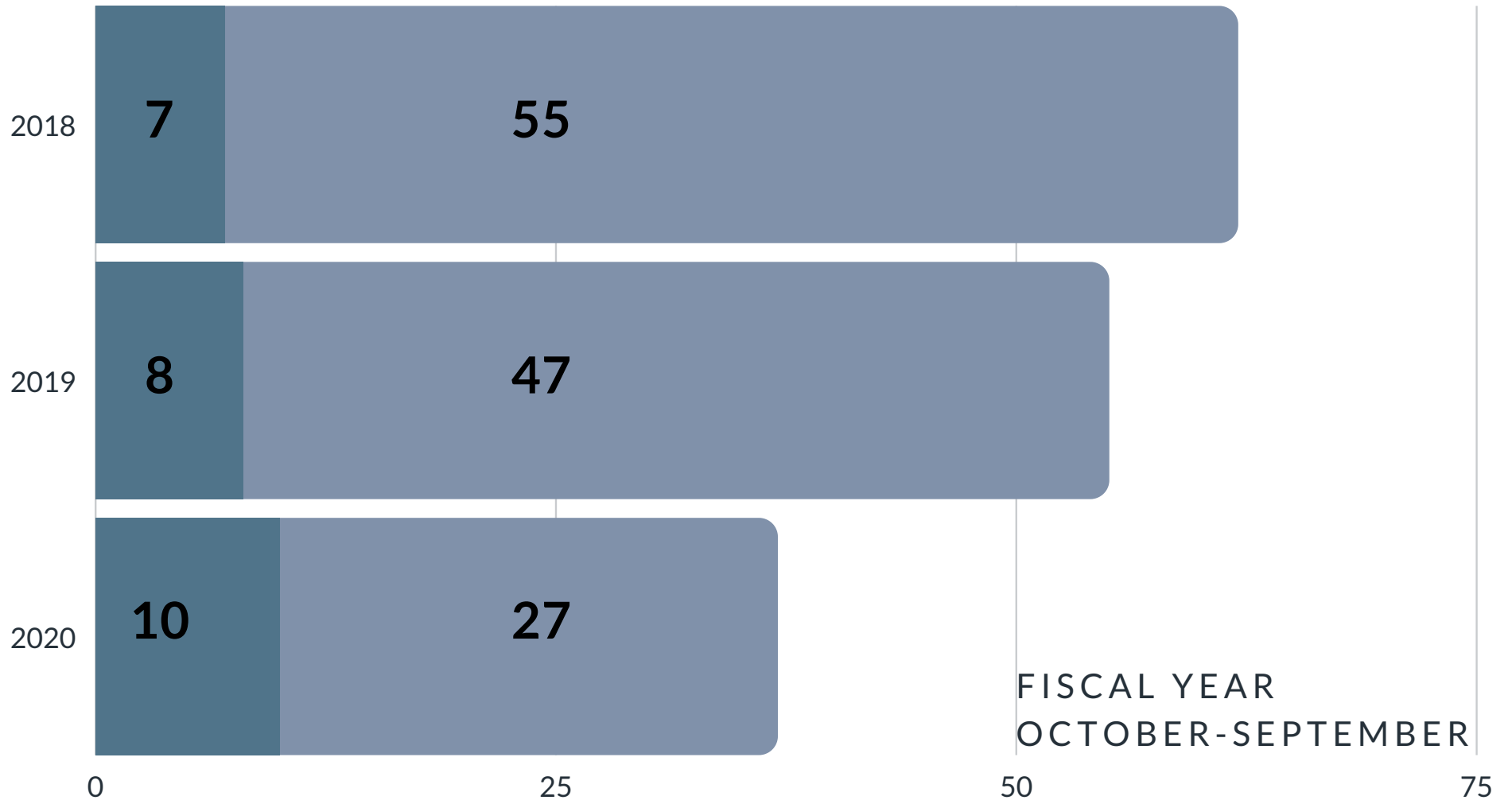
**IMPROVEMENT COSTS**



# THE TREND

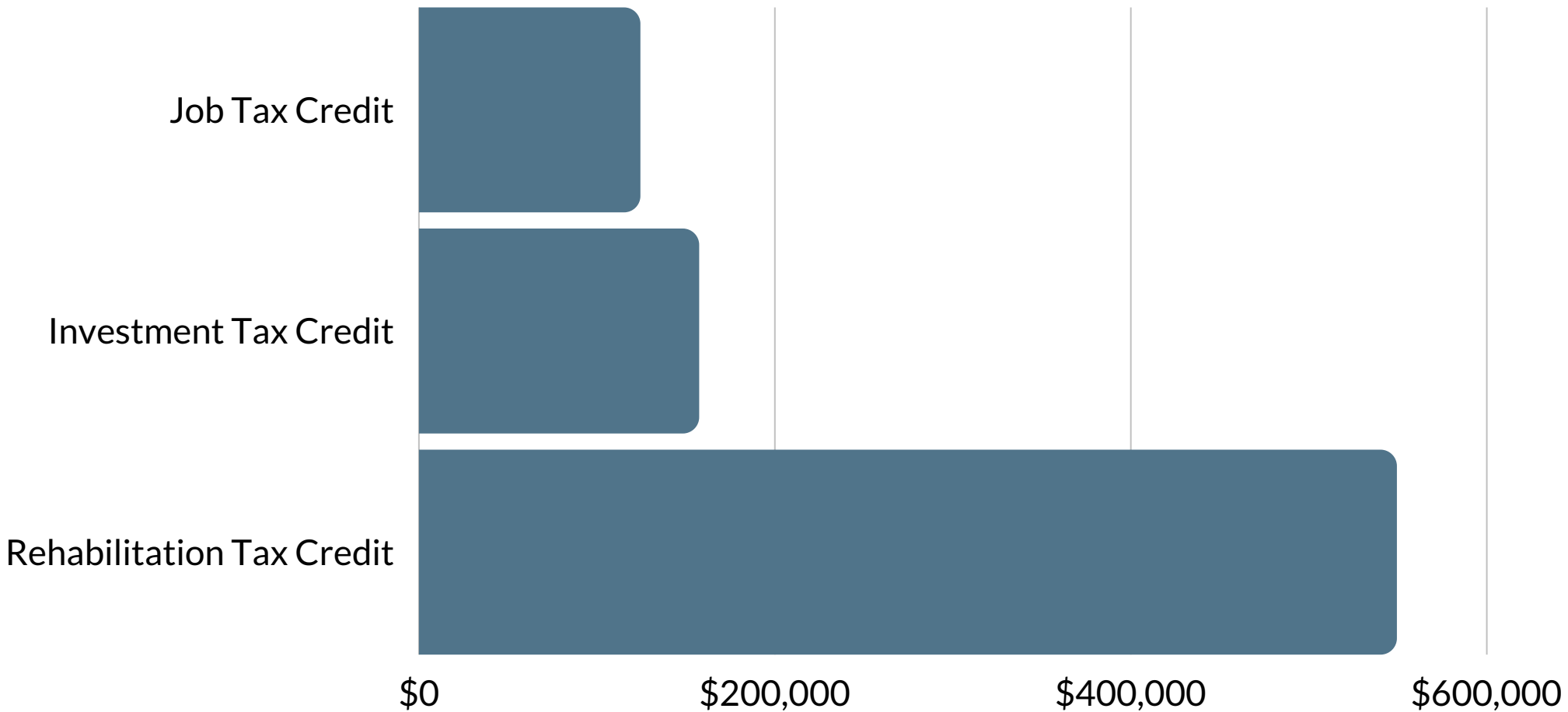
BUSINESSES OPENED

JOBS CREATED



# ELIGIBLE TAX CREDITS CLAIMED

2018 - 2020





The background is a dark blue-grey color with numerous yellow dollar bills falling from the top. The bills are of various denominations and are scattered across the entire frame, creating a sense of motion and abundance.

# R.U.R.A.L. TAX CREDITS

# \$810,072

DOWNTOWN BAINBRIDGE



24%

vacancy rate in 2018









HOOK  
&  
LADDER

No.  
220

# PLACEMAKING





















# THANK YOU!

AMANDA GLOVER

229-515-0088

[amandag@bainbridgecity.com](mailto:amandag@bainbridgecity.com)

