STATESBORO
Downtown

DOWNTOWN STATESBORO

www.statesborodowntown.com

ALLEN MULDREW- EXECUTIVE DIRECTOR DDA

Our Mission

Main Street Statesboro and the Downtown Statesboro Development Authority are committed to the economic development, historic preservation, and beautification of Statesboro’s downtown area.



Statesborodowntown.com

Georgia Southern BiG





GSU BiG Development

2011

Phase I



2014

Phase II



2024

Phase III



Phase 1









Phase 2









Phase 3



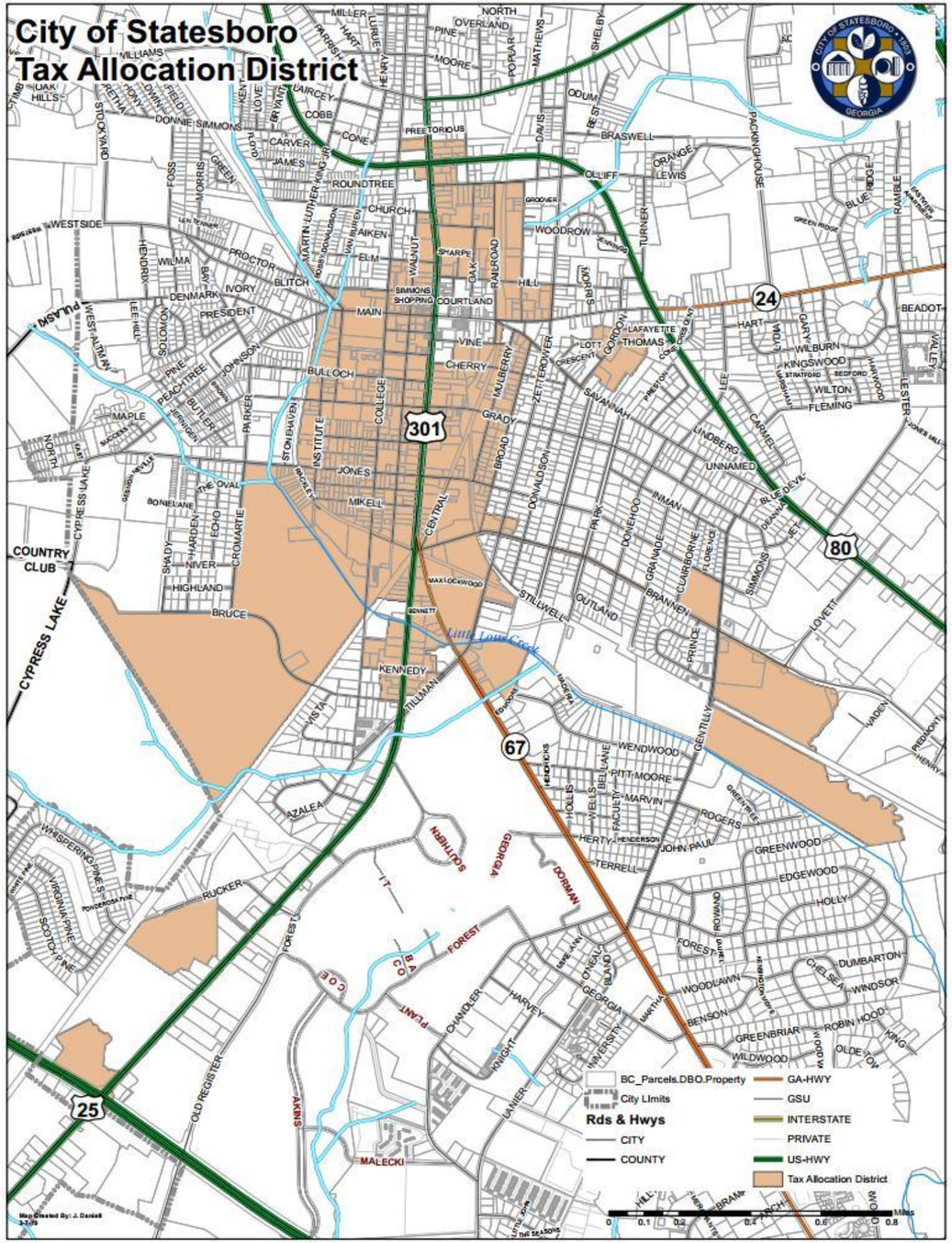









Finnegan's
COFFEE
&
PASTRY
LIVE
LOCAL
LOVE
LOCAL
STOP
ALL WAY
IRISH
COFFEE
&
PASTRY
PLAY
YOUR
PART
BE KIND
BOOKS & MORE
Good Coffee
Good People
Good Day!



Funding Strategies

Presentations are tools that can be used as lectures, speeces, reports, and more. It is mostly presented like before an audience.

TAD
Tax Allocation District

Incentive Package
Help Business waive fees

TAD Projects

Before



After



Mulberry Aparments

TAD Projects

Before



After



The Garage at Statesboro

TAD Projects

Before



After



Hop Atomica

Funding Strategies

Incentive Package

The Downtown Statesboro Development Authority Incentive Package

Who Can Participate?

NEW businesses and residential renovations, rehabilitations, and/or construction projects that are located in the Downtown Statesboro Incentive District.

How Can I Participate?

Once an Occupational Tax Application (Business License Application) is submitted to the Tax Clerk, the location of proposed business will be determined. If located in the Downtown Statesboro Incentives District (DSID) the business will automatically receive the benefits outlined in the package.

What is the Time Frame?

The Downtown Statesboro Incentives Program (DSIP) began on May 6, 2025 and shall continue until May 6, 2028.

Are There Other Programs?

The Downtown Statesboro Development Authority (DSDA) offers a financial program in which a business located in the Downtown Statesboro Incentive District may participate.

Low-Interest Loan: The DSDA has the ability to offer low interest rates to qualified borrowers at below market rates.

Example of Cost Savings

A newly constructed restaurant located in the Downtown Statesboro Incentives District that has 6 full-time employees, is a 4,000 square foot building, and is receiving an alcohol license for beer, wine, and liquor would save:

	Without DSIP	*With DSIP*
Business License	$ 255	*FREE*
Alcohol License	$ 4,275	*FREE*
Building Permit Fees (Up to $1,000)	$ 1,000	*FREE*
Water Tap Fee (1")	$ 1,520	*FREE*
Sewer Tap Fee (4")	$ 600	*FREE*
Gas Tap	$ 150	*FREE*
TOTAL SAVINGS	***$7,800***	*FREE*

STATESBORO Downtown

What is Included?

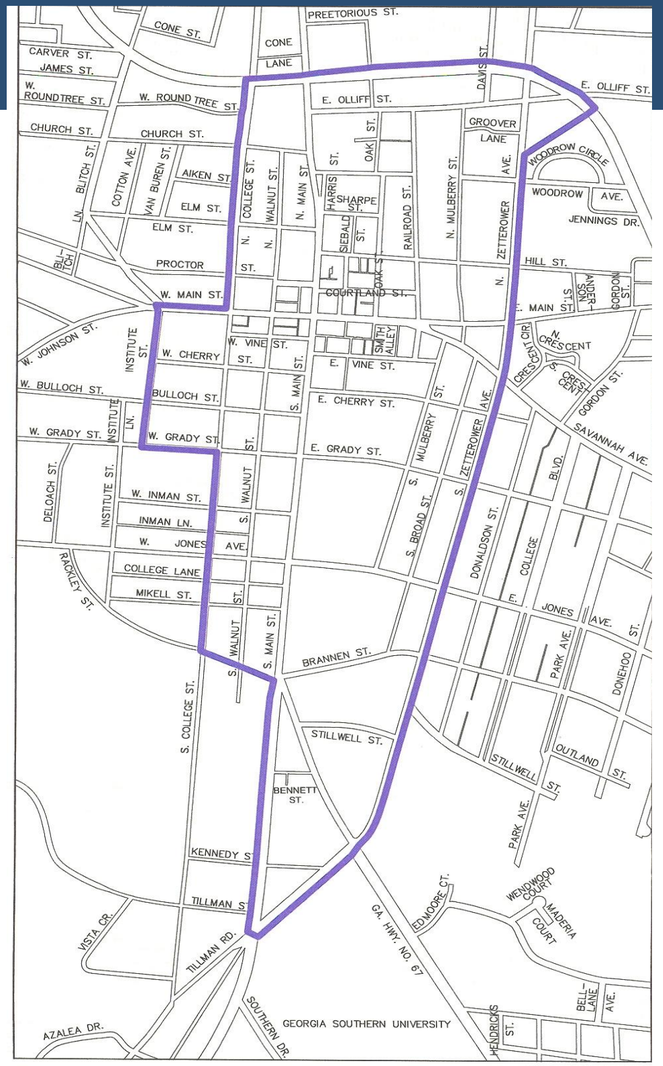
Business License
All fees associated with the issuance of an Occupational Tax Certificate (Business License) are waived for the initial submission.

Alcohol License
All fees associated with obtaining an alcohol license are waived for a period of one(1) calendar year from the date of the approved application.

Building Permit Fees
The building permit fees (which is based on the value of the construction project) and the plan review fees are waived, up to $1,000. The waiver does not include LDAP fees, building inspection fees, or ATC fees.

Water and Sewer Tap Fees
The initial fees charged for connections to city water, sewer, fire and irrigation taps up to $25,000 are waived. (These connections are generally for new construction and approved renovation projects).

Gas Tap Fees
The fees charged for the initial connection of natural gas services which includes 100' of service line are waived.

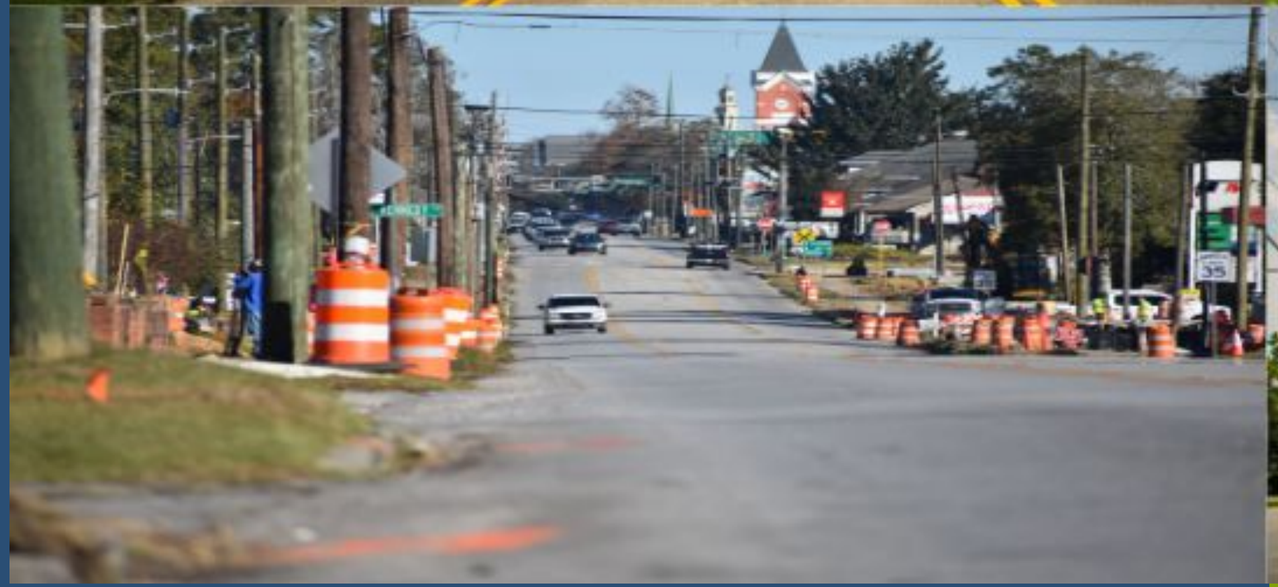




BLUE MILE STREETSCAPE $4.57M PUBLIC INVESTMENT

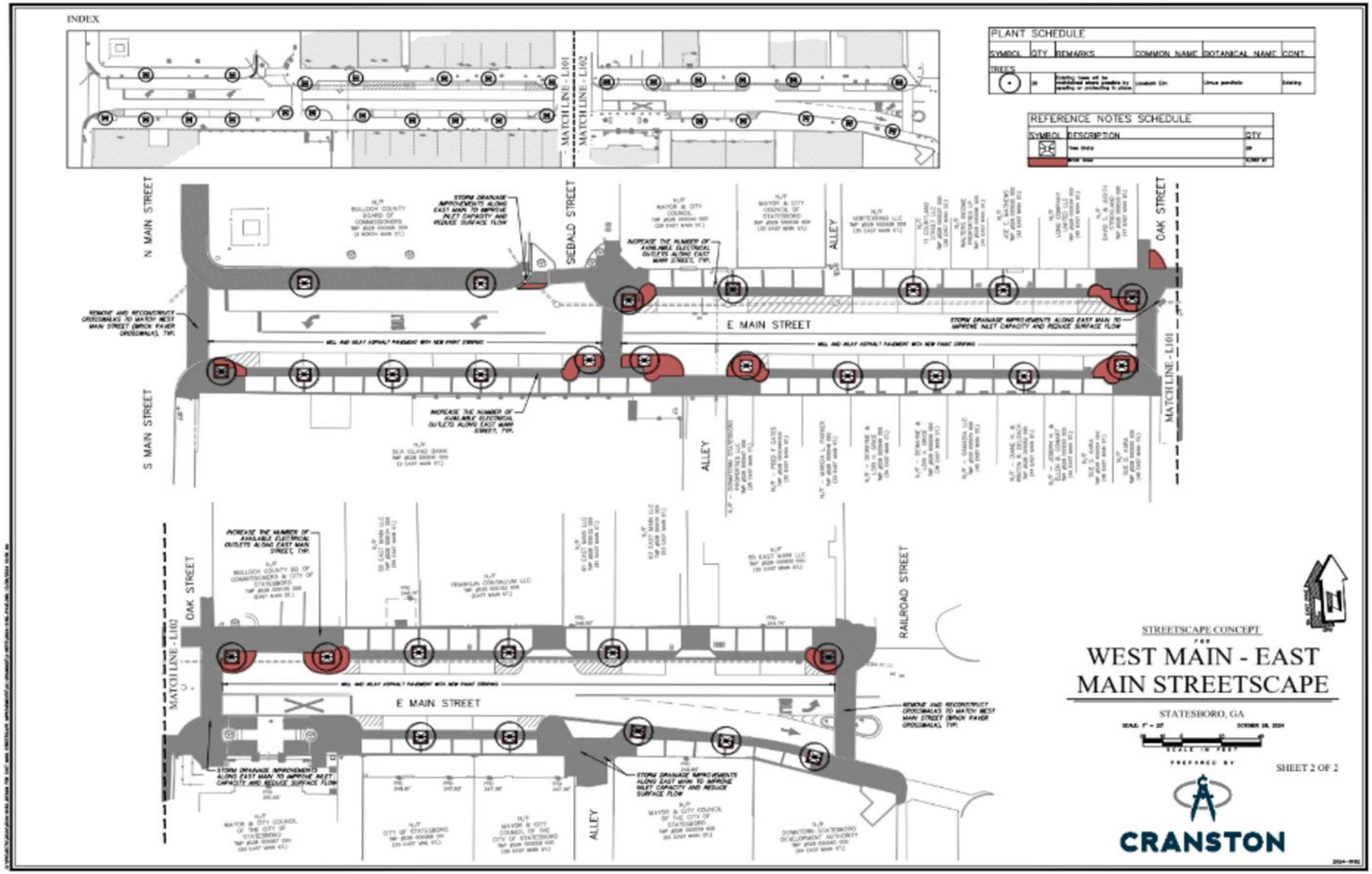




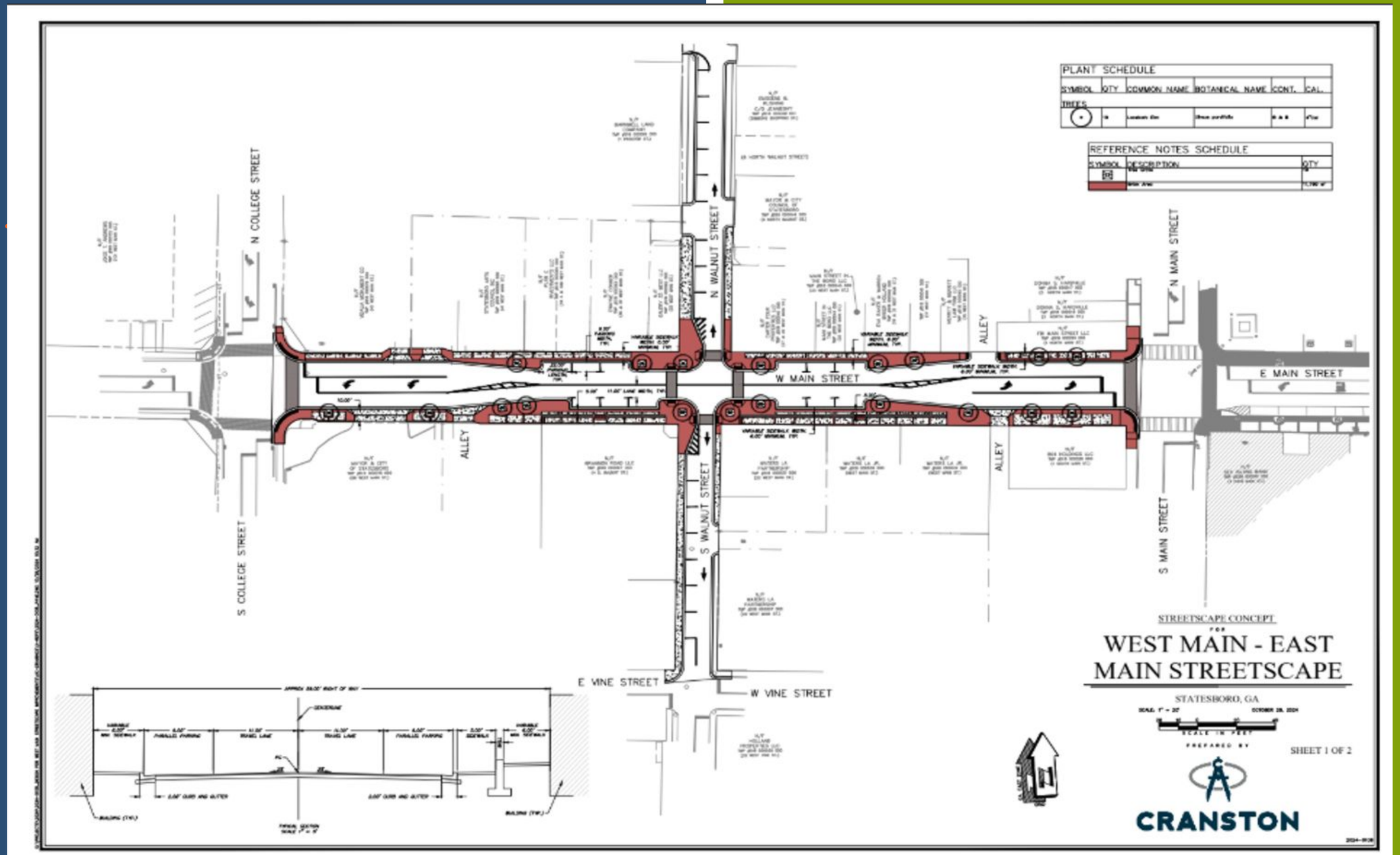




Streetscape



Streetscape



Railroad Growth





Railroad Property





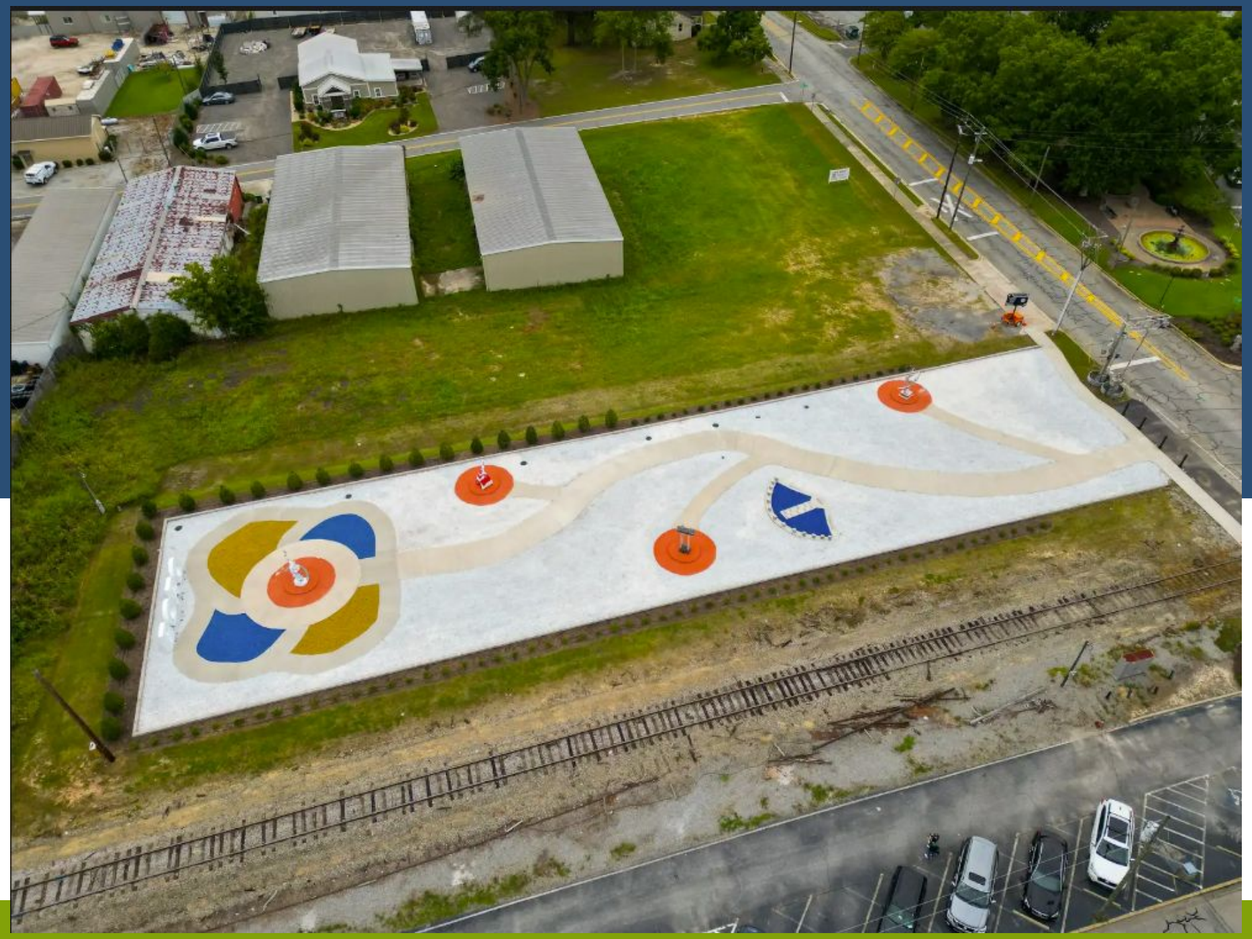
GREEN SPACE & PARKS: DOWNTOWN ART PARK $138,000 PUBLIC INVESTMENT







Art Park





Dog Park









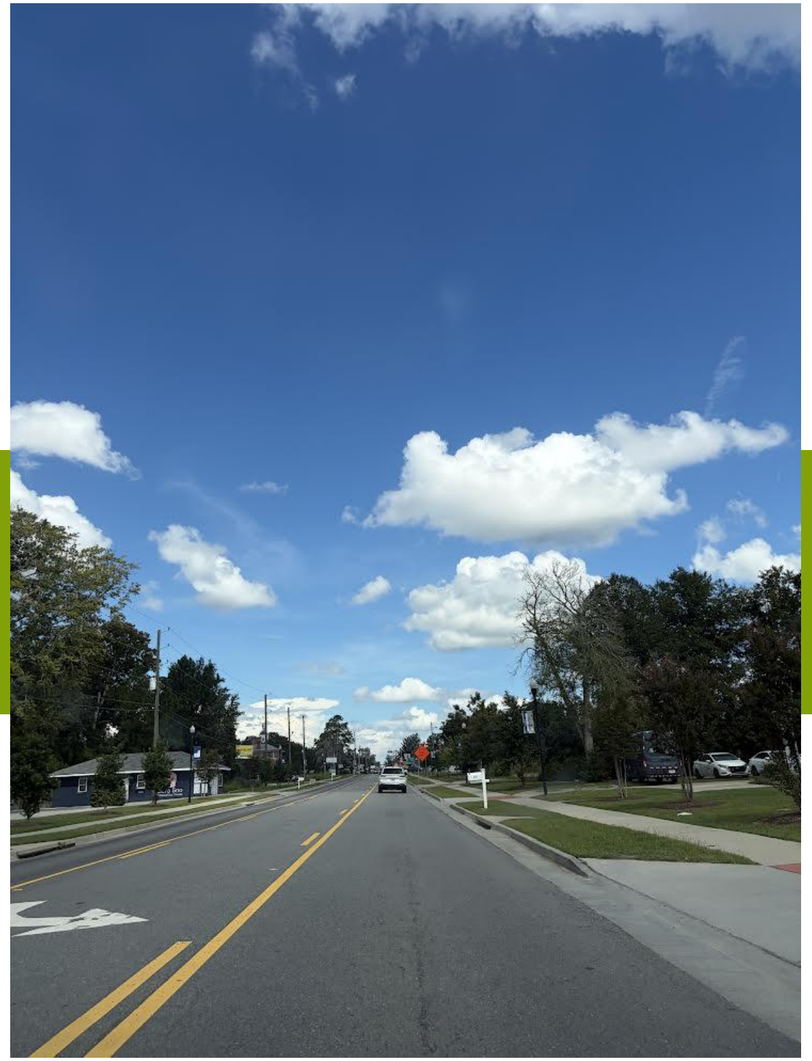


Aerial Property View



The Blue Mile







The Blue Mile



Infill Development



Infill Development



Infill Development



Infill Development



Infill Development



DOWNTOWN MASTER PLAN: BIG IDEAS

01 INFILL HOUSING

This conceptual plan shows how townhouses and small multifamily residential buildings could help provide density and activity to support downtown. This could happen throughout downtown, infilling around existing historic buildings.





02 UNIVERSITY ORIENTED HOUSING

Privately developed housing could be located near the McTell Trail and provide space for students, graduate students, faculty, and other young professionals who want to take advantage of all that downtown has to offer.

03 INDOOR RECREATION

A public or private recreation facility on downtown's west side could serve as an anchor to draw people downtown, while also providing an amenity for local youth and seniors. This could include sports facilities, meeting rooms, or a swimming pool.



DOWNTOWN MASTER PLAN: BIG IDEAS

04 AMPHI-THEATER

A small outdoor amphitheater on downtown's east side could provide space for concerts to emphasize Statesboro's musical heritage. Events would draw people downtown so that they could take advantage of restaurants, the McTell trail, and other amenities.





05 EVENTS + MARKETING

An event strategy could build on existing events to draw more visitors downtown more regularly. This would support downtown businesses. Enhanced print and online marketing could also attract a more regional audience.

06 MUSIC/EVENT VENUES

Privately owned venues could build on Statesboro's musical heritage and provide space for all types of music. These could include restaurants, bars, or coffee shops with small performance spaces, or more dedicated venues.



DOWNTOWN MASTER PLAN: BIG IDEAS

07 MORE EATERIES

Restaurants are already a draw for downtown. Having more offerings could draw visitors, students, and others, especially after 5:00 p.m. These could include a mix of informal and more formal "sit-down" restaurants, with a focus on local ownership.





08 ART + TRAIL IMPROVE-MENTS

Public art installations in partnership with Georgia Southern could enliven downtown and the McTell trail and attract more activity. Connecting the trail to campus would make it easier for students to access downtown.

09 BOUTIQUE HOTEL

A new boutique hotel downtown could include a restaurant and bar as well as small event and conference space. It would attract people who would take advantage of all downtown has to offer. It would need to be a public/ private partnership.



DOWNTOWN MASTER PLAN: BIG IDEAS

10 PARKING DECK

A downtown parking deck would help serve the parking needs of new businesses, public amenities, and events. It could also serve as a catalyst to spur private development, such as a hotel, housing, or other businesses, so they wouldn't have to pay the cost of parking.





11 SOUTHERN GATEWAY

Enhancements at the southern end of South Main Street could provide a sense of arrival into downtown, while also highlighting Georgia Southern. Sidewalk and architectural improvements would help make the area more walkable.

OTHER IDEAS ALREADY UNDERWAY!

- South Main improvements
- Georgia Southern City Campus conference center
- Creek on the Blue Mile
- New Farmers Market pavilion
- The West District
- and more!

MEMORIAL PARK

MASTER PLAN

STATESBORO, BULLOCH COUNTY, GEORGIA

November 1, 2023

