

Alton Park Development Corporation RFP PINEYWOOD SCHOOL

Alton Park Development
Corporation

PEOPLE

SUSTAINMENT

LAND

Robert Jeffrey Wolford,
Esq.

Alton Park Development Corporation

Alton Park/Piney Woods (AP/PW) AGENDA

- ❖ Introduction
- ❖ Board of Directors
- ❖ Vision and Purpose
- ❖ Mission Statement
 - ❖ Current Situation and Site Development
 - Multi–Purpose Center (MPC)
- ❖ Strategic Plan
 - Land
 - People
 - Self–Sustainment
- ❖ Operational Plan
 - Vocational Training and OJT
 - Educational Tutoring and Social/Communication Skills Classes
 - Scouting Organizations
 - Partnership With CPD
 - APDC BoD’s Planning, Preparation, Execution, and Assessment (i.e., monitor, evaluate, and decide)



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THE LEADERSHIP

APDC's BOARD OF DIRECTORS

President, Board of Directors - Dr. Elenora Woods, DDS, PFA

President Emeritus - George Calhoun

Vice President -- Casandra Wideman

Legal Counsel - Robert Jeffrey (Jeff) Wolford, JD (Civilian Attorney & MAJOR, GA Army NG)

Treasurer - Megan Greene

President, Alton Park/Piney Wood Neighborhood Assoc. - Gill Schropshire (Businessman)

President, Alton Park/Oak Hill Neighborhood Assoc. - Chonipa Williams

Education - Dr. JoAnn Sanders and Cassandra Ford

Member - Gil Wideman, Janet Harden, William Greene and Jordan Wideman

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THE LEADERSHIP

APDC's BOARD OF ADVISORS

Health - Karin L. Wolford, MD (Pediatrician, Galen Medical Group)

Secretary - Megan Green, (UTK Student)

Strategic Funding - Ken Cilton, PhD (TSU Professor, Dept. of Public Administration)

Chaplain - Pastor J. W. Cole (Greater St. Mary Baptist Church)

Advisor - Senator Todd Gardenhire (State Senate, District 10)

Advisor - Councilman Larry Grohn (Chattanooga City Council, District 4)

Social Advisor - Casandra Wideman (Social Worker, TN & GA Dept. of Human Services)

Health Advisor - Yolanda Calhoun, RN

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THE VISION - POLICY POSITION

“BIG PICTURE”

- ❖ Create New Development In AP/PW That Enables Residents To Own/Operate Businesses, And Compete For New Jobs
- ❖ Stabilize Youth’s Daily Routines / Facilitate Exposure To New Environmental Experiences / Provide Scholastic Tutoring / Facilitate Development Of Youth’s Essential Social And Communication Skills
- ❖ Generate Sufficient Income To Sustain Multi—Purpose Center (MPC) And Enable APDC’s Financial Independence

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THE PURPOSE - WHY “BIG PICTURE”

- ❖ *Safe, Secure, and Sustainable Neighborhoods* provide stability, promotes economic improvement, increased property values (read more tax revenues), and creates ubiquitous pride within the community
- ❖ Set economic, educational, and social conditions for residents of AP/PW to *break the poverty cycle*, live in safe neighborhoods, and improve employment opportunities and/or operate businesses
- ❖ Foster *committed volunteer participation* with AP/PW’s stakeholders IOT shape community outreach efforts
- ❖ Develop programs that nest with AP/PW’s residents’ biggest needs, and *monitor, assess, and modify* same to ensure effectiveness

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CHARTER MISSION STATEMENT

- ❖ Combat community deterioration, poverty, racial discrimination and prejudice . . . [and] relieve the poor, distressed, and underprivileged [residents] of AP/PW.
- ❖ Facilitate and partner with private/public entities to revitalize AP/PW's residential and commercial areas.
- ❖ Improve economic conditions for AP/PW's residents and educational performance of AP/PW's at-risk youth.
- ❖ Expand opportunities for AP/PW's residents to own, manage, and operate business enterprises; furnish business management, advice, support, and training.

Alton Park Development Corporation CURRENT SITUATION



← Aerial View of Site
Facing Northwest

Front View →



Alton Park Development Corporation CURRENT SITUATION



**Panoramic View
Facing Northwest**

**Panoramic View
Facing Southeast**



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THE OFFER

❖ THE OFFER

- One (\$1.00) Dollar and 00/100

❖ ONE CONDITION

- Request in perpetuity property tax abatement

❖ Secular Non—Profit

- No issue regarding perceived endorsement of religious group(s)

Alton Park Development Corporation PLANNED IMPROVEMENTS AND WHY APDC ACQUIRED THE BUILDING

- ❖ Per proposals received from Dillard Construction, the building would undergo renovations in three (3) phases
- ❖ Building would transition into a Multi–Purpose Center (MPC) that serves as APDC’s base of operations
- ❖ Accessibility for AP/PW’s at risk youth and convenient for adult resident volunteers
- ❖ The Residents of AP/PW, and the increasing population living in Emma Wheeler Homes, lack a recreation center, a playground, or resource center in the neighborhood

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Strategic Lines of Effort (SLoE)

Strategic Plan

Objectives

Desired End State

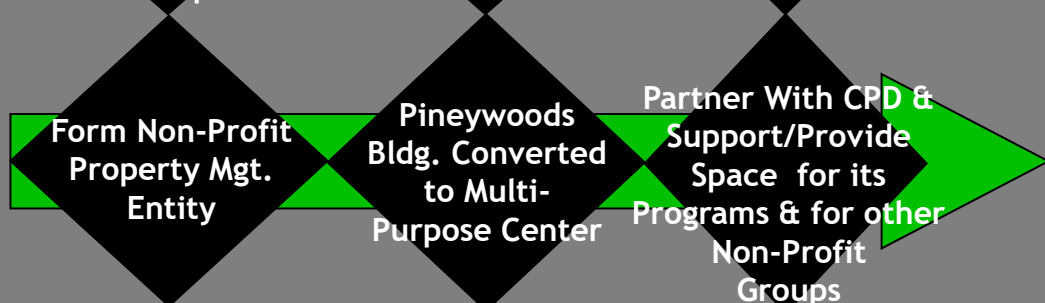
1st
SLoE
LAND



Own Unimproved Land in Alton Park

Set Conditions for New Economic Development

2nd
SLoE
PEOPLE



Safe & Secure Possession of Multi-Purpose Center

Stable Base of Operations to Conduct Outreach Programs

3rd
SLoE
SELF SUSTAINMENT



Create & Operate Non-Profit Thrift Store & Grocery Store

Revenues from Stores Used to Pay Multi-Purpose Center's Operating Costs

Alton Park Development Corporation Operational Lines of Effort (OLOE)

Operational Plan

Objectives

Desired End State

1st
OLOE
LAND

Study & Implement Alton Park Development Plan

Network & Communicate with Architects, Developers, & Bankers

Est. Committee to Review, & if Appropriate, Recommend Development Proposals

Improve Commercial Development & Increase Area Job Opportunities

Create New Economic Development

2nd
OLOE
PEOPLE

Partner with Churches to Charter Boy Scout Troops that Meet & Operate from MPC

Youth Social Skills Classes & Academic Tutorials Taught by Volunteer SMEs

Youth "Hands-On" Vocational Classes Taught by Volunteer SMEs

Develop Social Skills, Improve Scholastic Performance, & Prepare Participants for Future Jobs

Improve Youth Academic Performance, Environmental Awareness, & Social Skills

3rd
OLOE
SELF SUSTAINMENT

Revenues from both Stores Applied to MPC's Operating Costs

Annual John P. Franklin, Sr. Banquet & Fundraiser

Committed Volunteers & Misc. Charitable Donations

APDC Covers All MPC's Operating Expenses

APDC BoD Constantly Monitors Finances & Achieves Total Self-Sufficiency

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NON-PROFIT PARTNERSHIPS

- ❖ East Tennessee Environmental Council
- ❖ Crabtree Farms
- ❖ University of Tennessee
- ❖ Greater St. Mary Baptist Church
- ❖ Boy Scouts of America

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BUSINESS PARTNERSHIPS

- ❖ T&T Mechanical (Teresa Wood and Tony Wood)
- ❖ Charles Auto Sales & Service (Gill Schropshire)
- ❖ Dillard Construction (Steve Dillard)
- ❖ Calhoun Enterprise (George Calhoun)
- ❖ EW Professional Career Training Center (Elenora Woods, DDS)
- ❖ Family Dentistry (Eleanora Woods, DDS)
- ❖ THE WOLFORD FIRM, PLLC (Jeff Wolford, JD)
- ❖ Wolford Holdings, LLC (Jeff Wolford , JD, & Karin Wolford, MD)

Alton Park Development Corporation LOCAL GOV'T PARTNERS

- ❖ Chattanooga Police Department
- ❖ River City Economic Development Group

Alton Park Development Corporation VOLUNTEER ORGANIZERS

❖ Community Organizers

- Alton Park /Oak Hill (Chonipa Williams)

❖ Community Neighborhood Associations

- Alton Park/Piney Wood (Gill Schropshire)
- St. Elmo (Teresa and Tony Wood)

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OCCUPATIONAL TRAINING

- ❖ OTJ Training Programs involve close participation with *Business Partners* and *Committed Volunteer Leaders* to provide actual experience and “hands–on” vocational training
 - Sheet rock hanging, roofing, carpentry painting, brick masonry, dry wall finishing, etc.
 - Auto body repair, vehicle preventive maintenance checks and service, engine repairs, etc.
 - Basic office skills, word processing, computer skills, and basic typing, etc.

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WHY THE PINEYWOODS SCHOOL BUILDING?

- ❖ In the near future the Chattanooga Housing Authority (CHA) will close two (2) public housing complexes in Chattanooga.
- ❖ On 08/27/2014, the CHA published invitation to bid \$12,000,000 in residential rehabilitation/improvements to Emma Wheeler Homes. (Bid IDs: # D-697-08-A; # D-697-08-B; # D-697-08-C; and # D-697-08-D).
- ❖ Close Proximity to Many of Chattanooga's Most At-Risk Youth.
 - ❖ Single Mothers Represent Almost Eighty-Two (82%) Percent of Africa-American Babies Born in Hamilton County. (TN Public Health Dept., 2013).
 - ❖ Single Mothers Represent Almost Thirty (30%) Percent of Caucasian Babies Born in Hamilton County. (TN Public Health Dept., 2013).

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WHY THE PINEYWOODS SCHOOL BUILDING?

- ❖ Quality schools and social skills/enrichment programs remain essential to children's success during their formative years, as well as throughout life. (Ochs Center for Metropolitan Studies, MAY 2013).
- ❖ APDC's commitment to leverage education/social skills/basic vocational training to break the poverty cycle for low income children represents our decisive effort.
- ❖ More than ninety—five (95%) percent of AP/PW residents live in poverty. (Ochs Center for Metropolitan Studies, MAY 2013).
- ❖ Most, if not almost all, children in Alton Park's schools fail to read at their assigned grade level and represent the highest school drop out rates in Chattanooga.
- ❖ High academic drop—out rates/lack of job skills remain a critical factor in the complex and multi—layered societal factors that determine who will represent the next generation of economic poor, who lack education, and those who make poor life choices. (Ochs Center for Metropolitan Studies, MAY 2013).

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PEOPLE

SUSTAINMENT

LAND

**SCHOOL BOARD'S REQUEST FOR INFO. (RFI)
FEASIBILITY, ACCEPTABILITY, AND
SUITABILITY OF PROPOSAL**

20 AUG 2014

Robert Jeffrey Wolford, Esq.

Alton Park Development Corporation

FEASIBILITY, ACCEPTABILITY, AND SUITABILITY OF PROPOSAL

APDC completed the first part of its due diligence. Undoubtedly, there remain a plethora of issues not addressed in this short analysis. Accordingly, please let this serve as a brief synopsis of the monumental task ahead for the entity that takes possession of Pineywoods School.

That said, here's what we learned thus far regarding the Feasibility, Acceptability, and Suitability of APDC's Proposal:

Bldg's Monthly (Yearly) Power Bill: \$550/Mo. (\$6,600/Yr.)

Bldg's Monthly (Yearly) Water Bill: \$346/Mo. (\$4,115/Yr.)

Bldg's Total Monthly (Yearly) Power & Water Bill: \$896/Mo. (\$10,715/Yr.)

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FEASIBILITY, ACCEPTABILITY, AND SUITABILITY

Pineywoods School's Yearly Storm Water Taxes Owed:

PTAX0604 PROPERTY TAX SYSTEM
 PTAX0604 INQUIRE ON ALL AMOUNTS DUE FOR A PARCEL

State Map Number: 167L -B -001
 Owner Name: PINEY WOODS SCHOOL
 Property Address: 701HOOKER RD
 Billed Address: 123 E 7TH ST, CHATTANOOGA, TN 037402-0000

<u>Tax</u> <u>Bill</u> <u>Yr</u>	<u>Water Quality</u> <u>Assessed</u> <u>Number</u>	<u>WQ</u> <u>Fee</u> <u>Fee</u>	<u>WQ</u> <u>Interest</u> <u>Due</u>	<u>Total</u> <u>WQ</u> <u>Due</u>	<u>Total Fee</u> <u>+</u> <u>Tax Due</u>	<u>Total Due</u>	<u>Owner Name</u>
2013	0082358	2,880.00	2,880.00	143.94	3,023.94	3,023.94	PINEY WOODS SCHOOL
2012	0081232	2,625.00	2,625.00	393.58	3,018.58	3,018.58	PINEY WOODS SCHOOL
2011	0081009	2,400.00	2,400.00	599.76	2,999.76	2,999.76	PINEY WOODS SCHOOL
2010	0080591	2,175.00	2,175.00	760.91	2,935.91	2,935.91	PINEY WOODS SCHOOL
2009	0080255	1,845.00	1,845.00	829.87	2,674.87	2,674.87	PINEY WOODS SCHOOL
2008	0079751	384.48	0.00	0.00	0.00	0.00	PINEY WOODS SCHOOL
2007	0079221	384.48	0.00	0.00	0.00	0.00	PINEY WOODS SCHOOL
						\$14,652.44	

Melanie Everett
 Tax Specialist
 Treasurer's Office
 (423) 643-7269

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FEASIBILITY, ACCEPTABILITY, AND SUITABILITY

Caveat: We received the above info from Melanie Everett, and her contact info is provided. There's an issue regarding the *unpaid Storm Water Run-Off Taxes* that went unpaid by the School Board since 2007. It appears the bills got sent to 123 East 7th Street. I performed a Google Map search and the address appears to be a vacant office space. APDC's BoDs respectfully requested payment in full of these outstanding past due storm water run-off taxes prior to transfer of Pineywoods School.

Alton Park Development Corporation FEASIBILITY, ACCEPTABILITY, AND SUITABILITY

Pineywoods Center's Yearly Property Taxes

Owed: \$0.00 (Tax Exempt Property)

Critical Assumptions and Facts Used by APDC's

BoDs: APDC Currently generates, by its yearly fundraiser, a total of \$7,000.00. There could be more, but the amounts provided below represent conservative estimates so as to not create an improper perception.

FEASIBILITY, ACCEPTABILITY, AND SUITABILITY

Revenue Streams and Estimated Income:

Est. net revenues generated by APDC's 501(c)(3) Thrift/Consignment Store =	\$ 200/Mo. (\$ 2,400/Yr.)
Est. net revenues generated by APDC's 501(c)(3) Grocery Store =	\$ 7,000/Mo. (\$ 84,000/Yr.)
Est. rental income from Child/Parent Counseling Center =	\$ 250/Mo. (\$ 3,000/Yr.)
Est. rental income from "Venue Beauty & Barber Nail College =	\$
1,500/Mo. (\$ 18,000/Yr.)	
Est. rental income from Culinary School	
=	\$ 500/Mo. (\$ 6,000/Yr.)
Est. Rental income from Hair Care and Personal Products Supply Store =	<u>+ \$ 1,000/Mo. (\$ 12,000/Yr.)</u>
	TOTAL \$10,450/Mo.

(\$125,400/Yr.)

Alton Park Development Corporation FEASIBILITY, ACCEPTABILITY, AND SUITABILITY

APDC Receives Transfer of Pineywoods School: As soon as the School Board wanted the transfer to occur, pending resolution of the Storm Water Run-Off Tax issue.

POC to Coordinate Transfer of Utilities/Water from the School Board to APDC: Mr. George Calhoun, Chairman, APDC Board of Directors at time of transfer.

SUITABILITY

APDC's Architectural Plan to Convert Pineywoods School into a Multi-Purpose Center:

- ❖ Assuming current zoning ordinances don't pose any issues, conversion would proceed in four (4) phases . . .

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FEASIBILITY, ACCEPTABILITY, AND SUITABILITY

First (1st) Phase - Installation of exterior/interior video surveillance system and conversion of most suitable classrooms into space for use by the *Chattanooga Police Dept.*, Non-Profit 501(c)(3) *Thrift/Consignement Store*, and Non-Profit 501(c)(3) *Grocery Store*, and make building *completely accessible by handicap persons*.

Second (2nd) Phase - Conversion of administrative offices for use as *APDC's Main Corp. Office*, and *APDC's Office for Non-Profit Land Holding Company*, and *APDC's Office for Non-Profit Property Management Company*.

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FEASIBILITY, ACCEPTABILITY, AND SUITABILITY

Third (3rd) Phase - Conversion of pre-identified classrooms into space used to *rent to businesses identified previously by 3–6.*

Fourth (4th) Phase - Conversion of *auditorium into space suitable for use by Boy Scouts of America, and conversion of certain classrooms into scholastic/vocational/media center/social skills instructional spaces for volunteer SMEs to provide student instruction and “hands-on learning.”*

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FEASIBILITY, ACCEPTABILITY, AND SUITABILITY

Projected Costs to Convert Pineywoods School into a Multi-Purpose Center: Estimates received and quoted to date fluctuate between *\$400,000 and \$750,000*. This is why APDC plans to begin the conversion in phases, which might lessen the \$\$\$ amount of construction cost overruns, and thereby decrease the risk to APDC's ability to self-sustain/increase ability to monitor and assess possible cost overruns. Best estimates to complete all phases of the conversion vary from five (5) years to ten (10) years.

Caveat: Info received from fire inspectors indicate no need to install sprinkler system, provided other measures that offer same level of safety, at less costs, are installed/modified.

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FEASIBILITY, ACCEPTABILITY, AND SUITABILITY OF PROPOSAL

- ❖ There's much more to do in terms of planning and coordination of the three (3) Strategic Lines of Effort (People, Sustainment, Land), but leave no doubt the APDC possesses contacts with many other committed persons/organizations in the community who share and would help/support execution of APCD's mission to set conditions more favorable for AP/PWs residents to break the poverty cycle.

Alton Park Development Corporation and Piney Woods Elementary Redevelopment

Alton Park Development
Corporation

PEOPLE

SUSTAINMENT

LAND

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