

SUBMITTAL FORM

By signing below, contractor acknowledges that it is a competent individual / firm capable of providing the items and/or services requested, is properly licensed for providing the items or services specified, has read this Request for Information, understands it, and agrees to be bound by its terms and conditions. Respondent hereby agrees to furnish items and/or services pursuant to all requirements and specifications contained in this document. Respondent further agrees that the language of this document shall govern in the event of a conflict with its document. The undersigned, being duly authorized to sign documents and act on behalf of the Respondent in an official capacity, certifies that the items and/or services offered in this Request for Information meets or exceeds all specifications, terms and conditions as described herein without exceptions. I understand that items and/or services not meeting all specifications, terms and conditions may be rejected and all cost shall be borne by the Respondent.

Date 16 May 2018

Individual / Company Name Shane Blackwell / Northeast Georgia Business Alliance

Address 320 Cleveland Ave

City, State, Zip Athens Ga 30601

Phone Number 706.530.0448 Fax Number 706.395.5964

Email negabusinessalliance@gmail.com

Contact Person for Clarification of Response Shane Blackwell

Acknowledgment of Amendment/Addendum Specify date(s) of addendum in space provided

- No. 1 _____
- No. 2 _____
- No. 3 _____
- No. 4 _____
- No. 5 _____

Printed/Typed Name and Title of Individual Signing Shane Blackwell, President

Signature of Member Authorized to Sign for Firm Shane P. Blackwell

RFI PROPOSAL

The West Broad Center for Economic & Cultural Development

6.1 Organizational Information:

Northeast Georgia Business Alliance Inc. (NEGABA) will be the lead agency working in conjunction with Athens High Industrial School (AHIS) and Burney Harris High School (BHHS) Alumni Association Inc. to facilitate and support a local network of community development corporations & community based nonprofits to advocate and assist in fundraising on behalf of each organization so as to implement economic, cultural and social development activities within the local community. The NEGABA INC. shares a vision with its collaborators of an enhanced community space that will uphold and highlight the economic, cultural and social legacy of the historical African American West Broad School.

Executive Director: Shane Blackwell

Contact Information: email: negabusinessalliance@gmail.com
phone: 706-530-0448

Shane Blackwell
Print Name

Shane R. Blackwell
Signature

16 May 2018
Date

6.2 Development Plan and Operational Ideas:

6.2.1 Operational ideas:

The 2016 census figures indicate that over 27% of the Clarke County population lives at or below poverty level which is reflected by chronic unemployment & underemployment, rising crime rates and a decline in quality of life for low income families, veterans and persons with disabilities. The West Broad school is located in a traditionally African-American neighborhood with a 57% overall poverty rate and an 87% poverty rate for female-headed households with children under 18. Athens-Clarke County's current economic development initiative to lure major industries is critically important, however, it alone will not adequately address this crisis. Therefore, the Northeast Georgia Business Alliance proposes to accelerate self-sufficiency through innovative leadership training, economic, social and cultural development.

Activities at the West Broad School Campus will provide the greater Athens community members with (1) school aged academic and vocational enrichment programs; (2) adult educational workshops & short courses; (3) positive space for community-building activities; (4) new innovative economic opportunities; (5) leadership opportunities; (6) increased access to fresh, affordable, local produce; (7) opportunities to learn and share practices in sustainable agriculture

Leadership Training

- Host a series of Youth & Young Professional skills training and activities in having different types of programs including decision making, entrepreneur development, agriculture, construction, urban planning, youth exchange change programs etc...
- Host a Young Urban Planners Program to assist students in learning how to engage civil society through hiring and training teens to be community organizers and address issues in their community.
- Host afterschool enrichment programs that include STEAM and cultural activities.
- Host summer & holiday camps to engage students in experiential activities around entrepreneurship development, financial literacy, academic enrichment (STEAM) and social and emotional wellness.

Economic

- Training Program and Support:
 - 1) Provide customized training tailored to specific business plans; e-commerce and websites, and contract procurement to meet revenue projections; shared facilities, bookkeeping services, communications and clerical support
 - 2) Training will entail short-term small group classes on management software, marketing plans, bookkeeping, etc.
 - 3) Convert classrooms to mini-stores and small repair shops
 - 4) Host a community culinary incubator kitchen for small food entrepreneurs

5) Youth development programs that provide work experience, teaches green entrepreneurship and connects local high school students to the land use through sustainable green businesses

- **Technical Assistance:**

Provide at least 18 months of dedicated support and individualized technical assistance by matching college interns with each business enterprise. Assistance will include establishing office management networks, on-line merchandising and marketing plan development, business networking, policies and procedures, and trouble-shooting.

- **Business Incubator/Co-Lab Development:**

- (1) Continue to carry out a new business market assessment
- (2) Develop the location/West Broad
- (3) Select the incubator manager
- (4) Develop a business plan
- (5) Establish a funding agreement
- (6) Complete the incubator site
- (7) Identify participants
- (8) Sign participant contract

- **Strengthen Local Health & Wellness through Education & Local Food Market**

- (1) Host a permanent market where local grown, fresh and culturally appropriate produce is available at an affordable cost
- (2) Host health & wellness workshops
- (3) Host cooking demonstrations & classes in community kitchen
- (4) Host physical fitness activities

Social/ Cultural

Special events will be hosted including cultural festivals, oral history events, monthly celebrations and significant historical days as well as the creation of an interactive museum. (Examples bulleted)

- Host monthly cultural festivals
- Host Annual African American History & Math Bowls
- Host Day of Jubilee Educational Activities & Celebrations

Studio Space:

- Create a space for local artists where they can access studio space to develop artwork including fine, visual, performing, oral and musical arts

Music:

- **Music Education and Training:** Local artisans will have space to rehearse and perform
- **Recording studio-** highlighting local musicians and artists; develop youth's interest and skills in music and videography, establish a local Motown (where

James Brown, Ray Charles & other current musicians can be celebrated)

Interactive Museum:

- A walking space depicting the historical development of the community including the agricultural, industrial, institutional etc
- Host monthly local artisans special events (i.e. meet your local author)

6.2.1.1 Size:

The NEGABA proposes for the utilizations of the total West Broad School Campus including:

Minor Street Building- 10,700 sf +/-

West Broad Street Building – 7,700 sf +/-

Campbell Street Building – 14,400 sf +/-

Former playground space/ community garden

6.2.1.2 Configuration:

The NEGABA is requesting the usage of all 3 existing buildings and the use of the West Broad Campus grounds. See attached site plan.

6.2.1.3 Type of use:

The West Broad School campus will be used for educational and commercial purposes. As a business incubator space, there will be room for cubicles, a reception area, offices, an auditorium and conference room space. Classroom spaces will be available for educational programs & activities.

6.2.1.4 Who will benefit

The West Broad Campus will be positioned to serve as a central hub of activities directly benefiting the greater Athens community. Programs and services will benefit the prenatal to seniors throughout Athens, Clarke County.

6.2.1.5 How much traffic is the project likely to generate

Given the nature of the programs traffic will vary whether it be market day or special events. However on a usual business day, we expect 2-4 buses to drop off students for the after school program, 30-50 persons participating in the business incubation and co-lab on a daily basis.

6.2.1.6 Overall goals of the project

The goal of the West Broad Center for Economic and Cultural Development is to support & develop microenterprise and business incubation through training, technical assistance, available space and market creations as well as to empower low-moderate income residents, youth and lifelong learners through expanded public engagement that supports diversity and inclusion. The project will increase leadership and economic opportunities for under-served and under-represented people within Athens, while revitalizing a designated “impoverished neighborhood” to its historic

al institution of excellence. An important aspect of the project provides a path to economic freedom for youth and low-moderate income residents of Athens.

Entrepreneurs will have improved business skills and greater self-sufficiency.

For supporters, the local economy will experience a higher rate of loan repayment and more job creation. For investors, the possibilities include market expansion, vendor development and an increase in the bottom line.

6.2.1.7 Provide a conceptual rendering of similar projects, if applicable

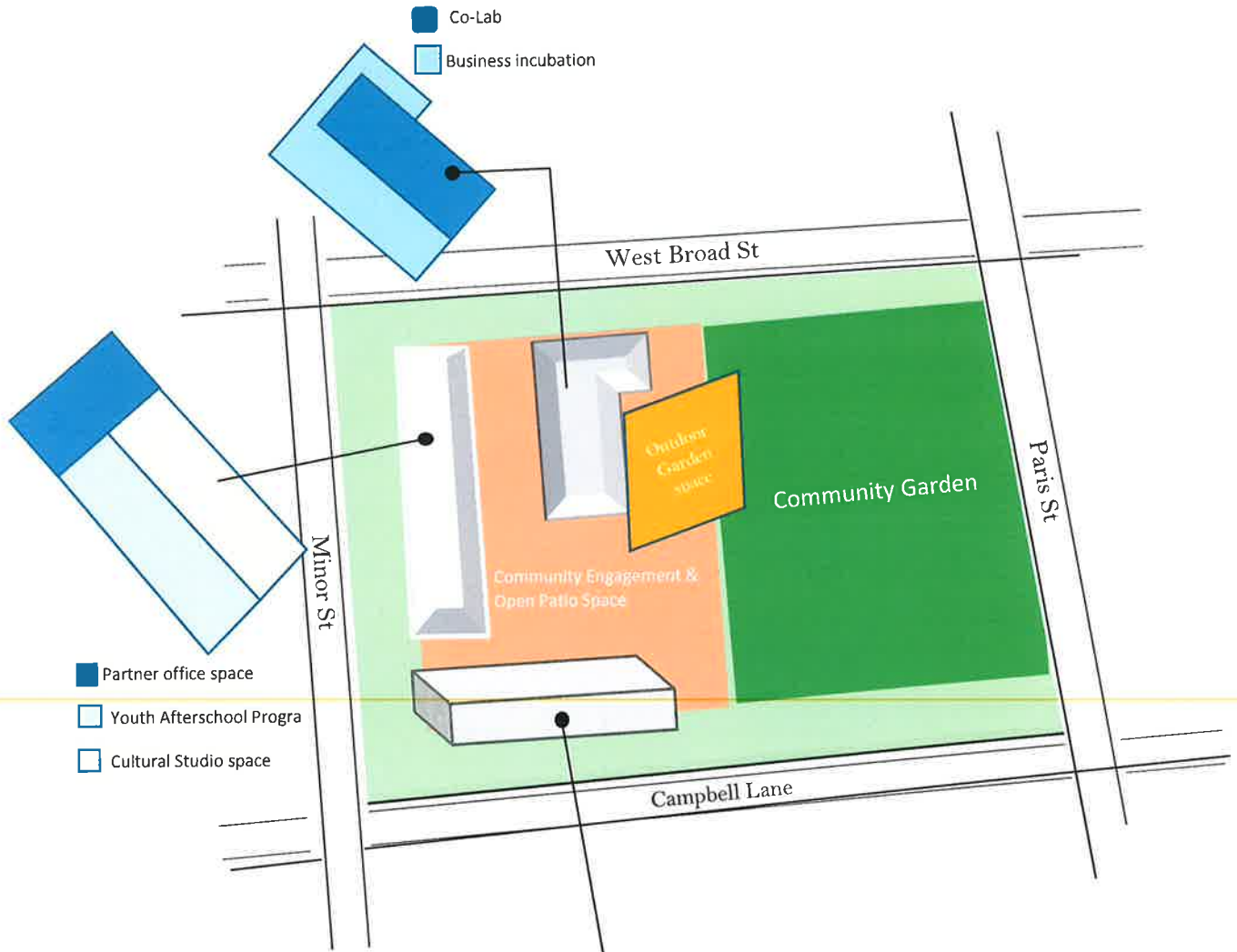
6.2.2 Provide historic preservation plan for the property mentioned in this document

The historic character of the property will be physically and visually retained and preserved with consultation from the Georgia Trust for Historical Preservation.

We aim to maintain the physical appearance of its time, place and use for the buildings on Minor Street and Campbell Lane. The replacement of intact or repairable historic materials or alterations of features, spaces and spatial relationships that characterize each building and the property will be avoided. The building will be restored to honor the historical legacy of its educational leaders, alumni and community while making spaces within the existing buildings to accommodate new programs. The building on Broad Street will require more extensive renovation of the roof.

6.2.3 Site plan depicting all proposed improvements

See attachment



- Small Business Development Offices
- Retail & Business Stores
- Incubator Kitchen

