



MEMORANDUM

TO: City Council
FROM: Joseph A. Melder, City Manager
DATE: October 6, 2026
SUBJECT: Additional Information for the October 8th City Council Meeting

PURPOSE: The purpose of this memorandum is to provide City Council with additional information and materials for City Council Workshop, which will begin at **11:00 a.m.**, and the Regular City Council Meeting, which will begin at 2:00 p.m. on October 8th.

I. Council Workshop

The topic(s) for the workshop is as follows:

- Parking Matters Update
- 100% Savannah Plan Update
- Closed Executive Session: Litigation, Personnel, and Real Estate (As Needed)
- City Manager's Update (As Needed)

II. Additional Information for Regular Meeting Agenda Items

Please see below additional information on my recommendations for approval for the following agenda items:

AGENDA ITEM	DESCRIPTION	COMMENT
#9	Alcohol License Approval of a Class C (Beer) (By the Drink) Alcohol License with Sunday Sales to Aryana Lopez Gordillo for El Comal Chiapaneco, a Restaurant Located at 2208 East	• This request is for a Restaurant • This request is for a New Applicant/Existing Business • There is no Neighborhood Association within proximity of this location • There were no concerns from the Code Compliance Department I recommend approval of this item.

AGENDA ITEM	DESCRIPTION	COMMENT
	DeRenne Avenue, Suite D. The Establishment is Located between Skidaway Road and Athena Drive in Aldermanic District 3.	
#10	Alcohol License Approval of a Class E (Beer and Wine) (By the Package) Alcohol License to Surinderpal Singh for Diamond Food Mart at 3017 Bull Street. The Establishment is Located between Pearl Street and Jasper Street in Aldermanic District 5.	• This request is for a Convenience Store • This is a New Applicant/Existing Business • There is no active Neighborhood Association within proximity of this location • There were no concerns from the Code Compliance Department I recommend approval of this item.
#11	Alcohol License Approval of a Class E (Beer and Wine) (By the Package) Alcohol License to Binit Amin for Discount Corner at 1 East DeRenne Ave. The Establishment is Located between Bull St and Abercorn St in Aldermanic District 4.	• This request is for a Convenience Store • This request is for a New Applicant/Existing Business • This business is located in the Lamara Heights Neighborhood Association • There were no concerns from the Code Compliance Department I recommend approval of this item.

AGENDA ITEM	DESCRIPTION	COMMENT
#12	Alcohol License Approval of a Class C (Liquor, Beer and Wine) (By the Drink) Alcohol License with Sunday Sales to Travis Coles for Out at Club One, a Restaurant, Located at 302 Williamson Street, Unit A. The Establishment is Located between Martin Luther King Jr. Boulevard and Barnard Street in Aldermanic District 2.	• This request is for a Restaurant • This request is for a New Applicant/New Business • This business is located in the Downtown Neighborhood Association • There were no concerns from the Code Compliance Department I recommend approval of this item.
#13	Alcohol License Approval of a Class C (Liquor, Beer and Wine) (By the Drink) Alcohol License to Travis Coles for Club One, a Bar/Lounge, Located at 302 Williamson Street Unit B. The Establishment is Located between Martin Luther King Jr. Boulevard and Barnard Street in Aldermanic District 2.	• This request is for a Bar/Lounge • This request is for a New Applicant/New Business • This business is located in the Downtown Neighborhood Association • There were no concerns from the Code Compliance Department I recommend approval of this item.

AGENDA ITEM	DESCRIPTION	COMMENT
#14/ #29	Public Hearing Public Hearing to Receive Comments Concerning the City's 2027 One Year Action Plan.	• This is the Second Public Hearing to receive comments concerning the City's 2027 One-Year Action Plan for the allocation of the Community Development Block Grant, HOME Investment Partnership Grant, and Emergency Solutions Grant funds. • The plan is based on United States Department of Housing and Urban Development program requirements, City Council priorities, public input, and stated objectives as identified in the City's 2023–2027 Housing and Community Development Plan. • The First Public Hearing on the 2027 One-Year Action Plan was held May 7, 2026, at the Coastal Georgia Center.
#15	Zoning Hearing Petition of Ellen Harris for Kay Heritage (Agent) for Maizal, LLC, on behalf of Heath Shelton (Agent) for The912Savannah, LLC for a Special Use Permit to Allow a Hall, Banquet, or Reception Use with Conditions on 0.54 acres at 2018 Habersham Street, Unit C-1 (20064 25015) in the TC-1 (Traditional Commercial-1) Zoning District in Aldermanic District 2.	***Part One of a Two-Part Request*** • The Petitioner requests approval of a Special Use Permit to allow the Hall, Banquet, or Reception Use. • The property is located in the Starland Historic District and is zoned TC-1. • The Petitioner proposes to operate a coffee shop during the day, which is permitted by right. With the approval of the Special Use Permit, the space would be used for private events held after hours. • This request is being considered in conjunction with a separate Special Use Permit (File No. 26-003978-ZA) to allow on-premises alcohol consumption during catered after-hours events. • The Planning Commission recommended approval of the Special Use Permit to allow the Hall, Banquet, or Reception Use under these conditions: 1. The Special Use Permit shall be non-transferrable. 2. The approved use shall be limited to the approximately 1,334 Square foot tenant space Identified as Building C-1. 3. Any substantial expansion of the venue use, or modification of the operational characteristics reviewed herein shall require review and approval by the City of Savannah. I recommend approval of the Metropolitan Planning

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		Commission's recommendation.
#16	Zoning Hearing Petition of Ellen Harris for Kay Heritage (Agent) for Maizal, LLC, on behalf of Heath Shelton (Agent) for The912Savannah, LLC for a Special Use Permit to Allow a Retail Consumption Dealer (On-Premises Consumption of Alcohol) with Conditions on 0.54 acres at 2018 Habersham Street, Unit C-1 (20064 25015) in the TC-1 (Traditional Commercial-1) Zoning District in Aldermanic District 2.	***Part Two of a Two-Part Request*** • The Petitioner requests approval of a Special Use Permit to allow a Retail Consumption Dealer (On-Premises Consumption of Alcohol). • The request is associated with catered private events conducted within the tenant space. • This request corresponds with Special Use Permit request (File No. 26-003977-ZA) for the proposed Hall, Banquet, or Reception use. • If approved, the Petitioner will also be required to obtain an Alcohol Beverage License for the on-premises consumption of alcohol. • The Planning Commission recommended approval of the Special Use Permit request for a Retail Consumption Dealer (On-Premises Consumption of Alcohol) under these conditions: 1. This Special Use Permit shall be nontransferable. 2. Alcohol sales shall operate only in conjunction with the approved restaurant and Hall, Banquet, or Reception use. 3. Alcohol sales shall be limited to on-premises consumption only. 4. Alcohol service shall be limited to private catered events occurring within the approved venue space. 5. Any expansion of alcohol service beyond the operational scope represented within the application shall require additional review and approval from the City of Savannah. I recommend approval of the Metropolitan Planning Commission's recommendation.

AGENDA ITEM	DESCRIPTION	COMMENT
#17/ #19	Ordinances First & Second Readings Petition of C. Scott Burns of Coastal Engineering & Consulting, on behalf of the Property Owner, Mehul Sheth with DM Investment Holding, LLC, for a Future Land Use Map (FLUM) Amendment from Transportation/Communication/Utilities to Traditional Commercial for 3.12 acres at 815 Wheaton Street.	***Part One of a Two-Part Request*** • The Petitioner requests a FLUM amendment from Transportation/Communication/Utilities to Traditional Commercial since it reflects the mixed development pattern of the surrounding area and consistent with the Urban Core Character Area. • The petition is filed concurrently with a zoning Map amended to rezone the property from I-L to TC-2 under File No. 26-003931-ZA. • The Planning Commission recommended approval of the request to amend the FLUM to Traditional Commercial. I recommend approval of the Metropolitan Planning Commission's recommendation.
#18/ #20	Ordinances First & Second Readings Petition of C. Scott Burns of Coastal Engineering & Consulting, on behalf of the Property Owner, Mehul Sheth with DM Investment Holding, LLC, for a Zoning Map Amendment from I-L (Light Industrial) to TC-2 (Traditional Commercial-2) for 3.12 acres at 815	***Part Two of a Two-Part Request*** • The Petitioner requests a zoning map amendment to rezone the property from I-L to TC-2, supporting commercial development compatible with the broader development pattern and planning objectives of the Urban Core Character Area. • The request is contingent upon approval of a concurrent FLUM amendment under File No. 26-004033-ZA. • The Planning Commission recommended approval of the Zoning Map amendment to TC-2. I recommend approval of the Metropolitan Planning Commission's recommendation.

AGENDA ITEM	DESCRIPTION	COMMENT
	Wheaton Street.	
	Purchasing Summary and Local Spend	The total spending proposed to Council is \$5,781,787.17 of which, a total of \$ 849,810 or 14.70 % approval on this Council agenda, are to local vendors.
#21	Purchasing Authorize the City Manager to Execute a Contract for Landfill Cover Material with SABE, The McGraley Company and ED Trucking, LLC in an Amount Not to Exceed \$1,350,000.	• This contract will provide landfill cover material to support operations at the Dean Forest Road Landfill. • Per EPD requirements, a landfill active working face must be covered at the end of every operating day. • Daily cover key functions includes: pest and odor control, fire and litter prevention, leachate reduction, and gas regulation. Vendor: Sabe, McGraley, and ED Trucking Contract Amount: \$1,350,000 I recommend approval of this item.
#22	Purchasing Authorize the City Manager to Execute Task Order #3 (RS-01) River Street Shared-Use Path with Kimley-Horn in the amount of \$699,810.	• The task order will advance project concept, preliminary engineering, utility coordination, cost estimating, and 30% design for River St. Shared-Use Path, approximately 0.8-mile path along the northern side of street. • Utilizing the existing contract with Kimley-Horn provides continuity and allows the City to leverage the firm's knowledge of Savannah's mobility & waterfront initiatives, including Savannah MOVES, the SWCID Implementation Strategy, and Tide To Town, while supporting coordination with Georgia Power on planned utility improvements within the project area between Abercorn & Lincoln Ramps. • This task order advances the project toward implementation and supports the City's GPS goals by improving transportation safety (Vision Zero), connectivity, accessibility, waterfront access, economic vitality, and the overall visitor experience. Vendor: Kimley-Horn Contract Amount: \$699,810 I recommend approval of this item.

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#23	Purchasing Authorize the City Manager to Execute a Contract Modification No. 2 for the Purchase of Rain Barrels for the Rain Barrel Voucher Program with Rain Water Solutions, Inc. in an Amount not to Exceed \$200,000.	- Increased community demand has exceeded original projections. Strong participation in the City's rain barrel program, including eight well-attended community distribution events, has significantly reduced the remaining inventory and available contract capacity with Rain Water Solutions. - The proposed contract modification will provide additional funding to maintain an adequate supply of rain barrels through the remainder of the year. This will allow the City to continue meeting resident demand without interrupting the program or delaying planned community distributions. - Expanding the rain barrel program directly supports the Stormwater Utility's goals by helping residents capture and reuse stormwater on their properties, reduce runoff entering the public drainage system, and increase public participation in stormwater management. Qualifying residential customers may also receive a credit on their monthly Stormwater Utility fee for installing and maintaining an approved rain barrel. Vendor: Rainwater Solutions Contract Amount: \$200,000 I recommend approval of this item.
#24	Purchasing Authorize the City Manager to Execute a Contract Modification No. 1 for Window Replacement and Window Framing on the Thomas Gamble Building Renovation Project with J.E. Dunn Construction Company in the Amount of	- As construction progressed, previously concealed areas around the building's windows were exposed, revealing significant rot and termite damage in the existing framing. - Further inspection identified additional windows requiring more extensive repairs than originally anticipated, increasing the scope needed to address the existing deterioration. - Replacing the affected windows and framing as part of the current renovation will address the deteriorated conditions, improve energy efficiency, and reduce future maintenance needs. - The existing windows are not considered historically significant, allowing the affected windows and framing to be replaced while the building is already under

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	\$1,000,000.	construction. The original contract was approved on May 8, 2025 in the amount of \$23,489,566. Vendor: J.E. Dunn Contract Amount: \$1,000,000 I recommend approval of this item.
#25	Purchasing Notification of an Emergency Purchase to Stabilize and Repair the Exchange Bell with Landmark Preservation in the Amount of \$150,000.	- Significant rot was discovered at the base of multiple timber posts supporting the Old Exchange Bell structure, prompting an engineering assessment of the structure. - The assessment found extensive deterioration and movement within the structure, creating an immediate safety concern and requiring the area to be restricted from public access. - Emergency stabilization and repairs contract was needed to address the deteriorated timber supports and allow the structure to be safely assessed and restored while preserving its historic materials and character. - The work will help preserve the Old Exchange Bell, which dates to 1802 and is housed in a 1957 replica of the City Exchange cupola along Bay Street near City Hall. Vendor: Landmark Preservation Contract Amount: \$150,000 I recommend approval of this item.
#26	Purchasing Authorize the City Manager to Execute an Annual Contract for LinkedIn Learning Hub for Government with Carahsoft Technology Corp. in the Amount of \$42,400.	- Replacing Brainstorm Learning Hub with LinkedIn Learning Hub will allow the City to continue providing employees with centralized, accessible, on-demand learning resources while expanding the breadth of professional development content available to the workforce. - LinkedIn Learning provides robust reporting and dashboard features that will support data-driven decisions and help identify employee development needs.

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		The platform provides a sustainable and cost-effective solution compared to traditional enterprise training resources while meeting the diverse learning and development requirements of the City's workforce. Vendor: CarahSoft Contract Amount: \$42,400 I recommend approval of this item.
#27	Purchasing Authorize the City Manager to Execute an Annual Sole Source Contract for Sewer Lift Station Parts and Pumps with Xylem, Inc. USA in an Amount Not to Exceed \$2,200,000.	- Xylem pumps are the standard pump manufacturing equipment used for Sewer Lift Stations and Stormwater Pump Stations. - Having this vendor under contract and on-call for pump rehabilitation, repair, or replacement is critical to the ongoing operational needs of both sewer conveyance and stormwater conveyance. Vendor: Xylem, Inc. Contract Amount: \$2,200,000.00 I recommend approval of this item.
#28	Purchasing Authorize the City Manager to Execute a Contract for Office Furniture for the Savannah Police Department in the Amount of \$139,577.17.	- This contract is for the purchase of office furniture for the new SPD facilities located at 5513 and 5515 Abercorn St. for the Traffic, Records, and Professional Standards Divisions. - The former Municipal Annex located at 5513 and 5515 Abercorn St. (previously Human Resources, Office of Management & Budget, and Housing) is currently being renovated and repurposed for the SPD Traffic, Records, and Professional Standards Divisions, who will be relocated from two leased facilities in December 2026. Vendor: Global Industries Inc., C/o Corporate Environments Contract Amount: \$139,577.17 I recommend approval of this item.

AGENDA ITEM	DESCRIPTION	COMMENT
#30 (Refer to Attachment E)	Resolution Resolution Authorizing CHSA Development, Inc. to Sell the Newly Constructed Residential Property Known as 916 Martin Luther King, Jr. Boulevard to 916 MLK LLC, and Authorizing 916 MLK LLC the Use of Up To \$6,000,000 from the Savannah Affordable Housing Fund and/or Other Funding Sources to Purchase the Property Located in Aldermanic District 2.	• The construction of 16 new 2-bedroom apartments and resident service center located at 916 Martin Luther King, Jr. Boulevard are complete and ready for occupancy. • A limited liability corporation has been established by CHSA Development, Inc. to own the property and to enter into an operating agreement with a non-profit homeless service provider to manage, lease apartments, and provide supportive services to qualified families and people experiencing, exiting and/or at risk of homelessness. • The Coordinated Entry System will be used to help identify residents including clients served by multiple homeless service providers. • Rents will be below U.S. Department of Housing and Urban Development (HUD) Fair Market Rents and below market rents in the neighborhood. • Residents approved to lease apartments will have household incomes at or below 80% of the Area Median Income. I recommend approval of this item.
#31 (Refer to Attachment E)	Resolution Resolution Authorizing the Chatham County/City of Savannah Land Bank Authority to Use Up To \$2,450,000 From “1K-in-10” SPLOST Blighted Property Acquisition Program Funds to Help it Purchase Approximately 1- 1/2 Blocks of	• With City of Savannah support, the Chatham County/City of Savannah Land Bank Authority (LBA) purchases vacant, blighted, property for affordable and workforce housing development and other community benefitting purposes. • The LBA has an opportunity to purchase 1-½ blocks of vacant blighted property adjacent to the Central Precinct that was recently assembled and purchased with financial investments by the non-profit Civis Savannah, Inc. (CIVIS), • This property is located in a corridor and area that has seen significant recent investments in new housing development, little of which is affordable. • The LBA proposes to use “1K-in-10” SPLOST blighted property acquisition funds provided by the City of Savannah to help it acquire this property. • After acquiring the property, the LBA will work with CIVIS,

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	Vacant Blighted Property Between Martin Luther King, Jr. Boulevard and Montgomery Street Located in Aldermanic District 2.	the City of Savannah, and Community Housing Services Agency, Inc. (CHSA) over the next several years to prepare a redevelopment and financing plan that includes affordable and workforce housing, and neighborhood retail. I recommend approval of this item.
#32	Agreements Authorize the City Manager to Accept a FY25 Workforce Innovation and Opportunity National Dislocated Worker Employment Recovery Grant Award in the Amount of \$500,000.	• The Technical College System of Georgia's Office of Workforce Development (TCSG-OWD) received an Employment Recovery National Dislocated Worker Grant in August of 2025 for WorkSource Southwest Georgia's (Area 17) Georgia Pacific plant closure. • Reemployment patterns among the affected workers in Area 17, including transitions to other facilities and retirements, have shifted local demand for services. • As a result, TCSG realigned grant funds to better reflect current workforce conditions in other workforce areas. Thus, funding was reallocated to reflect current demand. Revised funding allowed TCSG-OWD to expand funds to WorkSource Coastal, Area 19 in the amount of \$500,000 to ensure a more balanced, statewide response and support to workers impacted by continued industry declines. • Dislocated Workers (DWs) are individuals that have been laid off due to no fault of their own or plant closure. • Interested Residents/Inquires Contact: 7216 Skidaway Road-Suite C (Across Memorial Stadium) 912-354-6174 I recommend approval of this item.
#33	Agreements Approval of a Water & Sewer Agreement for a Development Consisting of 352 Single-Family	• This agreement is for water and sewer services with GT Developers of Savannah, LLC for Fawcett Tract. • This is for a development consisting of 352 single-family homes located off Wild Heron Road in the Georgetown Treatment Plant service area in Aldermanic District 6. • The water and sewer systems have adequate capacity to

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	Homes for Fawcett Tract in the Georgetown Treatment Plant Service Area off Wild Heron Road with GT Developers of Savannah, LLC Located in Aldermanic District 6.	serve this 352 equivalent residential unit (ERU's) development. • The total water and sewer fees to be paid by the developer to the City under this agreement is \$1,387,232. I recommend approval of this item.
#34	Agreements Approval to Authorize the City Manager to Enter into an Agreement with LA28, the Los Angeles Organizing Committee for the Olympic and Paralympic Games 2028.	• This agreement is with the Los Angeles Organizing Committee for the Olympic and Paralympic Games in 2028, which will bring the Olympic flame through Savannah after its visit to Atlanta. • Torch relay planning in progress, with expected time in Savannah of spring 2028. I recommend approval of this item.
#36	Miscellaneous Approval of a Blue Star Marker and a Gold Star Memorial Marker by the Windsor Forest Garden Club in the Veterans Memorial Park at 10875 Abercorn Street Located in Aldermanic District 6.	• The Petitioner is requesting the approval of the installation of a Blue Star Marker and a Gold Star Memorial Marker at 10875 Abercorn Street. • Both markers are a part of a national campaign from the National Council of Garden Clubs. • The markers pay tribute to service members of all U.S. wars, acknowledging their contributions to the nation and our community. • The markers would be located within the Veterans Memorial Park, flanking each side of the existing flagpole and follow the national design standard. • The Park is open to the public and serves as a memorial to all veterans of Savannah and Chatham County.

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		The Historic Sites and Monuments Commission recommended that the City Council approve the request to install the two markers inside Veterans Memorial Park located at 10875 Abercorn Street, as the proposed installation aligns with the Master Plan and Guidelines for Markers, Monuments and Public Art. I recommend approval of the Historic Sites and Monuments Commission recommendation.
#37	Miscellaneous Authorize the City Manager to Approve Supplemental Quarter 3 Budget Adjustments to the Fiscal Year 2026 Capital Improvement Program to FY2026 Budget Adjustments.	- Capital Budget Adjustments are required to maximize available funding to ensure active projects process completed invoices, planned work remains on schedule, and to allocate funding based on project priorities. - The Budget Adjustments include priority projects including Light Up Savannah, Project DeRenne, and Stiles Ave Phase II. - Storm Sewer Rehabilitation and Facility HVAC Rehabilitation are also included in preparation for the FY27-31 Capital Improvement Plan. I recommend approval of this item.

Attachments

Please see attached, the following associated documents:

Attachment A: Telecom Lease Revenues

Attachment B: Grayson Stadium Capital Improvement Projects

Attachment C: Parking Matters Proposed Amendment and Presentation

Attachment D: El Nino Executive Summary

Attachment E: Affordable & Workforce Housing Action Items

Attachment F: City Hall Elevator Modernization



MEMORANDUM

To: City Council
From: Joseph A. Melder, City Manager 
Date: October 6, 2026
Subject: Follow-up from September 24th Council Meeting -Telecom Lease Revenues

The purpose of this memo is to provide Council with detailed information about telecommunication lease revenues as requested during Council Workshop on September 24, 2026.

The Real Estate Division manages and administers agreements for several types of telecommunications facilities located on City-owned property and within the public right-of-way (ROW). The City leases space on City-owned water towers, telecommunications towers, and buildings to telecommunications companies for the installation and operation of telecommunications equipment. These arrangements are documented through lease or license agreements that establish the terms and conditions for the use of City property.

In addition to telecommunications facilities located on City property, the City reviews applications and issues permits for small cell telecommunications equipment located within the City's public ROW. The small cell permitting process, including applicable fees, is governed by state law and local ordinance. These requirements establish the City's authority and responsibilities for reviewing and permitting small cell facilities within the ROW.

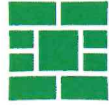
On the following page, you will find a revenue summary for the City's existing telecommunications agreements. The summary includes equipment installed on City-owned telecommunication towers, water tanks, buildings, and freestanding small cell nodes. Anticipated total revenues generated for calendar years 2026 and 2027 are \$623,329.09 and \$628,119.86, respectively.



Anticipated Revenues for Telecom Equipment Leases, Licenses, and Permits

Telecom Company	Address / Locations	2026	2027
AT&T	400 Airways Ave / 100 James Blackburn Airport / Travis Field	\$99,522.34	\$103,503.23
AT&T	Johnny Mercer / Wilmington Island	\$65,175.35	\$67,130.62
AT&T	1801 Kerry St	\$91,421.49	\$94,164.15
AT&T	State Street Garage	\$15,376.36	\$15,837.65
FBI	1801 Kerry St	\$9,846.47	\$10,141.87
FPS/GSA	1801 Kerry St	\$9,442.46	\$9,725.74
T-Mobile	400 Airways Ave / 100 James Blackburn Airport / Travis Field	\$63,191.00	\$66,350.55
T-Mobile	Johnny Mercer / Wilmington Island	\$75,238.50	\$78,248.04
Verizon	400 Airways Ave / 100 James Blackburn Airport / Travis Field	\$106,277.68	\$110,528.78

Small Cell Nodes	# of Locations	2026	2027
Verizon	32 Small Cell Nodes Sites	\$51,250.52	\$53,963.41
Verizon	9 Small Cell Nodes Sites	\$14,506.18	\$14,840.85
Atrium Networks	31 Small Cell Nodes Sites	\$22,080.74	\$3,684.97



MEMORANDUM

To: City Council
From: Joseph A. Melder, City Manager
Date: October 6, 2026
Subject: Follow-up from September 24th Council Meeting - Grayson Stadium Projects

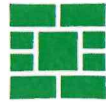


This memo is in response to your inquiry from the September 24th Council meeting. During this meeting, City Council requested a list of all Capital Improvement Projects (CIPs) completed at Grayson Stadium.

The City has invested a total of \$4,554,056 in SPLOST funds for improvements and other costs at Grayson Stadium to support the Savannah Bananas. The largest portion of the investment was a \$3 million agreement that included the AstroTurf field conversion, LED field lighting, video board upgrades, and additional grandstand improvements. Outside of that agreement, the City has spent an additional \$1,554,056 on improvements and other costs, including grandstand improvements, a new right-field bar, an ADA chairlift, HVAC replacement, netting and sound system replacements, grandstand seating, deck replacement, engineering, miscellaneous repairs, and an emergency water line repair reimbursement to the Bananas last year.

Per the lease agreement, the Bananas currently pay \$25,000 annually in rent. Per the lease amendment approved by Council on August 14, 2025, the Bananas are also responsible for operating, maintenance, janitorial, security, trash, and ordinary repair costs. In addition, since 2023 the Savannah Bananas have invested \$6.9m in permanent upgrades to the stadium and its related facilities.

On the following page, you will find a summary of these projects. This includes details on which projects were funded and completed by the City of Savannah, and which were funded and completed by the Savannah Bananas.



City of Savannah	
Improvement / Expense	Amount
AstroTurf Field Conversion	\$1,138,114
Musco LED Field Lighting	\$560,000
Daktronics Video Board	\$805,000
Additional Grandstand Improvements	\$496,886
Grandstand Improvements	\$343,000
Install New Right-Field Bar	\$21,000
Install New ADA Chairlift	\$50,000
HVAC Replacement	\$50,000
Netting Replacement	\$25,000
Replace Sound System	\$80,000
Grandstand Seating	\$135,056
Deck Replacement	\$730,000
Engineering Costs	\$35,000
Miscellaneous Repairs	\$60,000
Emergency Repair	\$25,000
Total Amount	\$4,554,056

Savannah Bananas	
Improvement / Expense	Amount
Sound system, locker room work, engineering work tied to the stadium expansion structure (2023)	\$86,574
Clubhouse electrical upgrades, audio system, sidewalk and storm water improvements, dumpster enclosure, batting cages, dugout roofs, concession improvements, BBQ Pit addition (2024)	\$955,714
Non-reimbursable expenses to the \$3 million agreement for the AstroTurf installation and the score board (2025)	\$104,073
Clubhouse, grandstand renovation, grandstand seating, office renovation, plaza renovation, stadium club deck, and stadium garage (2026)	\$5,764,254
Total Amount	\$6,910,615



MEMORANDUM

To: City Council
From: Joseph A. Melder, City Manager
Date: October 1, 2026
Subject: Proposed Parking Ordinance – South Liberty Street to Victory Drive



Purpose

The purpose of this memorandum is to provide an overview of a proposed parking ordinance that would establish new boundaries for on-street parking enforcement in areas south of Liberty Street to Victory Drive. The ordinance creates specific geographic zones for metered parking, defines applicable time restrictions within each zone, and sets metering rates. The changes reflect the recommendations of the 2025 Parking Matters Study and are designed to protect residents, support growing business corridors, and balance the needs of institutional users throughout the affected area. This memorandum also summarizes accommodations developed for two institutions directly affected by the proposed changes, and staff's recommendation that Council approve the ordinance.

Background

The City of Savannah has undertaken a comprehensive review of on-street parking conditions in the areas south of Liberty Street through the 2025 Parking Matters Study. That study identified significant increases in parking demand driven by commercial activity, institutional growth, and new development. The proposed ordinance responds to those findings by extending regulated parking into previously unmetered areas while providing structured protections for residents through the City's residential parking permit program.

In the course of developing these regulations, staff engaged further with two stakeholder groups St. Vincent's Academy (SVA) and Congregation Mickve Israel (CMI) whose operations are directly affected by the proposed changes. Both institutions are located in the area on and south of Liberty Street, where the ordinance would add metered spaces and increase rates on existing meters. Staff worked with each institution to develop accommodations, which are summarized below and informed the policy framework being established for future requests for religious and educational accommodations citywide.

Proposed Zones and Regulatory Structure

The ordinance establishes the following geographic areas with corresponding meter rates and time restrictions. Taken together, these zones represent a larger area than the original Parking

Matters recommendation, which focused primarily on the eastern side of Forsyth Park. Expanded coverage on the western side was added in response to resident concerns about unregulated overflow parking.

Zone 1 – Liberty Street to Gaston Street

This zone will be incorporated into the existing regulated parking structure north of Liberty Street, carrying the same meter rates and operating with no time limit. The extension of existing zone boundaries into this area provides continuity for drivers and minimizes the complexity of the transition for residents already enrolled in the permit program.

Zone 2 – Forsyth Park Area

New metered zones will be established around Forsyth Park to protect residents from overflow parking and to acknowledge the growing business corridors along Abercorn Street and Bull Street. This zone also accounts for the new parking garage at Park Street and Whitaker Street, which will serve as a relief valve for the area. Metered spaces will complement garage availability and reinforce demand management throughout the corridor.

As noted above, this zone is broader than originally recommended in the Parking Matters Study. The original recommendation focused exclusively on the eastern side of Forsyth Park; however, residents on the western side expressed concern that without corresponding regulations, that portion of the neighborhood would become a destination for drivers seeking unmetered parking. The ordinance addresses those concerns by extending the metered zone to encompass both sides of the park.

Zone 3 – Bull Street Corridor (Anderson Street to 37th Street)

Metered parking will be established along the Bull Street corridor between Anderson Street and 37th Street. This corridor has experienced substantial growth in activity driven by the Savannah College of Art and Design (SCAD), retail and dining establishments, and the Bull Street Library. The library will retain its existing ninety-minute time zone in the adjacent lot, which will remain in effect independent of the new metered zones along the corridor.

Zone 4 – Thomas Square / Starland District (37th Street to Victory Drive)

This zone received the greatest attention during the stakeholder and community engagement process. The Thomas Square neighborhood — widely known as the Starland District — has seen rapid growth in commercial activity and visitor traffic, placing significant pressure on residential parking availability.

Consistent with the Parking Matters recommendations, the ordinance establishes metered parking along the Bull Street corridor within this zone and creates time-restricted zones in adjacent residential blocks beyond the metered area. The layered approach — metered on the corridor, time-restricted in the surrounding streets — is intended to manage commercial visitor demand while providing an additional layer of protection for residents living just off the corridor.

Institutional Accommodations: St. Vincent's Academy and Congregation Mickve Israel

The area on and south of Liberty Street affected by Zone 1 includes St. Vincent's Academy and Congregation Mickve Israel. Staff met individually with representatives of each institution to address the impact of the proposed regulations on students, congregants, and daily operations, and developed the accommodations summarized below.

St. Vincent's Academy

St. Vincent's Academy (SVA) has approximately 300 students, with classes held Monday through Friday between 8:00 a.m. and 3:00 p.m. Not all students drive, but enough do to have a significant effect on parking availability for residents while school is in session. Parents and administrators raised concerns that adding meters to currently unmetered blocks near the school would push student parking farther away, raising safety concerns for students walking to and from their vehicles.

SVA has agreed to a student parking decal program under which decals, priced at \$200 per school year (consistent with the City's commercial decal rate and prorated for students who enroll after the school year begins), will authorize parking in metered spaces within a designated radius of the school during school hours on school days only. Staff will separately coordinate with SVA administration on a process to accommodate parking for extracurricular events and activities that fall outside regular school hours. The addition of metered parking in the school's surrounding blocks is also expected to discourage non-resident, non-student drivers from occupying free spaces, improving overall availability for residents.

Congregation Mickve Israel

Congregation Mickve Israel (CMI) has approximately 500 members, with typical attendance closer to 300 at Friday evening and Saturday services. Services begin at 6:00 p.m. on Friday and 11:00 a.m. on Saturday and generally last about an hour. Because on-street parking regulations currently stop at 5:00 p.m. daily and do not apply on Saturday, CMI members have historically not been affected by meter requirements. CMI leadership has expressed a strong preference that members and guests not be identifiable by any decal or placard while parked near the synagogue, citing safety concerns for the congregation given the broader environment currently faced by the Jewish community; CMI also noted that most downtown houses of worship hold services on Sundays, when no metered regulations are in effect, and asked that this disparity be considered in any accommodation.

Staff evaluated three accommodation scenarios. Under CMI's preferred option, metered enforcement would be suspended in the blocks surrounding the synagogue during Friday evening

and Saturday service hours with no decal or pass required; staff have reservations that a credential-free zone would become widely known and attract non-member parking, displacing the members and guests it is intended to serve. A second option — a City-maintained database of member and guest license plates checked by enforcement officers — would avoid a visible credential but would require the City, rather than the congregation, to hold a database of congregation-affiliated license plates, which staff believe creates its own security and public-records exposure risk.

Staff recommends, and CMI has accepted, a third option: the issuance of non-identifying decals bearing no markings connecting them to the synagogue or any religious institution. The congregation will retain possession of the decals and distribute them to members and guests at its own discretion, allowing enforcement officers to verify authorization without the City maintaining any membership or vehicle database. This is not CMI's preferred outcome, and the congregation has raised two remaining concerns: that a decal may still visually associate a vehicle with a Jewish place of worship, and that guests arriving before receiving a decal could be cited before one is in hand. To mitigate the latter concern, staff will take a liberal approach to citation dismissals as the program is established and members and guests become familiar with the process. Staff will also coordinate with CMI leadership on decal design prior to implementation.

Public Outreach

The consultants and staff conducted multiple public engagement sessions during and after initial recommendations were developed. Initial public engagement included:

- Stakeholder Meetings
 - Victorian Neighborhood Association
 - Forsyth Community Alliance
 - Downtown Neighborhood Association
 - Thomas Square Neighborhood Association
 - SCAD
 - Tourism Leadership Council
 - Park Avenue Business (South Forsyth Park)
- An open house was conducted in September of 2025
- Community Survey was conducted in September of 2025

In some cases, we have met with neighborhood representatives more than once, soliciting feedback prior to initial recommendations and then soliciting feedback after initial recommendations were developed.

Implementation Timeline

Staff anticipate that full implementation of the proposed changes will require twelve to fourteen months from the effective date of the ordinance. This timeline accounts for the following workstreams:

- Procurement of new parking meters and related equipment
- Pavement striping and space numbering within affected areas
- Implementation of supplemental technology, including automated enforcement systems and mobile payment platforms
- Installation of signage throughout all four zones
- Outreach and training for residents on the residential parking permit program, including provisions for guest and visitor parking
- Issuance of SVA student decals and CMI non-identifying decals in coordination with each institution

The residential parking permit program will allow residents within all regulated zones to park on metered or time-restricted spaces without penalty. The program includes provisions for guests and visitors, which will be communicated to affected residents as part of the rollout process. Given the lead time required for meter procurement and system setup, staff anticipates that the SVA decal program specifically would take effect beginning with the next school year.

Recommendation

The City Manager recommends that City Council approve the proposed parking ordinance for the area south of Liberty Street to Victory Drive, including the zones, rates, and time restrictions described above, and the accommodations described above for St. Vincent's Academy and Congregation Mickve Israel. Upon Council approval, staff will initiate procurement and implementation activities in accordance with the timeline described above and will finalize agreement terms and a broader policy framework governing future religious and educational accommodation requests citywide.

Exhibit: Parking Ordinance with changes

Sec. 218. - Parking meter zones and non-metered time-controlled zones (see section 7-1062).

- a. *Generally. This section shall apply to the area bounded on the north by the Savannah River, on the east by the eastern curb line of East Broad Street, on the south by the southern curb line of ~~37th Street~~ Victory Drive and on the west by the western curb line of West Boundary Street.*
- b. *Meter zones. Pursuant to section 7-1062 and section 7-1069 of this Code, parking meter zones are defined as follows:*

Zone A: That area of the city bounded on the north by the Savannah River; on the east by the eastern curb line of Abercorn Street; on the south by the southern curb line of Oglethorpe Avenue; and on the west by the western curb line of Barnard Street.

Zone B: All areas of the city as defined in paragraph [subsection] (a) above, where meters have been authorized, except those areas defined as zone A and zone C.

~~Zone C: Any street or street segment within the area defined in paragraph [subsection] (a) above which has been designated for placing of ten-hour parking meters.~~

Zone C: Midtown parking meter zones and non-metered time-controlled zones.

(a) Establishment of zone. There is hereby established a parking zone, to be known as the "Midtown Parking Zone," within the area bounded as follows: on the north by Gaston Street; on the south by Victory Drive; on the west by Martin Luther King, Jr. Boulevard; and on the east by Broad Street, as more particularly shown on the official zone map on file with the Department of Mobility and Parking Services.

(b) On-street meter installation; authority to establish meters and time zones.

- (1) On-street parking meters or time zones no greater than 2 hours shall be installed within the following areas (Figures 1-3):





Zone D: Any street or street segment within the area defined in paragraph [subsection] (a) above which has been designated for non-metered time limit parking.

c. Metered time limitations between certain hours.

A. Fifteen minutes, unless otherwise stated:

Along the northern curb of Bryan Street from Bull Street to a point 140 feet east of Bull Street. McDonough Street, adjacent to the Little Theater. On Bull Street, east side, first space north of State Street. On State Street, north side, first space east of Bull Street. Three meters located on the north side of the 00 block of West Bryan Street east of Whitaker Street. Two meters on the south side of St. Julian Street between Bull and Drayton Streets. On the north side of Gaston Street between Barnard and Tattnall Street. York Street, 100 block east, two meters on the south side west of the yield sign at Abercorn Street.

B. Thirty-minute limit between 8:00 a.m. and 6:00 p.m. on any day except Saturdays after noon, Sundays and public holidays, unless otherwise stated:

Along the east curb of Lincoln Street starting at a point 42 feet north of the north curb of Oglethorpe Avenue and extending 44 feet northward. Along the east side of Barnard Street between Broughton Street and State Street. Along the easterly curb of Bull Street east of Johnson Square and north of St. Julian Street, and between Bryan Street and Bay Street Lane. Along the easterly curb of Bull Street east of Wright Square and between President Street and York Street. Along the easterly side of Bull Street beginning at the southerly curb of York Street and extending southerly 65 feet. Along the north side of State Street between Bull and Drayton Streets. Along the northerly curb of Bay Street north of Emmett Park 42

feet east of the point where such curb is intersected by a line parallel to the easterly property line of Lincoln Street and extending easterly from such point a distance of 44 feet along such northerly curb of Bay Street north of Emmett Park. Along the northerly curb of Bryan Street between a point 140 feet east of Bull Street and Drayton Street. Along the northerly curb of St. Julian Street between Full Street and Drayton Street. Along the northerly side of State Street between Bull and Whitaker Streets. Along the south curb of Congress Street commencing 30 feet west of Abercorn Street and extending 44 feet westward. Along the south side of Bay Street commencing 30 feet east of Barnard Street and extending eastwardly for a distance of 136 feet. Along the southerly curb of York Street at the first two parking spaces east of Whitaker Street. Along the southerly side of Congress Street between Bull and Drayton Streets. Along the west curb of Bull Street from Broughton Street to State Street. Along the west curb of Jefferson Street for a distance of 45 feet north of Bay Lane. Along the westerly curb of Abercorn Street between Broughton Street and Congress Street. Along the westerly curb of Bull Street between Broughton Street and Congress Street. Along the westerly curb of Bull Street west of Johnson Square and south of St. Julian Street. Around Johnson Square. At the easternmost parking space on the north curb in the 200 block of the parking area north of Bay Street. Bryan Street from Whitaker Street 160 feet east. Easterly side of Abercorn Street beginning ten feet south of Congress Lane, continuing to 45 feet south of Congress Lane. Easterly side of Abercorn Street between Bay Lane and Bryan Street. First three spaces on York Street, south side, east of Barnard Street. Four meters on Congress Street east of Jefferson Street. North side of President Street east of Bull Street, beginning 28 feet from Bull Street and continuing to 66 feet along the north side of President Street. North side of State Street start 20 feet west of Abercorn Street to a point 110 feet to the west. On Congress Street between Barnard Street and Bull Street: seven 30-minute meters, one ten-hour meter, and nine two-hour meters. On the east side of Barnard Street between St. Julian Street and Congress Street. On the east side of Montgomery Street between York Street and State Street. On the south side of York Street at the first two parking stalls west of Habersham Street. On the west side of Bull Street between York Lane and Oglethorpe Avenue. On the west side of Habersham Street at the first parking stall south of York Street. South side of Congress Street between Barnard Street and Jefferson Street (parking meters 305, 313). South side of East Bay Street (parking meter 011). The first three former two-hour parking meters south of State Street on the east side of Barnard Street. The first two meter spaces on the east side of Montgomery Street between Oglethorpe Avenue and York Street. The first two parking spaces on the north side of St. Julian Street east of Drayton Street. The five parking meters located on the east side of Bull Street between Jones Street and Jones Lane between the hours of 8:00 a.m. and 6:00 p.m., except Saturdays, Sundays and holidays. The five parking meters on the east side of Bull Street between Jones Street and Jones Lane. The northernmost parking meter

on the east side of Abercorn Street between Bryan Street and Bay Street Lane. The third, fourth and fifth spaces on the south side of York Street between Whitaker Street and Bull Street, east of Whitaker Street. Two meters on the east side of Martin Luther King, Jr. Boulevard between Congress and St. Julian Streets. Two spaces on the west side of Bull Street between York Street and York Lane. West side of Abercorn Street between Broughton Street and Congress Street (six parking spaces). Two meters on Habersham Street south of Bay Street. On the north side of West Saint Julian Street between Whitaker Street and Drayton Street (three angle spaces).

~~C. – One-hour limit between 8:00 a.m. and 6:00 p.m. on any day except Saturdays after noon, Sundays and public holidays, unless otherwise stated:~~

~~Along both sides of St. Julian Street between Abercorn Street and Lincoln Street. Along both sides of St. Julian Street between Drayton and Abercorn Streets. Along the easterly side of Abercorn Street east of Reynolds Square between Congress Street and Bryan Street. Along the easterly side of Bull Street between Congress and St. Julian Streets. Along the southerly side of St. Julian Street between Bull and Drayton Streets. Meter number 217 on the west side of the 200 block of Bull Street. North (eight meters) and south (11 meters) sides of Charlton Street between Bull Street and Whitaker Street. On both sides of Bull Street on the east side of Madison Square between Harris Street and Charlton Street. The Madison Square side of Bull has five one-hour meters. Bull Street (east side) has three one-hour meters. The remaining three meters on that side are three-hour meters. On St. Julian Street between Johnson Square and Whitaker Street. On the east side of Habersham Street between York Lane and Oglethorpe Avenue: four five-hour meters. On the west side of Bull Street between Liberty Street and Harris Street: five one-hour meters, one five-hour meter. On the west side of West Broad Street in the first two parking spaces south of Zubly Street: one three-hour meter, one one-hour meter. Parking meters 101, 103 and 105 on Abercorn Street being adjacent to 123 Abercorn Street. Parking spaces on the south side of York Street between Drayton Street and Abercorn Street: four one-hour meters, three five-hour meters. Parking spaces on the south side of York Street between Whitaker and Bull Streets, except for the third, fourth and fifth spaces east of Whitaker Street. Spaces 1 to 4 and space 9 are one-hour meters. South side of Congress Street between Bull Street and Drayton Street: eight one-hour meters. South side of Perry Street (first seven meters) between Whitaker Street and Bull Street east of Whitaker Street. On both sides of Taylor Street between Abercorn Street and Drayton Street. On both sides of Jones Street between Abercorn Street and Drayton Street.~~

~~D. – Three-hour limit between 8:00 a.m. and 6:00 p.m. on any day except Saturdays after noon, Sundays and public holidays, unless otherwise stated:~~

Along both sides of Broughton Street between Price and Houston Streets, except between Bull Street and Drayton Street. Between Price and Houston, there are five five-hour meters on the north side and nine two-hour meters on the south side of Broughton Street. Along the east side of Bull Street from Jones Street to Taylor Street. Along the east side of Drayton Street from Gordon Street to Gaston Street. Along the northerly side of Bryan Street between Abercorn Street and Lincoln Street. Along the southerly side of Congress Street between Abercorn Street and Lincoln Street. Along the southerly side of York Street between Jefferson Street and Lincoln Street. Along the westerly side of Abercorn Street between Liberty and Harris Streets. Along the westerly side of Abercorn Street west of Reynolds Square and between St. Julian Street and Bryan Street. Charlton Street between Bull and Whitaker Streets. East Broad Street, east side, between Broughton and Bay Streets. East Bryan Street, 500 block. Houston Street, 100 block. Macon Street, north and south sides, between Bull and Drayton Streets. On both sides of Bull Street between Gordon and Gaston Streets. On the south side of Bay Street between Habersham Street and Price Street. On the south side of Charlton Street between Drayton Street and Abercorn Street.

E.—Two-hour limit between 8:00 a.m. and 6:00 p.m. on any day except Saturdays after noon, Sundays and public holidays, unless otherwise stated:

Along both sides of Abercorn Street between 40th Street Lane and 42nd Street. Along both sides of Abercorn Street between Gaston Street and Huntingdon Street. Along both sides of Broughton Street between Jefferson Street and West Broad Street. Along the east side of Habersham Street between Perry Street and Liberty Street. Along the north curb of Oglethorpe Avenue between Drayton Street and Lincoln Street. Along the north side of Bryan Street between Lincoln Street and Habersham Street. Along the west side of Bull Street between Duffy Street and Duffy Street Lane. Along the west side of Habersham Street between Perry Lane and Liberty Street. Around the perimeter of Chatham Square. At the north curb of Oglethorpe Avenue between Drayton and Whitaker Streets. Both sides of Bull Street between Harris Street and Jones Street. Both sides of Charlton Street between the west curb of Bull Street and Drayton Street. Both sides of Jones Street between Montgomery Street and Jefferson Street. Both sides of Taylor Street between Habersham Street and Price Street. Bull Street, east side, between Henry and Duffy Streets and on both sides of Duffy Street between Bull and Drayton Streets. Congress Street on the south side from Barnard Street to Whitaker Street. East Factor's Walk, 400 block. East side of Habersham Street between Hull Street and McDonough Street, three spaces. In the parking lots between River Street and the Savannah River, East Broad Street to West Broad Street, owned by the City of Savannah. Liberty Street between Lincoln Street and Habersham Street. North and south side of the zero block of West Harris Street (17 parking spaces):

North side of Macon Street between Abercorn Street and Drayton Street. North side of Oglethorpe Avenue in the first three spaces west of Houston Street. North side of Oglethorpe Lane between Bull Street and Whitaker Street. On Abercorn Street between Gaston and Gordon Streets. On both sides of Barnard Street from Liberty Street to Harris Street. On both sides of Broughton Street between East Broad Street and Houston Street. On both sides of Bull Street from Taylor Street to Gordon Street (area around Monterey Square). On both sides of Gordon Street from Bull Street to Barnard Street. On both sides of Gordon Street from Bull Street to Drayton Street. On both sides of Houston Street between York Street and Oglethorpe Avenue. On both sides of Taylor Street from Bull Street to Barnard Street. On both sides of Taylor Street from Bull Street to Drayton Street. On both sides of Wayne Street from Bull Street to Barnard Street. On both sides of Wayne Street from Bull Street to Drayton Street. On Factor's Walk in the 300 block (east of Lincoln Street). On the east side of Abercorn Street between Huntingdon Street and Huntingdon Lane. On the east side of Abercorn Street from Charlton Lane to Jones Street and from Jones Street to Jones Lane. On the east side of Barnard Street between Wayne and Gaston Streets. On the north and south sides of Macon Street from Lincoln Street to Habersham Street. On the north side of Gaston Street from Bull Street to Barnard Street. On both north side of Gordon Street between Barnard Street and Whitaker Street. On the north side of River Street between the Barnard Street ramp and the Bull Street ramp. On the north side of River Street from Bull Street to a point 130 feet east of the Lincoln Street ramp between 8:00 a.m. and 6:00 p.m. except Sundays and public holidays unless there are signs posted prohibiting parking at any time. On the north side of State Street between Price and Habersham Streets. On the northerly curb of Bay Street between the easterly line of Bull Street and the easterly line of Abercorn Street. On the south side of Congress Street between Whitaker and Barnard Streets. On the south side of Congress Street from its intersection with Drayton Street and extending eastward for three parking spaces. On the south side of Gordon Street between Barnard Street and Whitaker Street. On the south side of Williamson Street between Jefferson Street and Montgomery Street. On the south side of York Street between Price Street and Houston Street. On the west side of Barnard Street between Taylor Street and Gaston Street. South side of 66th Street between Frederick Street and Sutlive Street. South side of Bay Street between Price Street and East Broad Street. State Street between East Broad Street and Houston Street. The east side of Barnard Street between McDonough Street and Hall Street. The north and south sides of McDonough Street between Whitaker Street and Barnard Street. The north curb of Gaston Street between Drayton and Bull Streets. West side of Abercorn Street between McDonough and Perry Streets. West side of Bull Street between Bay Street and Bay Lane. West side of Jefferson Street between Jones Street and Berrien Street. Within the area bounded by the south property line of Bay Street, the east property line of Lincoln Street,

~~the north property line of Oglethorpe Avenue, and the west property line of Jefferson Street, except where other time limits are specified. On the north side of East Hull Street between Price Street and Habersham Street. On the north side of Jones Street between Montgomery Street and Jefferson Street. On the south side of Charlton Street between Montgomery Street and Jefferson Street. On the east side of Montgomery Street between Jones and Charlton Street. State Street between East Broad Street and Houston Street. East St. Julian Street, between Abercorn and Drayton Street. Oglethorpe Avenue, north side, between Drayton Street and Bull Street.~~

~~All vehicles parked in violation of this [sub]section shall be subject to being towed away in accordance with the tow-away ordinances of the city.~~

~~F.—Ten-minute limit between 8:00 a.m. and 6:00 p.m. on any day except Sundays, New Year's Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day, unless otherwise stated:~~

~~Along the curb of Bull Street between State Street and York Street in front of the post office building.~~

~~G.—Twenty-minute limit between 8:00 a.m. and 6:00 p.m. on any day except Saturdays after noon, Sunday and public holidays, unless otherwise stated:~~

~~At the south court of Oglethorpe Avenue between Habersham Street and Lincoln Street. On the west side of Habersham Street from Oglethorpe Avenue to Bull Street.~~

~~H.—Two-hour parking at any time, unless otherwise stated:~~

~~Along both sides of Harris Street between Abercorn Street and Lincoln Street. East and west sides of Houston Street between Congress and Bryan Streets. East side of Montgomery Street north of Oglethorpe Avenue. North and south sides of Charlton Street between Abercorn and Lincoln Streets. North and south sides of President Street between Price and Houston Streets. North side of Bryan Street between East Broad and Houston Streets. North side of Bryan Street between Price and Habersham Streets. North side of St. Julian Street between East Broad and Houston Streets. On Abercorn Street between Jones Street and Taylor Street. On both sides of Barnard Street between Oglethorpe Lane and Hull Street. On both sides of Bull Street between Gordon Street and Gordon Lane. On both sides of Harris Street between Jefferson Street and Montgomery Street. On both sides of Harris Street from Whitaker Street to Barnard Street. On the east side of Lincoln Street from its intersection with Oglethorpe Avenue northward for two spaces. On the north and south sides of the roadway north and Bay Street between Whitaker Street and Barnard Street and on Whitaker Street from Bay Street northward. On the north side of Gaston Street between Abercorn and Drayton Streets. On the north side of Hull Street between Barnard and~~

~~Jefferson Streets. On the north side of State Street between Houston Street and Price Street.~~

~~On the south side of Harris Street starting 45 feet east of the east property line of Lincoln Street and extending eastward to Habersham Street. On the south side of Oglethorpe Avenue between Montgomery Street and Jefferson Street. On the south side of Perry Street between Barnard Street and Whitaker Street. On the west side of Bull Street between Henry Street and Henry Lane. On Old Liberty Street between West Broad and Liberty Streets. South side of Congress Street between Price and Habersham Streets. The north side of Harris Street from Drayton Street to Abercorn Street. The south side of Charlton Street from Abercorn Street to Lincoln Street. The south side of Jones Street from Bull Street to Drayton Street. Wayne Street, both sides, Montgomery Street to Martin Luther King, Jr. Boulevard. Wayne Street, south side, Montgomery Street to Tattnall Street. Alice Street, both sides, Tattnall Street to Martin Luther King, Jr. Boulevard. Tattnall Street, both sides, Gaston Street to Wayne Street. Jefferson Street, west side, Wayne Street to Gaston Street.~~

~~i.—Twenty-four-minute parking at any time, unless otherwise stated:~~

~~At the immediate curb in front of Memorial Hospital, the distance of the canopied area, extending 156 feet.~~

~~j.—Five-hour parking at any time, unless otherwise stated:~~

~~Both sides of Barnard Street between Charlton Street and Taylor Street. Both sides of Berrien Street between Montgomery Street and Tattnall Street. Both sides of Habersham Street between Oglethorpe Avenue and York Street. Both sides of Jones Street, Jefferson Street to Barnard Street. Both sides of Tattnall Street between Taylor Street and Charlton Street. Both sides of Taylor Street between Barnard Street and Tattnall Street. Bull Street between Charlton Street and Jones Street. Charlton Street between Drayton Street and Abercorn Street. East side of Abercorn Street between Oglethorpe Avenue and Colonial Place, 20 spaces. East side of Habersham Street between McDonough Street and Perry Lane, seven spaces. East side of Montgomery Street between Taylor Street and Charlton Street. In the 500 block of East Congress Street. North side of Gaston Street between Whitaker Street and Barnard Street. North side of Oglethorpe Avenue between Houston Street and Price Street. North side of Taylor Street between Tattnall Street and Montgomery Street. On both sides of Barnard Street between Perry Street and Liberty Street. On both sides of Barnard Street, Harris Street to Charlton Street. On both sides of Charlton Street, Montgomery Street, to Barnard Street. On both sides of Harris Street between Barnard Street and Tattnall Street. On both sides of Harris Street between Tattnall Street and Jefferson Street. On both sides of Houston Street from Congress Street to Broughton~~

Street. On both sides of Jefferson Street, Harris Street to Charlton Street. On both sides of Tattnall Street between Liberty Street and Harris Street. On both sides of Tattnall Street, Harris Street to Charlton Street. On the north side of Gordon Street between Bull Street and Drayton Street. On the north side of McDonough Street for the first six meters west of Bull Street. On the north side of Oglethorpe Avenue between Lincoln Street and Habersham Street. On the north side of Oglethorpe Avenue from its intersection with Abercorn Street to its intersection with Habersham Street. On the north, south and east sides of the grass plot north of Bay Street opposite the Savannah Vocational School. On the south side of Congress Street between Houston Street and East Broad Street. On the south side of Harris Street on the north side of Pulaski Square. On the south side of Strand Street between Whitaker Street and Barnard Ramp. On the south side of the 100 block of East Macon Street between Drayton and Abercorn Streets. On the south side of York Street between Lincoln Street and Price Street. On the west side of Montgomery Street between Turner Boulevard and Oglethorpe Avenue. West side of Jefferson Street between Berrien Street and Taylor Street. West side of Jefferson Street between Charlton Street and Jones Street.

K.—Fifteen-minute limit between 8:00 a.m. and 6:00 p.m. on any day except Saturdays after noon, Sundays and public holidays, unless otherwise stated:

The north side of Bryan Street from its intersection with Bull Street eastwardly for a distance of 140 feet.

L.—Ten-hour limit between 8:00 a.m. and 6:00 p.m. on any day except Saturdays, Sundays and public holidays, unless otherwise stated; provided further, that operators of vehicles utilizing such meters shall only be relieved of having to deposit sufficient money to operate the meters after 12:00 noon on Saturdays, and all day on Sundays and public holidays:

Bay Street between Barnard Street and Jefferson Street. Macon Street between Drayton Street and Abercorn Street. On the north side of Bay Street between Lincoln Street and East Broad Street. On the north side of Bryan Street between first four meters east of Lincoln Street. On the north side of Emmett Park beginning at a point 637 feet along the drive which commences at the intersection of Bay Street opposite Houston Street on the east, and continuing from said point along the north side of Emmett Park in a westerly direction a distance of 219 feet. On the south side of Bryan Street between Habersham Street and Lincoln Street. On the west side of Habersham Street between Bryan Street and Congress Street. Parking meter numbers 113 and 115 on York Street and parking meter numbers 128 and 130 on Barnard Street, all being adjacent to the Juliette Gordon Low Federal Building. South side of Oglethorpe Lane between Drayton Street and Floyd Street.

~~M. - Ten-hour parking meter zones, \$0.25 per 2½ hours, unless otherwise stated:~~

~~Bay Street between Barnard and Jefferson Streets, north side. Bay Street between Barnard and Jefferson Streets, south side. Bay Street between East Broad and Houston Streets, south side. Bay Street between Houston and Price Streets, south side. Bay Street between Montgomery and Jefferson Streets, south side. Bay Street between Price and Habersham Streets, south side. Bay Street between Rossiter Place and Rossiter Place, north side. East Broad Street between Bay and Bryan Streets, west side. East Broad Street between Bryan and St. Julian Streets, west side. First parking space on the south side of President Street just east of Drayton Street. On both sides of Harris Street between Montgomery Street and West Broad Street. On the east side of Montgomery Street, Liberty Street to Oglethorpe Avenue. On the east side of Tattnall Street between Taylor Street and Jones Lane. On the north side of Liberty Street, Barnard Street to Jefferson Street. On the north side of Taylor Street between Barnard and Tattnall Streets. On the north side of Taylor Street between Tattnall and Jefferson Streets. On the south side of McDonough Street between West Broad Street and West Montgomery Street. On the south side of Perry Street west of Barnard Street. On the south side of Taylor Street between Barnard and Tattnall Streets. On the west side of Barnard Street between Jones Lane and Taylor Street. On the west side of Barnard Street, Turner Boulevard to Perry Street. On the west side of Jefferson Street between Liberty Street and Harris Street. On the west side of Montgomery Street between Liberty Street and Perry Street. On the west side of West Montgomery Street between Perry Street and McDonough Street. On the west side of West Montgomery Street between Turner Boulevard and McDonough Street. Rossiter Place, first 18 spaces north of Bay Street, north side. West Broad Street between Bay and Bryan Streets, east side. West Broad Street between Bay and Bryan Streets, west side. William Street between Jefferson and Montgomery Streets, south side.~~

~~N. - Ninety-minute limit between the hours of 8:00 a.m. and 6:00 p.m. except Sundays and holidays:~~

~~Eight parking meters on the south side of Bay Street between Lincoln Street and Habersham Street.~~

~~O. - Ninety-minute limit between 8:00 a.m. and 6:00 p.m. on any day except Saturdays after noon, Sundays and public holidays:~~

~~North side of O block of West Liberty Street. South side of O block of West Liberty Street. South side of Bay Street between Lincoln Street and Habersham Street.~~

~~d. - All-day parking on Saturdays in certain areas. There shall be no metered time limitation for parking all day on Saturdays on the following streets and areas:~~

~~Bryan Street from Habersham Street to Whitaker Street.~~

~~e. —Non-metered time limitations between certain hours:~~

~~A. —Passenger Loading Zone between 7 a.m. - 6 p.m. Monday - Friday during public school year.~~

~~North curb of 34th Street between Bull St. and Whitaker St.~~

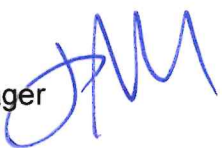
~~B. —One-hour limit between 8:00 a.m. and 6:00 p.m.~~

~~Both sides of 34th St. between Barnard St. and Whitaker St. Both sides of 34th St. between Bull St. and Drayton St. North curb of Brady St. between Barnard St. and Whitaker St. South curb of Brady St. beginning at Whitaker St. and heading west approximately 150 feet. Both sides of Brady St. between Whitaker St. and Bull St. Both sides of 36th St. between Barnard and Whitaker St. Both sides of the southern portion of 36th St. between Drayton St. and the Live Oak Library south of the median. Both sides of 36th St. between Drayton St. and Abercorn St.~~



MEMORANDUM

To: City Council
From: Joseph A. Melder, City Manager
Date: October 6, 2026
Subject: 2026-2027 El Nino Executive Summary



The Savannah Fire Department's Emergency Preparedness Division leads the City's emergency planning, mitigation, preparedness, response and recovery for major natural and human-caused disasters, as well as large scale citywide events. The Emergency Preparedness Division recently briefed the executive leadership team regarding potential El Niño impacts this fall and winter of 2026-2027.

El Nino is forecasted to strengthen through the end of 2026 with the primary timing window between December – February. This could mean above-normal rainfall and potential for frozen precipitation. This information is being used for planning purposes only and is not a forecast. City staff will be exercising this scenario on December 1, 2026, as part of City staff's emergency preparedness program.

For more detailed information, see the attached Executive Summary. Please let me know if you have any questions.

EL NIÑO EXECUTIVE SUMMARY

Potential Impacts for Savannah | Winter 2026–2027

Executive takeaway. The ongoing El Niño is forecast to strengthen through the end of 2026, with a greater than 90% chance of becoming very strong during fall and winter 2026–2027. For Savannah, the most consistent historical signal is a cooler, wetter December–February period. This elevates concern for repeated rainfall, localized flooding, saturated soils, and transportation or drainage disruptions; however, El Niño increases probabilities and does not guarantee a specific event.

Key Planning Numbers

TIMING

December–February

Primary window; seven of nine analog winters were cooler than normal at KSAV.

RAINFALL

+4.38 inches

Average seasonal departure from normal across nine strong El Niño winters at KSAV.

SNOWFALL

3 of 9 winters

Measurable snow at KSAV; seven of nine had at least a trace.

Rainfall and Flooding Potential

Eight of nine strong El Niño winters since 1950 produced above-normal December–February rainfall at KSAV. Seasonal departures ranged from 1.61 inches below normal to 10.95 inches above normal, averaging 4.38 inches above normal. The three wettest December–February periods on record were included among these events. The more active southern storm track supports the potential for multiple rain systems rather than one predetermined storm.

Frozen Precipitation Potential

Snow is possible but remains a lower-confidence hazard. Measurable snowfall occurred in three of nine strong El Niño winters at KSAV, with all three historical events occurring on a single day between February 10 and 13: 3.2 inches on February 10, 1973; 1.0 inch on February 13, 1958; and 0.9 inch on February 12, 2010. These analogs indicate a mid-February window of historical interest, not a forecast for snow in 2027. The selected materials do not quantify ice or freezing-rain accumulation.

Operational Considerations

Planning should emphasize winter flood readiness, drainage and low-lying roadway monitoring, continuity for repeated wet-weather operations, and close coordination with the National Weather Service as shorter-range forecasts become available. Maintain a limited contingency for a brief winter-weather event, particularly in February, while avoiding assumptions that snowfall will occur.

Basis: National Weather Service Charleston El Niño briefing and follow-up correspondence provided by the City. Rainfall values are departures from normal—not forecast totals. Historical outcomes should be used for planning context, not as deterministic predictions.

OUTLOOK & TIMING

DECEMBER–FEBRUARY

Primary Savannah impact window

El Niño is forecast to strengthen through the end of 2026, with a greater than 90% chance of becoming very strong during fall and winter 2026–2027.

7 of 9 strong El Niño winters were cooler than normal at KSAV.

RAINFALL SIGNAL

8 OF 9

strong El Niño winters were wetter than normal at KSAV

+4.38 IN.

average December–February departure from normal

+9.08 IN.

1997–1998 departure from normal rainfall at KSAV

Historical departures: –1.61 to +10.95 inches

Rainfall values are departures from normal—not forecast totals.

Second-wettest December–February period in the analog set

FROZEN PRECIPITATION

3 OF 9

produced measurable snow

7 of 9 had at least a trace

3.2 in.

Feb. 10, 1973

1.0 in.

Feb. 13, 1958

0.9 in.

Feb. 12, 2010

All three measurable events were single-day events.

Historical events occurred between February 10 and 13.

PLANNING IMPLICATIONS

WET-WEATHER READINESS

Prepare for repeated rainfall, localized flooding, saturated soils, and drainage or transportation disruptions.

WINTER-WEATHER CONTINGENCY

Maintain a limited contingency for a brief winter-weather event, especially in February.

USE ANALOGS WITH CAUTION

Historical analogs increase probabilities; they do not predict a specific storm. Ice and freezing-rain accumulations were not quantified.



MEMORANDUM

To: City Council

From: Joseph A. Melder, City Manager

Date: October 6, 2026

RE: **Agenda Items #30 & #31- AFFORDABLE & WORKFORCE HOUSING ACTION ITEMS**

Your October 8, 2026, City Council Agenda includes three very exciting items regarding City of Savannah supported affordable and workforce housing initiatives. They include:

1. **Presentation:** A new \$7,000,000 commitment from the CIVIS non-profit organization.
2. **Agenda Item #30:** Making operational the 16 newly constructed affordable apartments and resident service center at 916 Martin Luther King, Jr. Boulevard.
3. **Agenda Item #31:** Purchasing 1-1/2 blocks of vacant, blighted, property south of the Central Precinct between Martin Luther King, Jr. Boulevard and Montgomery Street for future planned development to include affordable and workforce housing and neighborhood retail.

All three items support the City's GPS Strategic Plan Goal 2: Invest in Equitable Community Development & Resiliency. They are also the result of the first-year Housing United initiative led by Community Housing Services Agency, Inc. (CHSA) in partnership with the City of Savannah, Chatham County, and the Savannah Economic and Development Authority. Below is a summary of each item.

CIVIS Commits \$7,000,000 to Savannah Affordable & Workforce Housing Initiatives

CIVIS Savannah, Inc. (CIVIS), a non-profit housing organization, is committing another \$7,000,000 to support affordable and workforce housing as part of its West Broad Blueprint vision. This Includes committing:

- \$500,000 to the Savannah Affordable Housing Fund (SAHF) through Housing United over the next five years.
- \$1,500,000 via a Social Impact Loan to help provide permanent financing for the acquisition of the 6 new affordable apartments developed at 916 Martin Luther King, Jr. Boulevard for families and people experiencing, exiting and/or at risk of homelessness.

- \$5,000,000 to facilitate the purchase of vacant, blighted, property in the Martin Luther King, Jr. Boulevard and Montgomery Street corridor.

In addition to this new commitment, CIVIS has already invested \$1,050,000 in the SAHF and has invested in the construction and sale of 15 houses, the renovation of the Kiah House and adjoining commercial property, and the renovation of the W.W. Law House in the Cuyler-Brownville Neighborhood.

CIVIS' existing and new financial commitments approach \$14,000,000 since 2022 and adoption of the Housing Savannah Action Plan.

CIVIS' West Broad Blueprint vision calls to expand its focus beyond Cuyler-Brownville to include and encourage housing, retail, education, and cultural arts investments along Martin Luther King Jr. Boulevard and Montgomery Street including neighborhoods between Bay Street and West 52nd Street.

916 Martin Luther King, Jr. Boulevard Apartments and Resident Service Center

As you are aware from the recent ***Unhoused to Housed*** City Council mobile workshop, CHSA Development, Inc. has completed construction of 16 new affordable apartments and resident services center located at 916 Martin Luther King, Jr. Boulevard. The apartments are now ready for occupancy.

Passage of the October 8 Resolution related to this property will make it possible to place it in service and, as planned, lease apartments to families and people experiencing, exiting, and/or at risk of homelessness. The Resolution will authorize:

- Chatham County/City of Savannah Land Bank Authority (LBA) to sell the four lots on which the apartments and parking area were built to CHSA Development, Inc.
- CHSA Development, Inc. to sell the property to its subsidiary, 916 MLK LLC, so it can enter into an operating agreement with a non-profit homeless service provider to manage the property, lease apartments, and arrange supportive service.
- 916 MLK LLC to utilize up to a total of \$6,000,000 from the SAHF and other funding sources to purchase the property and, in doing so, payoff construction financing. Other funding sources outside the SAHF are expected to include a:
 - \$1,500,000 federal grant to the City secured by Senator Rafael Warnock
 - \$1,500,000 Social Impact Loan provided by the CIVIS non-profit organization.

The non-profit homeless service provider operating the property will prioritize the use of the Coordinated Entry System to select qualified residents. This enables clients served by

multiple local homeless service providers an opportunity to lease apartments. Tenants will have household incomes at or below 80% of the Area Median Income (AMI) adjusted for household size.

Rents will not exceed \$1,400 in 2027. The operating agreement will also stipulate that future rents cannot exceed HUD published Fair Market Rents (FMRs) and cannot increase more than 3% annually thereafter unless otherwise approved by CHSA and the City of Savannah. Rents collected will be used to help pay for operating expenses including staffing, supportive services, maintenance, insurance and other associated operating costs.

The \$1,400 rents are substantially below U.S. Department of Housing and Urban Development (HUD) Fair Market Rents (FMRs) and market rents in the neighborhood. The HUD FMRs for 2-bedroom apartments is currently \$1,680 a month. Market rents for newly constructed housing in the area are upwards of \$3,000.

With assistance from the City and the Interagency Council on Homelessness (ICH), CHSA Development, Inc. released a Request for Proposals (RFP) seeking a local non-profit homeless service provider to operate the property including leasing apartments and overseeing the provision of supportive services. All responding non-profit homeless service providers expressed a desire to enter into an operating agreement rather than purchase the property. After reviewing proposals and interviewing respondents, a review panel consisting of Community Housing Services Agency, Inc. (CHSA) and CHSA Development, Inc. Board members, and representatives from the ICH, LBA, City, and Victorian Neighborhood Association, unanimously recommended that CHSA Development, Inc., or its subsidiary 916 MLK, LLC, seek to enter into an agreement with Union Mission, Inc. to operate the property.

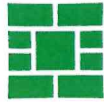
Purchase of 1-1/2 Blocks of Vacant, Blighted, Property for Future Development

Finally, the Agenda includes a Resolution that, if approved, will authorize the Chatham County/City of Savannah Land Bank Authority (LBA) to use up to \$2,450,000 from the "1K-in-10" SPLOST blighted property acquisition fund to help it purchase approximately 1-1/2 blocks of vacant blighted property between Martin Luther King, Jr. Boulevard and Montgomery Street. These properties adjoin and are mainly located south of the Central Precinct to West 35th Street. Like 916 Martin Luther King, Jr. Boulevard, these properties are located in a corridor that is experiencing significant private investment in the construction of new housing, little of which is affordable, and thus making this acquisition even more important.



CIVIS used \$4,918,664.11 of its funds to facilitate the purchase of these properties with encouragement from the LBA and City. In the spirit of partnership, CIVIS is willing to approve the sale of the properties to the LBA. It will accept the \$2,450,000 from the LBA and is expected to finance the difference using a 0% deferred payment loan. If purchased, the LBA intends to hold the properties for up to five years while it works collaboratively with CIVIS, the City of Savannah, and Community Housing Services Agency, Inc. to prepare a mutually agreeable redevelopment and financing plan that is expected to include affordable and workforce housing, and neighborhood retail. During the five year planning period, the LBA and CIVIS expect to make site improvements that remove the blight and improve the appearance of the property.

These properties and their development are part of CIVIS' West Broad Blueprint vision to invest and encourage investment in affordable and workforce housing, neighborhood retail, education, and cultural arts along the Martin Luther King, Boulevard and Montgomery Street corridors and adjoining neighborhoods between Bay Street and West 52nd Street.



MEMORANDUM

To: City Council
From: Joseph A. Melder, City Manager
Date: October 6, 2026
Subject: City Hall Elevator Modernization



The current City Hall Elevator Modernization project is scheduled to begin the week of December 13th, 2026, and is expected to require ~12 weeks for completion. During this time, no elevator service in the City Hall building will be available. Notifications to visitors and the public will be coordinated through the Communications team.

City Council meetings scheduled from January 14th – March 25th will be temporarily held at the Savannah Chatham County Public School System facility Eli Whitney Administrative Complex located at 2 Laura Avenue, Savannah, GA 31404. These meetings are currently scheduled for:

January 14

January 28

February 11

February 25

March 11

March 25

The Capital Projects team is working with the elevator contractor to expedite the work with extended daily and weekend work hours to minimize the overall downtime of the elevator. During the construction, progress will be carefully monitored and any changes to the schedule will be thoroughly communicated.

This modernization project will improve the reliability and safety for passengers, and includes new mechanical lift system, an updated cab interior, with careful preservation of historic elements.