

QUITMAN, MISSISSIPPI



5.9 Sq. Miles in Area 40% Vacant Land



Critical Care Hospital & Clinic

QUITMAN'S INDUSTRIAL HERITAGE

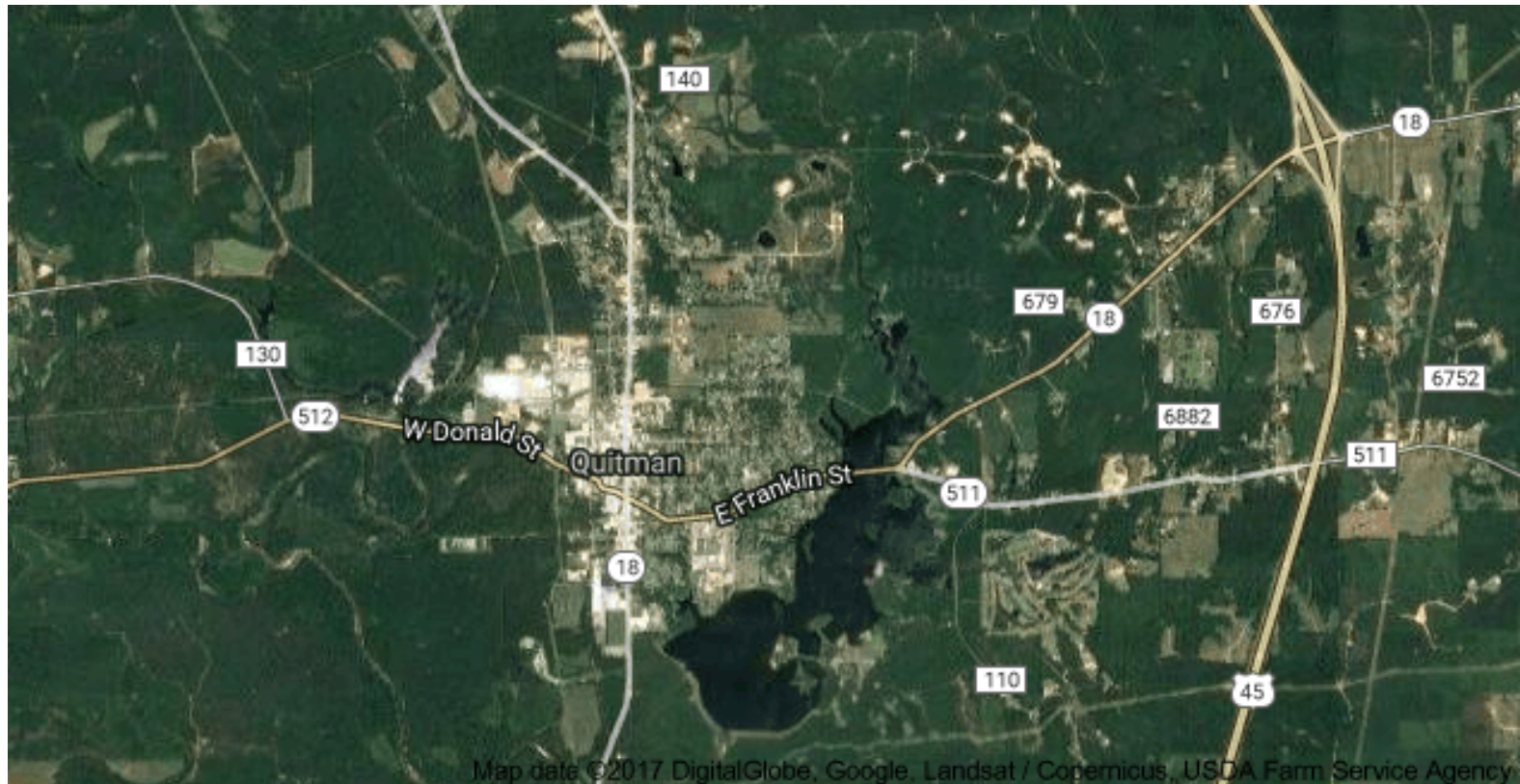


Longbell Lumber Yard
700 Jobs



Quitman Knitting Mill
1,000 Jobs

U. S. Highway 45 is Built Bypassing Quitman



Economic Analysis Started:



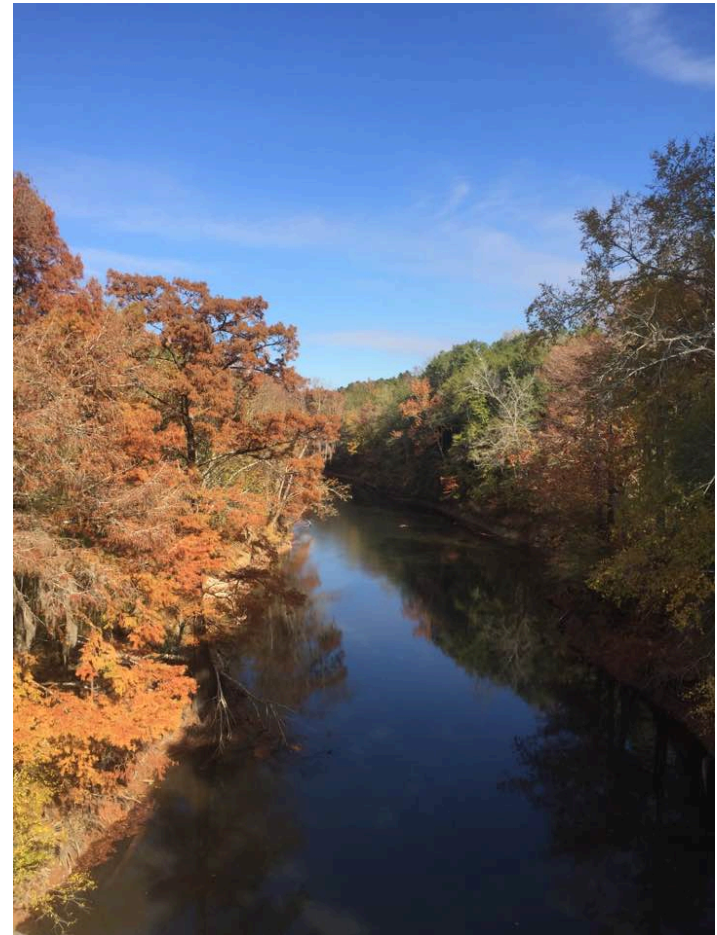
Anchored on either end with retail, and service related “Ma & Pa” businesses



W. Church one way going west, but has not had an interior retail business that has survived.

QUITMAN'S DEPOT & THE CHICKASAWHAY RIVER

RESTORED IN 2001 SERVING AS OUR PUBLIC MEETING PLACE
ALL MATERIALS USED IN CONSTRUCTION CAME VIA THE RIVER AND RAIL



Retail Analysis & Pull Factor



Mimmo's Ristorante & Pizzeria
Authentic Italian Chef from
Northern Italy attracts customers
from over 100 miles away.



**Saturday evening is dead on
Main Street, until Mimmo's
opened. This success is in a dry
county.**

Local Ladies Storm the Retail Sector with Boutiques



Very little parking, NO PROBLEM

Brilliant use of social media marketing

Shipping merchandise here, there, and overseas.



Main Street Success

With a name that captures everyone's imagination.



CSpire Offers 1G Fiber to Municipalities

**39 cities entered contest, and Quitman was
one of nine that won the right for 1G Fiber**



**Smallest City in World to have Fiber throughout
City**

**HOW WE DID IT IS ONE OF
OUR BEST KEPT SECRETS.**

KID POWER

Superhero
Walk begins
at 9:30am!

Kid's
Fest!

Saturday, May 2nd

QUE Gymnatorium

300 East Franklin Street, Quitman



It's going to be a **SUPERHERO** kind of day!
Come as your favorite superhero or come as you are.
The doors open at 9:00am with games, free activities,
entertainment, food and fun.

Show a young student what Fiber offers in speed and picture quality, and you have 600 supporters going home with a demand to be brought into the amazing world of the Digital Age.

Quitman School District



Featuring a Television Broadcast Studio and Online access to numerous creative educational tools.

Clean up our City Program Began 2010



Longbell Mercantile Store 1917
And in 2010 and now



Tribune 2010 and now



Quitman Receives an E.P.A. Brownfield Grant 2010

Phase I Quitman Knitting Mills
Phase I & II Bazor Lumber Yard
Phase I & II Building next to City Hall

Brownfield Grant Allowed for future planning



- Building next to City Hall
- Three of the worst molds known to man
- Condemned and owner donated to City
- City gutted building leaving four walls for future use

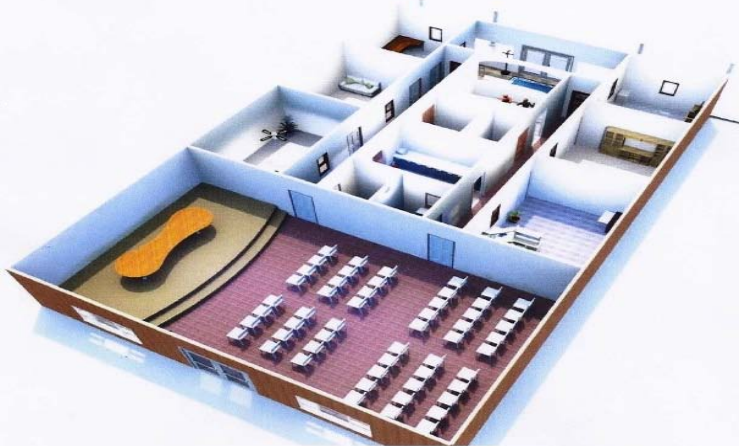
Digital Training to create jobs



City Hall & Empty Building to the right.

First graduating class of three met requirements. Second class will be increased to 12 and trained at the Depot until this building is complete

Conceptual Renderings of Proposed Floor Plan:
Back of Building



Relaying and Expansion of Sportsplex



Three to Five Year Plan
Estimated Cost \$5.4 Million
Brownfield Grant Covered Cost of Plan

Housing in Quitman

Lots of Historical



Lots of Stylish homes

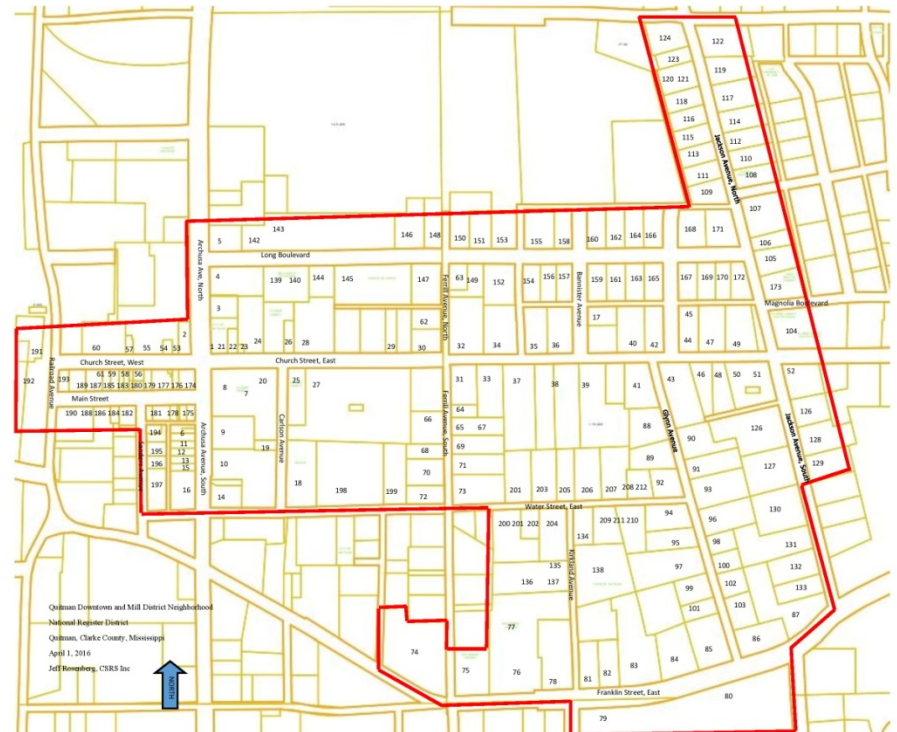
Affordable Housing ?

Mill Homes



Large inventory of mill homes, but most in bad shape.

Historic Downtown & Mill Districts Formed and now on the National Register of Historic Districts



TYPICAL MILL HOME STYLE NOW A RENTAL HOME



SPEND A FEW BUCKS & TRIPLE THE VALUE



PRIVATE INVESTMENT IN HISTORICAL DISTRICT



**EMPTY FOR
7 YEARS**



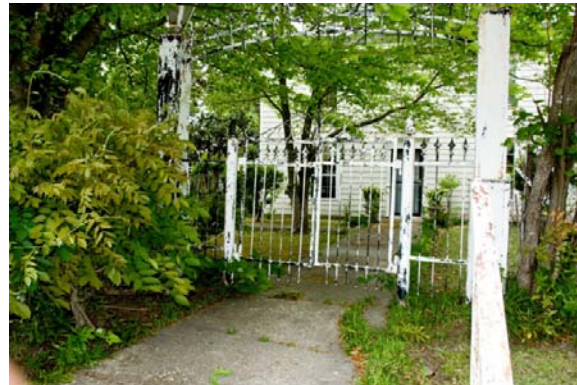
**SOON TO
BECOME A
BED &
BREAKFAST**

Quitman, where people walk and take pictures



Yes, we love animals!

Not gated communities, but lots of gates and beautiful doors



Smart Growth America Comes to Quitman



**Former Meridian,
MS Mayor**

John Robert Smith

**Leads first of two
sessions with City,
County, and State
Leaders.**



Smart Growth America

Making Neighborhoods Great Together

DATA DRIVEN DECISION MAKING:

**SMART GROWTH CONNECTS YOU TO
HEALTH ISSUES:**

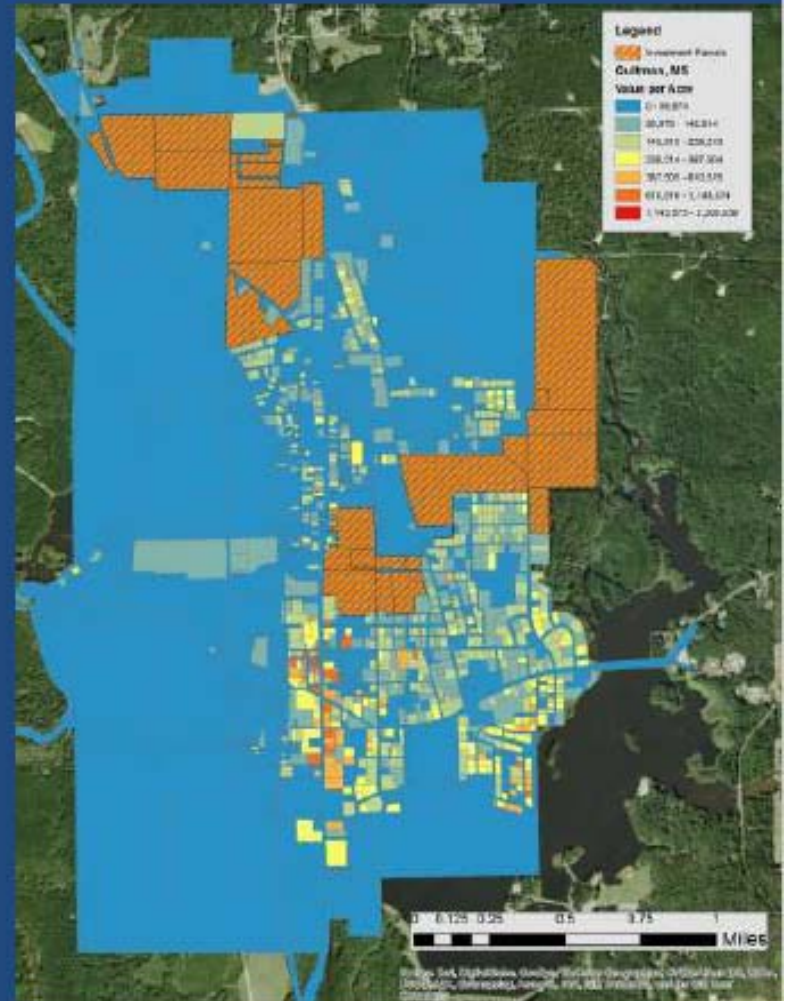
ATTRACTS NEW BUSINESSES:

CREATES PRIVATE INVESTMENT:

**FOUNDATION FOR LONG-TERM
ECONOMIC COMPETITIVENESS &
FISCAL HEALTH:**

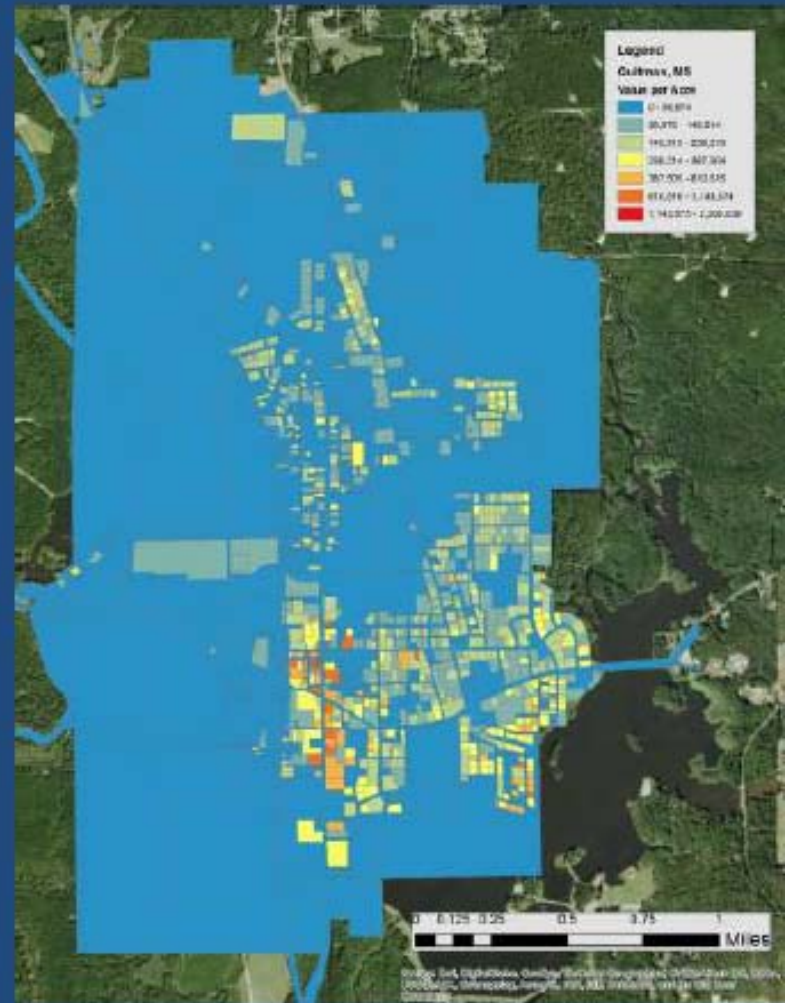
Investment Properties

- Clusters of investment properties
- Primarily in lower value-per-acre land



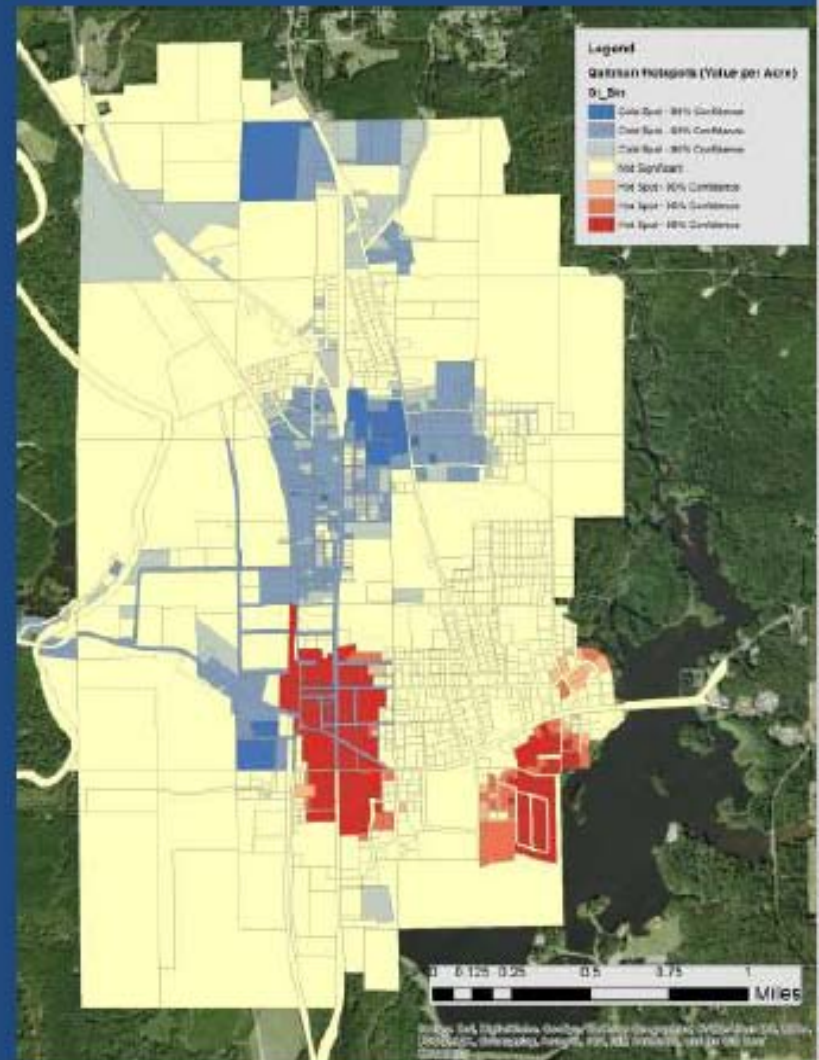
Value per Acre

- Concentration in the core of downtown and by the lake.
- Certain key corridors (Jackson Ave)
- Most of town is relatively low value land



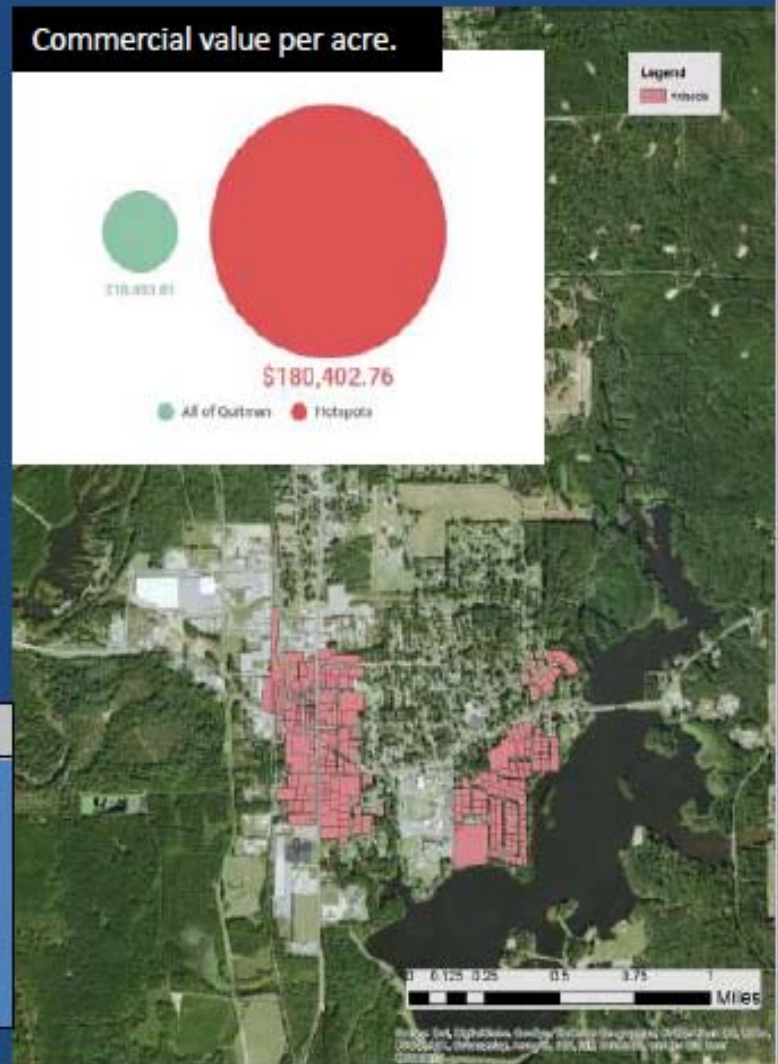
Hotspot Analysis

- Identifies value per acre “hotspots”
- Uses GIS techniques to account for value as well as distance to other high-value spots
- Two main spots:
 - Downtown
 - Near Archusa Creek Lake



Hotspot Analysis

- Hotspots have a much higher commercial value per acre (approx. 10x)

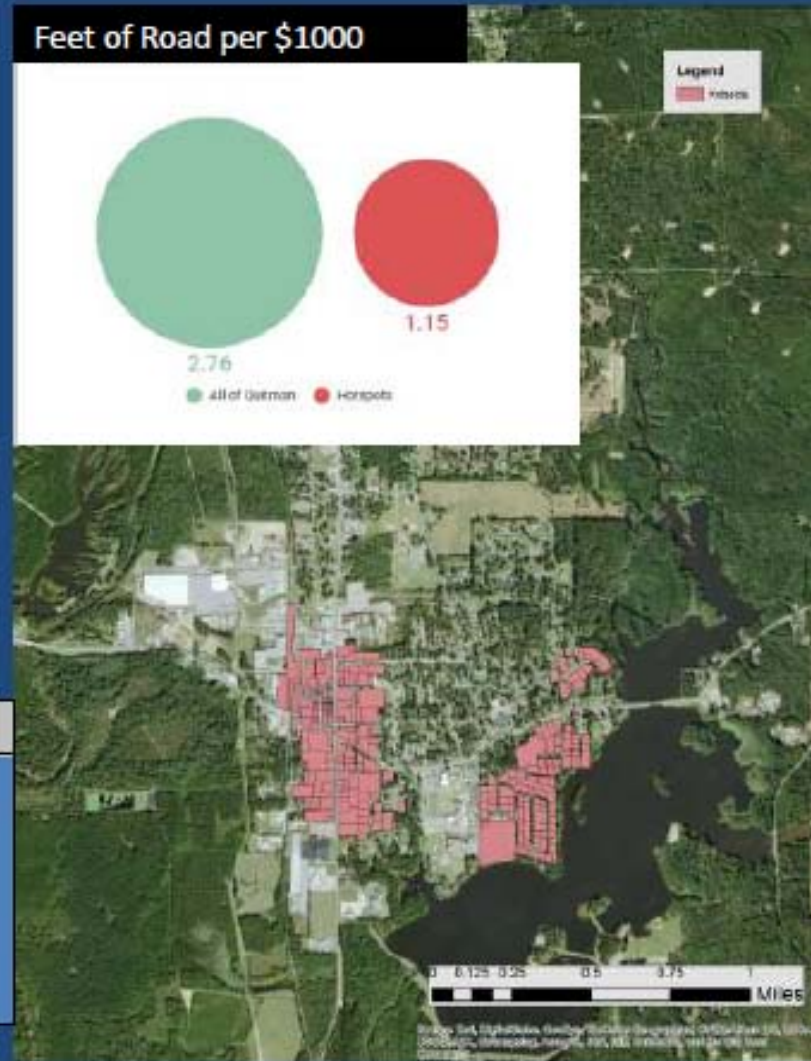


| | All Quitman | Hotspot |
|---------------------------|---------------|---------------|
| Total Value | \$ 89,416,390 | \$ 28,682,880 |
| Commercial Value per Acre | \$ 18,483.81 | \$ 180,402.76 |
| Road Length (linear ft) | 246,356.4 | 33,065.0 |
| Road per \$1,000 value | 2.76 | 1.15 |
| \$ value / ft road | \$ 363 | \$ 867 |

Hotspot Analysis

- Hotspots use less road per unit of activity (value)
- Seen another way, for foot of road,
 - Quitman services \$363 per unit of road
 - Hotspots service \$867 per unit of road – more efficient

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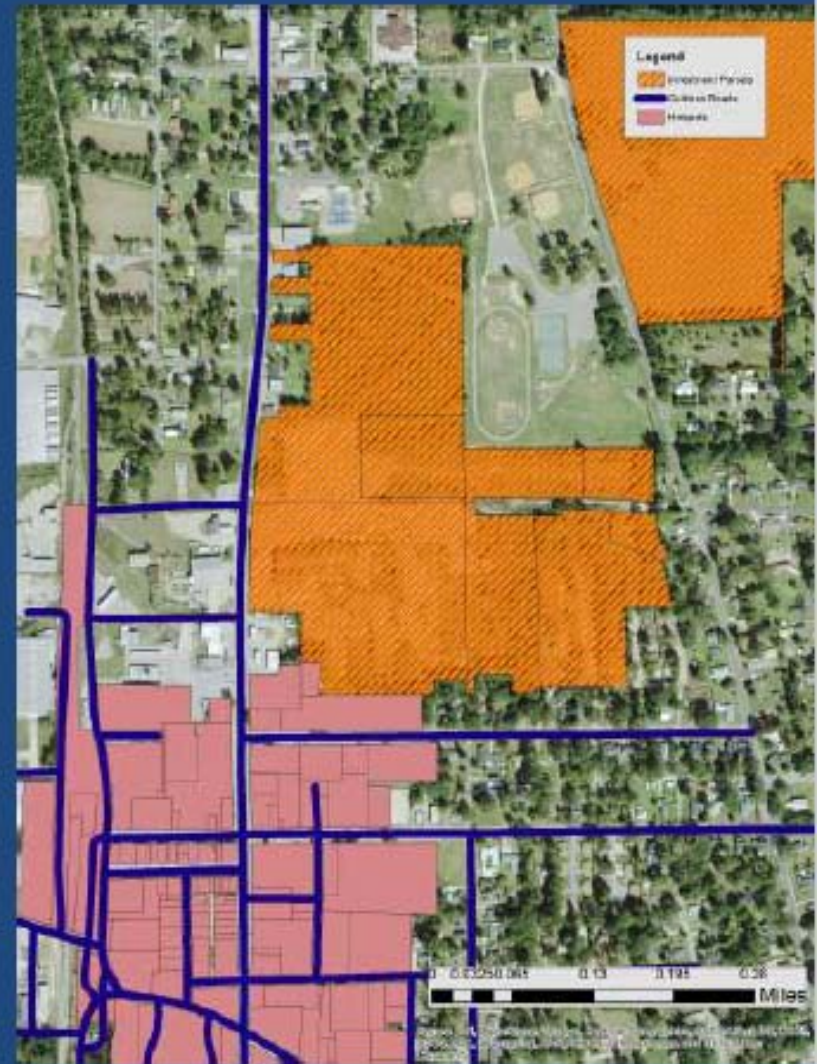
Investment Sites

- Only spot near hotspots is the Bazor lumber site
- Total 49.0 acre site
- Present value of \$459.770
 - = \$4,080 per acre
 - Compares to \$18 k /acre in Quitman
 - Compares to \$180 k / acre in Hotspots



Investment Sites

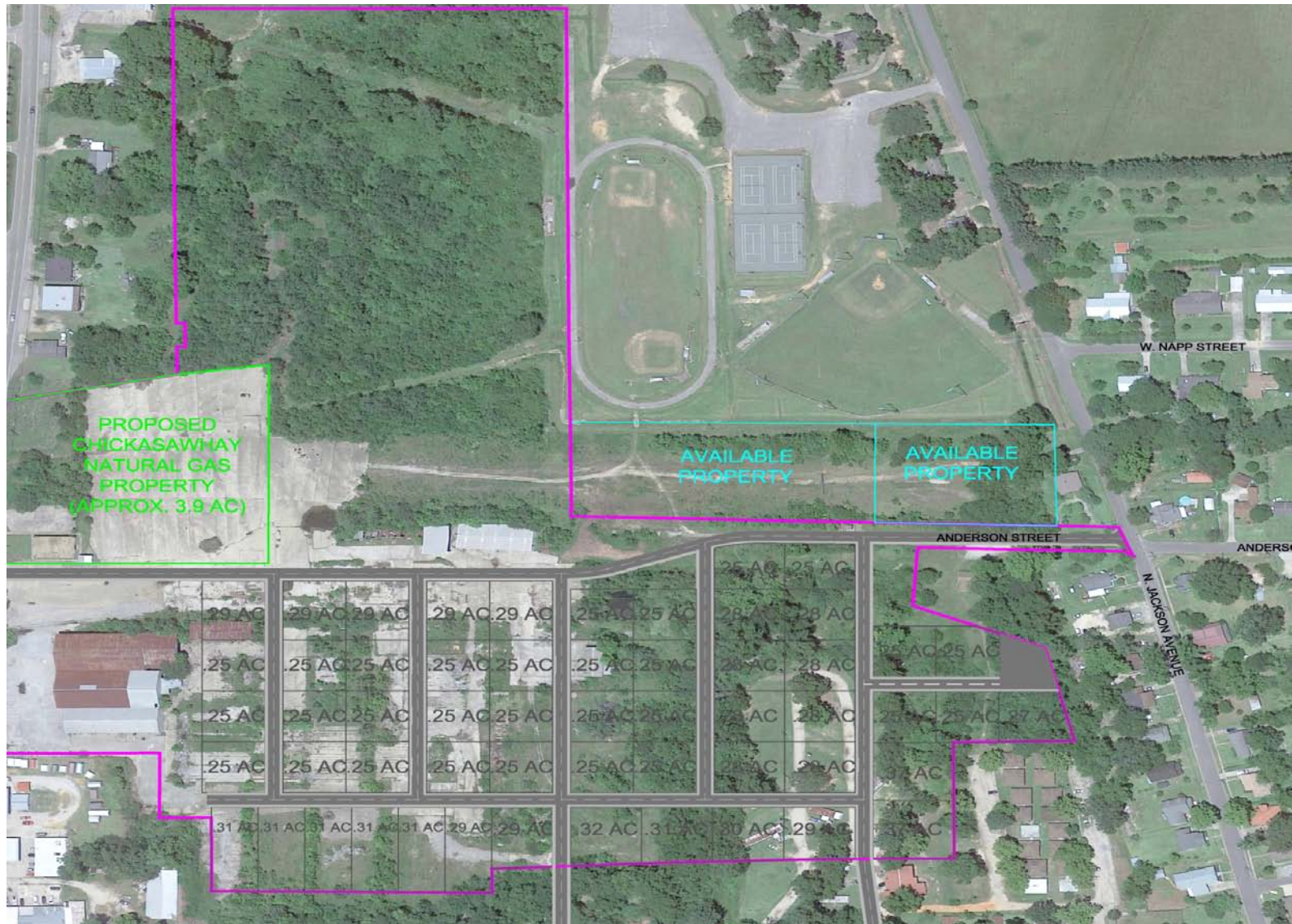
- Site not presently well-served by road internally
- Would need to expand road and create a greater gridded network



VIEW OF LUMBER YARD FRONTAL & OVERHEAD



Starting Point for Land Use



SMALL AFFORDABLE MILL TOWN HOMES WITH NEW FLOOR PLANS THAT ARE WALKABLE & BICYCLE FRIENDLY ROUTES TO THE DOWNTOWN AREA



The CAPE COD



IT would be a practical impossibility to pack such a "heap of living comfort" in a medium sized home such as this, were it not for the years of careful planning and experience back of the Sterling staff of designers.

The combination of Kitchen and Breakfast nook, so accessible to the downstairs toilet, hall and vestibule, makes an arrangement that offers the greatest possible convenience. Notice also, that the Living Room is located so that it is only a step to the entry, stairs, vestibule and kitchen.

The main bathroom, on the second floor, located at the head of the stairs, is accessible from the hall, communicating with all bedrooms, and yet, placed to one side to insure privacy.

The beautifully appointed fireplace, adds a note of cheerfulness to the interior of the living room, as well as to the beauty of the exterior. You will find in this beautiful modern home, every possible detail that can add to the comfort and pleasure of your loved ones, at a price which is only made possible by scientific planning and the large scale production which only Sterling can offer. Remember you can omit the fireplace if you prefer.

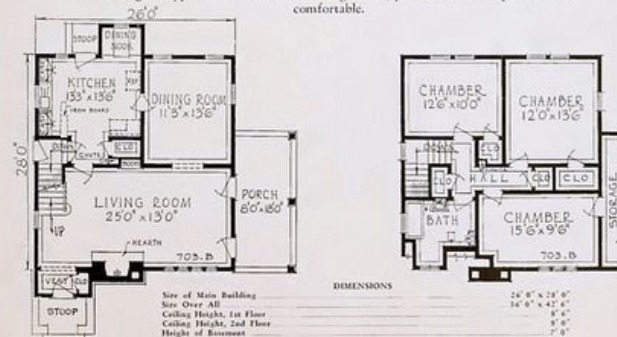


21100 Cubic Feet

Design 703-B

Six Rooms

SHINGLES, brick and stucco are combined in producing this pleasing example of the English type home. This is not a large home, yet the rooms are spacious and comfortable.





Smart Growth America

Making Neighborhoods Great Together

**THE CITY OF QUITMAN'S FUTURE WAS ENHANCED BY
SMART GROWTH'S WORK THROUGH THE GRANT WE
RECEIVED.**



**SENIOR POLICY ADVISOR
THE HONORABLE
JOHN ROBERT
SMITH,**



**VICE PRESIDENT FOR ECONOMIC
DEVELOPMENT, THE
HONORABLE CHRIS
ZIMMERMAN**