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
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.
Smallest City in World to have Fiber throughout City

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

CSpire Offers 1G Fiber to Municipalities

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

Lots of Stylish homes
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.
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

- 5% of land has 32% of value
- Has 13.4% of roads

<table>
<thead>
<tr>
<th></th>
<th>All Quitman</th>
<th>Hotspot</th>
<th>Percent</th>
</tr>
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<tbody>
<tr>
<td>Area</td>
<td>2,919</td>
<td>146</td>
<td>5.0%</td>
</tr>
<tr>
<td>Parcels</td>
<td>856</td>
<td>189</td>
<td>22.1%</td>
</tr>
<tr>
<td>Total Value</td>
<td>$89,416,390</td>
<td>$28,682,880</td>
<td>32.1%</td>
</tr>
<tr>
<td>Land Value</td>
<td>$15,282,160</td>
<td>$5,370,420</td>
<td>35.1%</td>
</tr>
<tr>
<td>Building Value</td>
<td>$74,134,230</td>
<td>$23,312,460</td>
<td>31.4%</td>
</tr>
<tr>
<td>Road Length</td>
<td>246,356</td>
<td>33,065</td>
<td>13.4%</td>
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Hotspot Analysis

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

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<tr>
<td>Commercial Value per Acre</td>
<td>$18,483.81</td>
<td>$180,402.76</td>
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<tr>
<td>Road Length (linear ft)</td>
<td>246,356.4</td>
<td>33,065.0</td>
</tr>
<tr>
<td>Road per $1,000 value</td>
<td>2.76</td>
<td>1.15</td>
</tr>
<tr>
<td>$ value / ft road</td>
<td>$363</td>
<td>$867</td>
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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 $18k/acre in Quitman
  - Compares to $180k/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

PROPOSED CHICKASAWHAY NATURAL GAS PROPERTY (APPROX. 3.9 AC)
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 plan-
ing 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 pos-
sible 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 bath-
room, on the sec-
ond 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 fire-
place if you prefer.
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