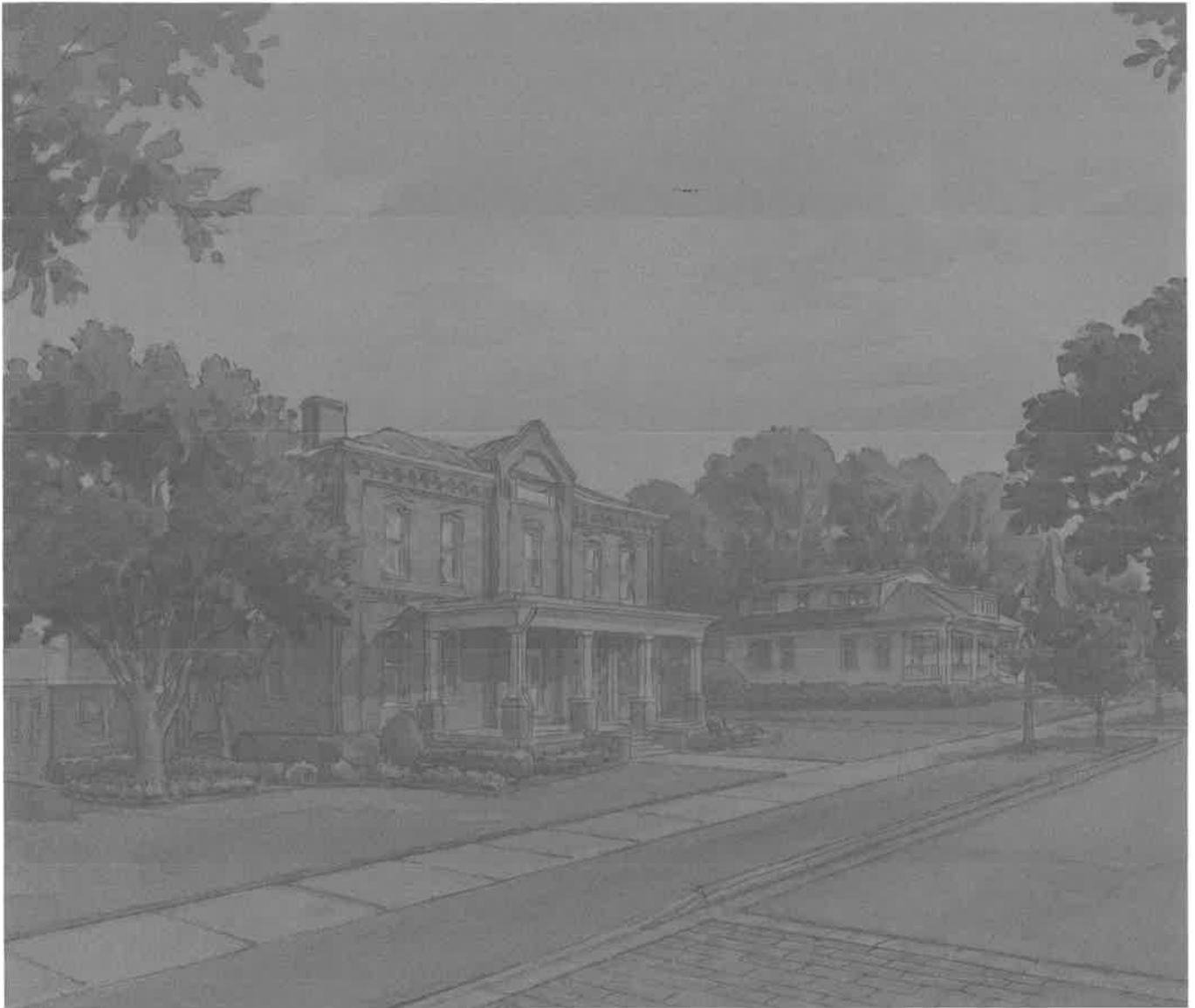




Statement of Qualifications

for Purchase & Adaptive Reuse
of Historic Downtown Property

203 Milledge Avenue
Walton County

The Eulalia Group, SPG Planners + Engineers, and E+E Architecture
are pleased to submit our qualifications for:

**The Purchase & Adaptive Reuse of
the Historic Walton County Jail Property**





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01 | Cover Letter & Executive Summary

July 31, 2026

Attn: Shane Short, President & CEO/Review Committee
Development Authority of Walton County
132 E. Spring Street
Monroe, GA 30655

Dear Selection Committee,

Thank you for the opportunity to submit our qualifications for the adaptive reuse of the historic Walton County Jail. The Eulalia Group, in partnership with SPG Planners + Engineers and E+E Architecture, is honored to be considered for a project that represents a unique opportunity to preserve one of Monroe's significant historic resources while **creating a vibrant, lasting community asset.**

We recognize that this effort is about far more than the rehabilitation of a historic building—it is about preserving an important chapter of Monroe's civic history while thoughtfully introducing compatible uses that allow the property to remain active, relevant, and sustainable for future generations. The successful transformation of this landmark will require a careful balance between historic preservation, placemaking, economic viability, community benefit, and thoughtful design.

Our team is particularly well-suited for this work through of our combined expertise in historic preservation, adaptive reuse, real estate development, urban planning, and community-centered design. The Eulalia Group brings extensive experience successfully revitalizing historic properties throughout Monroe, including the redevelopment of significant commercial and residential structures along Broad Street and recent adaptive reuse efforts involving the historic J.L. McGarity Ford building and Millner-Aycock Building. Complementing this experience, SPG Planners + Engineers brings its integrated approach as Partners in Placemaking, providing the planning, engineering, landscape architecture, and design expertise necessary to thoughtfully transform historic resources into vibrant, functional community assets.

Together, our team understands that historic buildings are not simply preserved—they are renewed through meaningful connections to the community. Our approach emphasizes protecting character-defining features, respecting historic context, and ensuring that new interventions are compatible with the original design.

The Eulalia Group, SPG Planners + Engineers, and E+E Architecture are pleased to submit our qualifications for this effort. We welcome the opportunity to partner with the Development Authority of Walton County and community stakeholders to transform this historic landmark into a timeless destination that honors its past, strengthens its present, and contributes to the future vitality of Monroe and greater Walton County.

Thank you for your consideration.

Sincerely,



The Eulalia Group

chad@theeulaliagroup.com
m. (503) 927-6321

Statement of Intent

RE: The Historic Walton County Jail
203 Milledge Avenue
Monroe, GA 30655

The Eulalia Group, in partnership with SPG Planners + Engineers and E+E Architecture, is pleased to present our vision for the adaptive reuse of the Historic Walton County Jail. We believe this project represents a rare opportunity to preserve one of Monroe's unique historic landmarks while establishing a new destination that contributes to the city's continued economic, cultural, and civic vitality.

Our team is committed to a redevelopment approach that respects the Jail's historic character while introducing thoughtfully integrated new uses that ensure the property remains active, relevant, and economically sustainable. By combining preservation, thoughtful design, and strategic investment, we seek to create a place that honors the site's legacy while supporting the continued evolution of downtown Monroe.

Proposed Vision

We view adaptive reuse as more than the preservation of a historic building—it is the thoughtful renewal of a place. The Historic Jail should remain an authentic part of Monroe's identity while serving new generations through uses that activate the property, strengthen downtown, and create lasting community value.

Key considerations for the project include:

- Rehabilitation of the historic structure in accordance with Downtown Monroe Historic Preservation Commission standards, the Secretary of the Interior's Standards for Rehabilitation, and applicable Section 106 review requirements
- Preservation of original materials, architectural character, and significant character-defining features while allowing for necessary upgrades and improvements
- Development of a viable adaptive reuse strategy that introduces compatible commercial, hospitality, cultural, or mixed-use opportunities
- Integration of modern building systems, utilities, and accessibility improvements while respecting the historic building envelope
- Thoughtful architectural, site, and landscape design that enhances the building's relationship to downtown Monroe and its surrounding context
- Coordination of permitting, engineering, financing, construction requirements, and implementation strategies to support a successful redevelopment

Development Opportunities

The Historic Jail presents a unique opportunity to explore a range of compatible adaptive reuse strategies that preserve the building's architectural character while creating a viable long-term use.

Potential opportunities may include neighborhood commercial, boutique hospitality, cultural and community uses, childcare/daycare, creative office, residential, single-family residential, and mixed-use concepts. The final redevelopment strategy should be guided by market demand, community needs, and compatibility with the historic resource, ensuring the property is thoughtfully reintegrated into downtown Monroe as an active, economically sustainable, and valued community asset.

- **Boutique Hospitality** – boutique hotel, inn, guest accommodations, or short-term lodging concepts that leverage the historic character of the building and support downtown tourism and regional visitation
- **Neighborhood Commercial** – locally oriented retail, professional services, specialty shops, cafés, restaurants, or other small-scale commercial uses that complement surrounding downtown businesses and increase daily activity
- **Cultural and Community Uses** – galleries, arts-related uses, educational programming, event spaces, or community gathering spaces that celebrate the building's history and provide public benefit
- **Mixed-use Development** – a combination of commercial, residential, hospitality, and community-oriented uses that creates a diverse and active destination throughout the day
- **Residential Adaptive Reuse** – market-rate apartments, lofts, or other residential units that preserve the historic structure while adding housing opportunities within walking distance of downtown amenities
- **Single-family Residential** – context-sensitive residential development opportunities on portions of the property, where appropriate, that reinforce surrounding neighborhood character and support downtown living
- **Childcare / Daycare** – early childhood education or childcare services that provide a needed community resource while activating the property with a use that serves local families and residents
- **Creative Office / Entrepreneurial Space** – flexible workspaces, studios, maker spaces, or small business incubator concepts that support local entrepreneurs and contribute to downtown economic activity
- **Restaurant / Food and Beverage Concepts** – destination dining, café, or gathering spaces that capitalize on the building's historic character and enhance downtown vibrancy
- **Event and Private Gathering Space** – venues for weddings, meetings, civic events, and community gatherings that utilize the building's unique architecture and historic setting

Core Project Team

The Eulalia Group has assembled a focused, multidisciplinary team specifically structured to support the successful acquisition, redevelopment, and adaptive reuse of the Historic Jail. The team brings together experienced professionals in historic preservation, real estate development, architecture, planning, landscape architecture, and engineering, providing the expertise necessary to thoughtfully transform a significant historic resource into a viable and enduring community asset. By combining The Eulalia Group's experience in historic redevelopment, E+E Architecture's adaptive reuse and architectural expertise, and SPG Planners + Engineers' integrated planning, landscape architecture, and engineering capabilities, our Team is positioned to balance historic integrity, economic feasibility, and community benefit while efficiently guiding the project from initial vision through implementation.

The Eulalia Group

The Eulalia Group is a Monroe-based real estate development company focused on thoughtful investment, historic preservation, and community-centered redevelopment. Founded by Chad Draper, The Eulalia Group builds upon decades of experience revitalizing historic properties and creating places that strengthen local identity and economic vitality. Through a commitment to preservation-driven development, the firm brings a deep understanding of the relationship between historic resources, private investment, and long-term community impact.

Core Team Members:

Chad Draper, Founder

Pat Kurek, Builder

Susan Sykes, Broker

E+E Architecture

E+E Architecture is an architecture firm dedicated to creating thoughtful, context-driven design solutions that balance creativity, functionality, and stewardship. With experience in adaptive reuse, historic rehabilitation, and complex building renovations, E+E Architecture approaches each project with an emphasis on preserving architectural character while integrating contemporary needs, building performance, and sustainable design strategies.

Core Team Members:

Chris Evans, AIA, Principal & Co-founder

SPG Planners + Engineers

SPG Planners + Engineers is a multidisciplinary planning, design, and engineering firm specializing in the creation of thoughtful, implementable solutions for communities, municipalities, and institutions across Georgia and the Southeast. Integrating planning, urban design, landscape architecture, civil engineering, and land surveying under one roof, SPG delivers seamless coordination from concept through implementation. The firm is grounded in a people-centered approach that emphasizes community engagement, context-sensitive design, and practical strategies for long-term sustainability. With extensive experience in streetscape design, transportation planning, neighborhood revitalization, parks and public space planning, and infrastructure development, SPG helps clients translate vision into buildable, cost-conscious outcomes. Firm leadership remains actively involved in project delivery, ensuring responsiveness, quality control, and accountability. This hands-on structure, combined with a strong record of successful project completion, enables SPG to consistently deliver reliable, community-focused results.

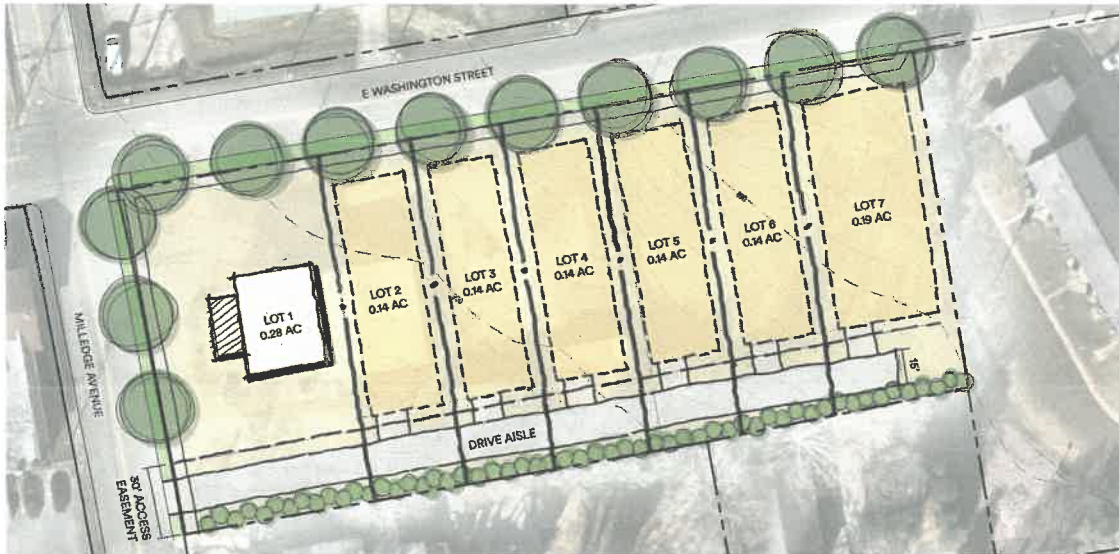
Core Team Members:

Mick Kittle, PLA, Senior Project Manager

Wes Ryals, Senior Urban Planner + Historic Landscape Specialist

Liz Swift, PLA, Landscape Architect

02 | Concept Plans & Architectural Vision



Concept A - 7 Residential Lots

Site Information

Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
 Gross Area: 1.10 AC
 Zoning: Character Based Code CD-4, Historic Landmark
 Existing Use: Government Building
 Proposed Use: Single Family Detached (Rear Load) (47,916 SF)
 Total Residential Lots: 7 (Including Existing Jail Building)
 Density: 6.34 DUA

Development Standards

Minimum Lot Width: 40'
 Front Setback: 12'
 Side Setback: 5'
 Rear Setback: 5'



Concept B - 6 Residential Lots

Site Information

Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
 Gross Area: 1.10 AC
 Zoning: Character Based Code CD-4, Historic Landmark
 Existing Use: Government Building
 Proposed Use: Single Family Detached (Rear Load) (47,916 SF)
 Total Residential Lots: 6 (Including Existing Jail Building)
 Density: 5.45 DUA

Development Standards

Minimum Lot Width: 45'
 Front Setback: 12'
 Side Setback: 5'
 Rear Setback: 5'



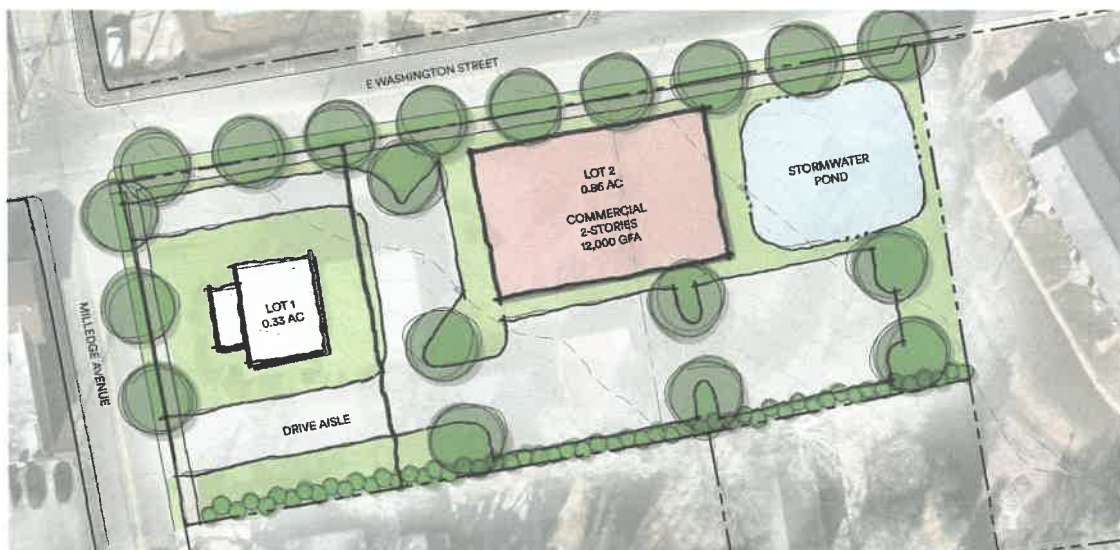
Concept C - 5 Residential Lots

Site Information

Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
 Gross Area: 1.10 AC
 Zoning: Character Based Code CD-4, Historic Landmark
 Existing Use: Government Building
 Proposed Use: Single Family Detached (Rear Load) (47,916 SF)
 Total Residential Lots: 5 (Including Existing Jail Building)
 Density: 4.55 DUA

Development Standards

Minimum Lot Width: 50'
 Front Setback: 12'
 Side Setback: 5'
 Rear Setback: 5'



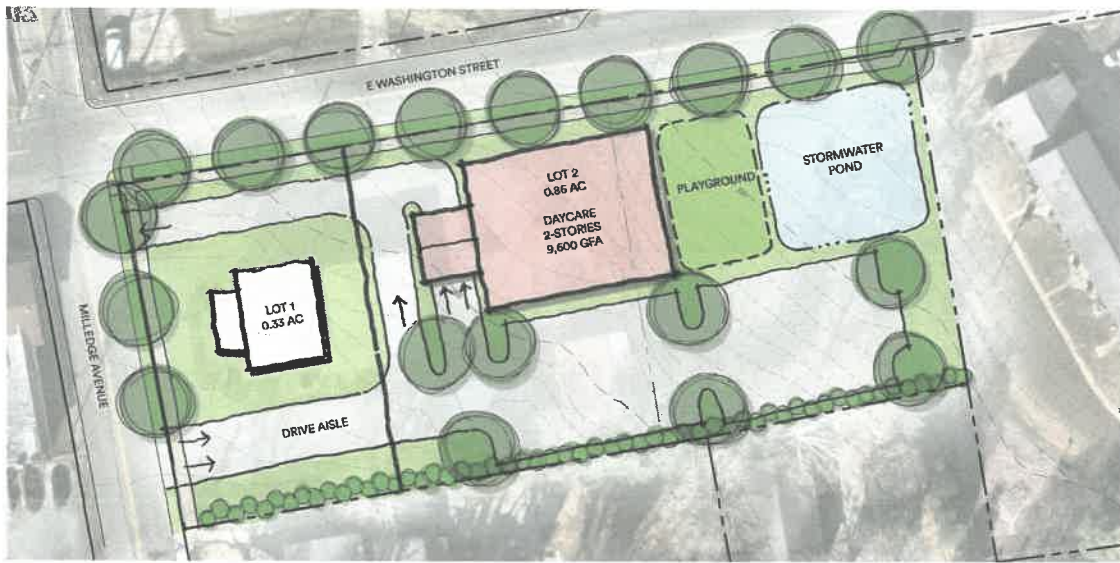
Concept D - General Commercial

Site Information

Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
 Gross Area: 1.10 AC
 Zoning: Character Based Code CD-4, Historic Landmark
 Existing Use: Government Building
 Proposed Use: Single Family Detached (11,368 SF)
 Commercial (36,548 SF)
 Total Residential Lots: 1 (Existing Jail Building)
 Total Commercial Lots: 1

Development Standards

Minimum Lot Width: 100'
 Front Setback: 12'
 Side Setback: 0'
 Rear Setback: 3'



Concept E - Daycare

Site Information

Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
 Gross Area: 1.10 AC
 Zoning: Character Based Code CD-4, Historic Landmark
 Existing Use: Government Building
 Proposed Use: Single Family Detached (11,368 SF)
 Daycare (36,548 SF)
 Total Residential Lots: 1 (Existing Jail Building)
 Total Commercial Lots: 1

Development Standards

Minimum Lot Width: 100'
 Front Setback: 12'
 Side Setback: 0'
 Rear Setback: 3'



Note: Architecture shown for illustrative massing and contextual purposes only; final design details subject to change.

Preliminary Approach to Preserving Historic Elements

For the Historic Walton County Jail, our preservation approach will be guided by the principles of Section 106 of the National Historic Preservation Act (as applicable to any federal funding, permitting, or consultation), the Secretary of the Interior's Standards for Rehabilitation, the City of Monroe Historic Preservation Commission Guidelines, and applicable Georgia preservation practices. Together, these frameworks emphasize preserving historic character while allowing compatible new uses that ensure the building's long-term viability.

Preservation and Rehabilitation Approach

The Eulalia Group and its preservation partners will begin the project with a comprehensive assessment of the historic jail's architectural character, construction methods, and character-defining features to establish a preservation framework before design begins. Existing conditions will be documented through measured drawings, photography, and material analysis to identify significant architectural elements, periods of alteration, and opportunities for rehabilitation. Consistent with the Secretary of the Interior's Standards and the Section 106 process, our primary objective will be to avoid, minimize, and mitigate adverse effects to historic resources by prioritizing preservation over replacement wherever feasible. Original masonry, windows, structural systems, interior circulation patterns, detention elements, ornamental details, and other character-defining features will be evaluated for repair and stabilization before replacement is considered. Where replacement is unavoidable, new materials will match the historic materials in design, dimensions, texture, and appearance while remaining distinguishable upon close inspection.

Adaptive reuse interventions will be carefully integrated to preserve the building's historic integrity while accommodating modern building systems, accessibility, life-safety requirements, and new occupancies. New mechanical, electrical, plumbing, and fire protection systems will be routed to minimize impacts to significant historic fabric. Required accessibility improvements will be incorporated as sensitively as possible, balancing code compliance with preservation objectives.

Exterior modifications will be designed in accordance with the Monroe Historic Preservation Commission's review criteria, ensuring that alterations remain compatible with the building's historic scale, massing, materials, fenestration, roof forms, and architectural detailing. Any new additions or site improvements will be differentiated from the original structure while remaining subordinate in scale and compatible with the historic context. Reversible construction techniques will be employed wherever practical so that future generations may remove new work without impairing the historic resource.

Should federal funding, permits, or other federal involvement trigger Section 106 review, our team will support the consulting agency through the established consultation process by preparing documentation, evaluating potential effects on historic properties, coordinating with the Georgia State Historic Preservation Office and other consulting parties as appropriate, and developing avoidance or mitigation strategies that maintain compliance while advancing project goals. Throughout the process, we will facilitate coordination among project stakeholders to build consensus around preservation priorities and rehabilitation solutions.

Finally, we view adaptive reuse as an opportunity to interpret the site's history rather than obscure it. Where appropriate, historic spaces, construction techniques, and detention features will be retained and incorporated into the visitor experience through interpretive displays, exhibits, or architectural storytelling that celebrates the building's evolution while supporting its new civic purpose.

Guiding Preservation and Rehabilitation Principles

- Preserve and repair original historic materials before considering replacement.
- Retain character-defining architectural features, spaces, and significant circulation patterns.
- Design new interventions to be compatible, distinguishable, and reversible where feasible.
- Minimize visual impacts of new building systems and code-required improvements.
- Incorporate accessibility and life-safety upgrades with the least impact to historic fabric.
- Ensure exterior alterations are compatible with Monroe Historic Preservation Commission guidelines.
- Document existing conditions and significant features before rehabilitation begins.
- Coordinate early with preservation stakeholders to streamline review and approvals.
- Integrate interpretation of the jail's history into the completed adaptive reuse project.
- Deliver a rehabilitation that preserves the property's historic integrity while creating a sustainable, economically viable community asset.



Context, order, coherence, thoughtfulness, wholeness, creativity, and beauty - we fight to bring it to every project, full stop.



03 | Qualifications & Experience

Our Proficiencies

Our Team is focused on creating a lasting impact on the built environment through the thoughtful preservation, revitalization, and transformation of meaningful places. We are driven to create destinations that honor history, support investment, and strengthen connections—preserving character while creating new opportunities for people **to gather, engage, and thrive.**

With deep roots in Monroe and extensive experience working within the community's historic fabric, our Team understands the importance of preserving the character, identity, and stories that make downtown Monroe unique. We believe successful adaptive reuse requires more than preserving a historic structure—it requires creating a meaningful connection between the building, its users, and the surrounding community.

For this project, we are uniquely positioned through:

Historic Preservation & Adaptive Reuse Experience

Our Team brings direct experience revitalizing historic properties in Monroe and throughout the region, with a demonstrated understanding of how to preserve character-defining features while introducing compatible new uses. Our approach respects the historic integrity of the resource and will be guided by the Secretary of the Interior's Standards for Rehabilitation and applicable Section 106 review requirements.

Local Knowledge & Downtown Revitalization

Having actively contributed to Monroe's downtown redevelopment, our Team understands the importance of maintaining the community's historic identity while supporting continued investment and economic vitality. Our experience provides valuable insight into how the Historic Jail can become an active anchor that complements surrounding businesses, neighborhoods, and civic assets.

Placemaking, Design & Context-Sensitive Development

As Partners in Placemaking, SPG brings a people-centered design approach that considers how buildings, landscapes, infrastructure, and public spaces work together to create meaningful places. Our Team understands how thoughtful design can reinforce Monroe's unique character and create a destination that serves residents, businesses, and visitors.

Viable Development Strategies & Implementation

Successful adaptive reuse requires a realistic understanding of market conditions, investment, and long-term sustainability. Our Team brings experience evaluating compatible commercial, hospitality, cultural, residential, and mixed-use opportunities and translating those concepts into implementable strategies that support preservation, economic development, and community benefit.



Mick Kittle, PLA

Senior Land Planner

Mick joined SPG in May 2022. A 2007 graduate of the University of Georgia, he began his career in Destin, Florida, working on coastal community planning and landscape design before expanding his experience in Wilmington, NC, with mixed-use planning, park and amenity design, and construction documentation. In 2010, Mick relocated to Denver, Colorado, where he advanced to senior project manager at a planning firm, leading projects and client relationships for over 13 years.

In 2022, Mick relocated back to his home town of Athens and joined SPG Planners + Engineers as Senior Landscape Architect, eager to have a positive impact on the local community fabric. His technical and organizational skills help refine design details and ensure projects are delivered with precision and on schedule. Outside of work, Mick enjoys time with family, taking his kids to local fishing holes, farmers markets, playgrounds, and exploring the outdoors.

Education

BLA Landscape Architecture,
The University of Georgia

Professional Affiliations

- Urban Land Institute
- NAIOP
- Congress for the New Urbanism (CNU)
- UGA College of Environment and Design Portfolio Review

Licenses and Certifications

- State of Georgia, LA #001981
- GSWCC Level II Certified Design Professional Certification #0000108317

Select Project Experience

- NatureWalk, Seagrove, Florida
- St. James Plantation, South Port, North Carolina
- Edge at 470, Parker, Colorado
- Axis 25, Loveland, Colorado
- Brunswick Forest, Leland, North Carolina
- Timbers at the Pinery, Douglas County, Colorado
- Solterra, Lakewood, Colorado
- Malone Family Estate, Monticello, Georgia
- Painted Pickle, Atlanta, Georgia
- Westminster Christian Academy Campus Expansion, Oconee County
- Hedges Family Estate, Oconee County
- Lake Country Village, Eatonton, Georgia
- Avondale, Monroe, Georgia
- Blaine Street Station, Monroe, GA



Wes Ryals

Senior Urban Planner + Historic Landscape Specialist

Wes is a seasoned urban and landscape designer with extensive experience leading public- and private-sector site design projects across Georgia and the Southeast. Growing up in the diverse landscapes of the Georgia Piedmont, Wes developed a lasting commitment to preserving, protecting, and restoring the land. His work frequently explores the intersection of architecture, ecology, and cultural history—bridging past and present to inform thoughtful, place-based design. Wes's recent experience includes serving as project lead on the College Square Pedestrian Plaza project in downtown Athens —prioritizing both environmental performance and rich experiential user interaction.

Wes possesses highly technical skills in both hand and computer graphics, enabling him to communicate vision and detail with clarity, artistry, and precision. With over a decade of experience in landscape architecture and design consulting, he focuses on creating ecologically grounded, context-driven spaces that balance environmental performance with human experience. His dual background in history and landscape architecture gives him both analytical rigor and artistic sensitivity, making him particularly adept at stakeholder engagement, regulatory navigation, and translating vision into constructible, technically sound design solutions.

Education

MLA Landscape Architecture,
The University of Georgia
BLA Landscape Architecture,
The University of Georgia
BA History, Georgia Southern University

Professional Affiliations &

Volunteer Experience

- UGA College of Environment and Design - Portfolio Review + Guest Critique
- City of Madison Historic Preservation Commission - Vice-Chair (2022-Present)
- Congress for New Urbanism - Member

Awards

- TN-ASLA Analysis and Planning Award (2019)
- Georgia Trust for Historic Preservation Award for Excellence in Restoration (2020)

Select Project Experience

- Thomas Farm Preserve Master Plan, Watkinsville, GA
- Harris Shoals Master Plan, Watkinsville, GA
- City of Watkinsville Wayfinding + Trailhead Signage
- Wire Park Adaptive Reuse Mixed-Use Development, Watkinsville, GA
- Lone Oaks Farm Shooting Range & Event Facility, Middleton, TN
- Madison Cemetery Expansion Site Master Plan, Madison, GA
- Nordika Thermal Experience, Dahlonega, GA
- Patten Parkway Streetscape Redesign, Chattanooga, TN
- Grace Property at Furman University Mixed-Use Development, Greenville, NC
- Spirit of Athens Square Streetscape Improvements, Athens, GA
- College Square Streetscape ReDesign, Athens, GA
- Avondale, Monroe, GA
- Veterans Walk Pattern Book, Monroe, GA



Liz Swift, PLA

Landscape Architect

Liz Swift is a landscape architect with project and research experience across the state of Georgia. At SPG Planners + Engineers, Liz assists with design and production of a broad range of projects including large scale master planning to small scale site development.

Under UGA College of Environment + Design and UGA School of Public Health, Liz conducted research funded by the CDC H.O.P. grant. Research included community engagement to inform contextual implementation of multi-modal infrastructure for rural areas. Liz possesses professional experience in project management, construction administration, permitting, and production of site development plans. In addition, she is skilled in custom construction details that can transform an idea into an executable plan.

Living in many cities and rural towns in the Midwest prior to making Athens home shaped Liz's passion for thoughtful design. Combining both real-world influences and academic experience, Liz's design philosophy evolved to emphasize precedent, community involvement, equitable access, and low-impact development. Outside of work, Liz is considered a plant enthusiast and spends most of her time outdoors with her husband, dogs, and foster dogs.

Education

MLA Landscape Architecture,
The University of Georgia
BLA Environmental Studies in Law
and Policy,
University of Michigan

Professional Affiliations &

Volunteer Experience

- UGA College of Environment and Design - Portfolio Review - Guest Critique (2023 - Present)
- Athens Area Women in Construction - Member (2025 - Present)
- Three Dog Night Rescue, 501c3 - Foster (2023 - Present)
- Tails of Tallassee Rescue, 501c3 - Co-Founder

Licenses and Certifications

- State of Georgia, LA #002063

Select Project Experience

- Blaine Street Station Mixed-Use Planned Development, Monroe, GA
- GAP Family Holdings Master Land Use Plan, Monticello, GA
- Rise Risely School Restoration and Community Center Master Plan – Coastal Georgia Area Community Action Authority, Inc., Brunswick, GA
- Georgia B. Williams Nursing Home Phase 1 and Phase 2 Restoration Construction Documentation, Camilla, GA
- Elberton Town Square Master Plan, Elberton, GA
- Pollo Criollo Restaurant, Athens, GA
- Athens Sports Arena - Soccer Field Expansion, Athens, GA
- Georgia Academy for the Blind - Hendricks Building Expansion, Macon, GA
- GCSU Herty Hall Interior Renovations and Exterior ADA Improvements, Milledgeville, GA
- UGA State Botanical Gardens: Dunson Native Flora Garden - ADA Improvements, Athens, GA
- UGA Learning and Development Center - ADA Improvements, Athens, GA
- UGA Integrated Precision Agriculture Demonstration Farm Phase I, Perry, GA

Adaptive Reuse Project Experience

The Eulalia Group, E+E Architecture, SPG Planners + Engineers, and Bolt Construction Group bring complementary experience in adaptive reuse, historic rehabilitation, and downtown redevelopment throughout Georgia. Together, the team has transformed historic buildings and underutilized properties into vibrant community assets through integrated development, architecture, planning, engineering, and construction expertise.

Awards & Recognitions

The Core Project Team has earned regional and statewide recognition for excellence in historic preservation, adaptive reuse, planning, design, and community revitalization. These awards reflect a shared commitment to creating thoughtful, context-sensitive projects that deliver lasting value.

- 2026 Georgia Trust for Historic Preservation: Excellence in Rehabilitation for the J.L. McGarity Building*
- 2026 Historic Athens: Outstanding Restoration for the Camak House
- 2023 Georgia Downtown Association: Best Facade Rehabilitation
- 2023 Georgia Trust for Historic Preservation: Excellence in Rehabilitation for the Oconee Street School*
- 2018 Monroe Downtown Golden Hammer Award

Project/Property	Location	Relevant Experience	Team
J.L. McGarity Ford Building (Grizzle Beer)*	Monroe, GA	Adaptive reuse; historic rehabilitation; downtown redevelopment; preservation-driven investment	The Eulalia Group / E+E Architecture
Millner-Aycock Building	Monroe, GA	Historic rehabilitation; adaptive reuse; commercial redevelopment; historic district reinvestment	The Eulalia Group
Nunnally Building	Monroe, GA	Historic rehabilitation; downtown revitalization; private investment	The Eulalia Group
Nunnally Lumber Company	Monroe, GA	Adaptive reuse; brewery/hospitality design; existing building renovation; community-focused destination development	The Eulalia Group
Thai Won On	Monroe, GA	Adaptive reuse; hospitality/restaurant activation; downtown revitalization; ex'g building redevelopment	The Eulalia Group / E+E Architecture
1000 Faces Coffee House	Athens, GA	Adaptive reuse; commercial renovation; hospitality design; neighborhood-oriented redevelopment	E+E Architecture
Seabear Oyster Bar	Athens, GA	Adaptive reuse; restaurant design; hospitality redevelopment; existing building transformation	E+E Architecture
When Pigs Fly	Monroe, GA	Historic rehabilitation; adaptive reuse; restaurant/hospitality design; ex'g building renovation	E+E Architecture
Historic Rehabilitation & Adaptive Reuse Projects	Various	Historic rehabilitation; adaptive reuse; existing building assessment; code/accessibility integration	E+E Architecture
Historic Mathis Apartments	Athens, GA	Historic rehabilitation; adaptive reuse; multifamily redevelopment; existing building modernization	SPG Planners + Engineers
The Oconee Street School*	Athens, GA	Historic rehabilitation; adaptive reuse; institutional building transformation; historic tax credits	SPG Planners + Engineers
Wire Park Adaptive Reuse Mixed-Use Development	Watkinsville, GA	Adaptive reuse; mixed-use redevelopment; commercial rehabilitation; infill development	SPG Planners + Engineers / E+E Architecture



J. L. McGarity Ford Building

Client The Eulalia Group

www.theeulaliagroup.com/from-ford-to-fermentation-a-monroe-landmark-reimagined

Project Type Adaptive Reuse



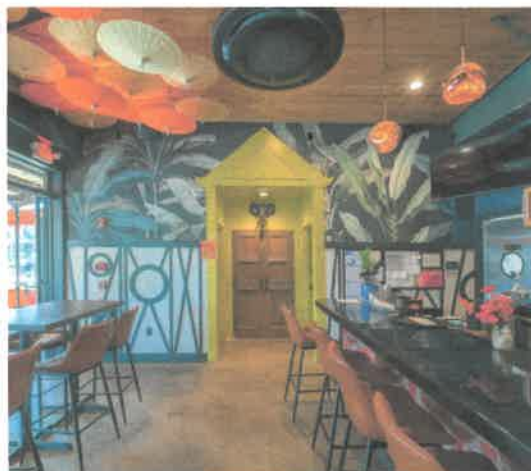
The J.L. McGarity Ford Building exemplifies The Eulalia Group's commitment to preserving Monroe's historic resources while transforming underutilized properties into vibrant community destinations. Originally constructed in 1921 as an automotive dealership, the building represents an important chapter in Monroe's commercial history.

Through a thoughtful adaptive reuse process, the vacant historic structure was transformed into an active mixed-use destination while preserving its defining architectural character. Rehabilitation efforts retained the original brick façade, exposed steel trusses, interior plaster, and historic steel windows, while integrating modern building systems, life-safety improvements, accessibility upgrades, and contemporary tenant spaces.



As Architect of Record, E+E Architecture led the rehabilitation of the historic structure, including restoration of the building shell and interior build-outs for the upper and lower levels, balancing preservation of the building's historic fabric with the functional requirements of new commercial uses.

The project demonstrates how preservation-driven redevelopment can catalyze downtown revitalization by reinvesting in historic assets, attracting new economic activity, and strengthening community identity.



Thai Won On

Client The Eulalia Group

Project Type Adaptive Reuse

The Eulalia Group, in partnership with E+E Architecture, transformed an underutilized downtown Monroe property into Thai Won On, a locally focused restaurant and gathering destination that contributes to the continued vitality of Monroe's historic downtown district. The project reflects a collaborative approach to preservation-driven redevelopment, combining The Eulalia Group's expertise in historic property investment and adaptive reuse with E+E Architecture's experience in context-sensitive design and existing building transformation.



Through thoughtful adaptation of the existing space, the project balanced the character and identity of the historic downtown setting with the functional requirements of a contemporary hospitality use. E+E Architecture provided design expertise focused on integrating modern operational needs while respecting the building's existing context, materials, and architectural character.

Thai Won On demonstrates the team's ability to identify opportunities within existing downtown assets, transform underutilized properties into active community destinations, and create economically sustainable uses that strengthen local identity and support downtown revitalization.



Camak House

Client Chabad Athens

Project Type Historic Rehabilitation and Adaptive Reuse

The Camak House represents a thoughtful example of historic preservation and adaptive reuse, demonstrating how significant historic resources can be preserved while serving a renewed community purpose. Originally constructed in 1834, the Federal-style residence is one of Athens' most significant historic landmarks and is recognized for its architectural character and connection to the city's early history.

E+E Architecture played an integral role in the rehabilitation and adaptive reuse of the Camak House, providing architectural expertise focused on preserving the building's historic character while thoughtfully integrating modern functionality. The approach reflects a deep understanding of preservation principles, including careful consideration of existing materials, character-defining features, building systems, and contemporary needs within a historic framework.

The project exemplifies the importance of stewardship-driven design—protecting the integrity of a historic resource while ensuring it remains active, functional, and relevant for future generations. E+E Architecture's work on the Camak House reflects their broader commitment to historic preservation and adaptive reuse, an approach recognized through their involvement in preservation-focused projects throughout the Athens community.





Wire Park Adaptive Reuse Mixed-Use Development

Client Gibbs Capital
www.wirepark.net

Project Type Adaptive Reuse Mixed-Use

Wire Park represents the transformative reimagining of the former Southwire manufacturing plant, a facility that served as an economic cornerstone of the City of Watkinsville for more than five decades. Once an underutilized industrial property at the edge of downtown, the site has been reborn as a vibrant mixed-use destination that has infused new life, activity, and investment into the community. As the region's first large-scale adaptive reuse development, Wire Park includes 130 residences, 225,000 square feet of retail and office space, a new Oconee County Library, the region's first food hall, and nearly 35,000 square feet of indoor sports and recreation facilities.

The project has become a catalyst for economic development and community revitalization, creating opportunities for local entrepreneurs, generating new jobs and tax revenue, and attracting visitors from across the region. Thoughtfully designed greenspaces host concerts, farmers markets, festivals, movie nights, and fitness classes, creating a vibrant civic destination that strengthens community connections and local identity.

Preservation of the site's industrial heritage remained a guiding principle throughout the redevelopment process, with historic manufacturing elements incorporated into the design to celebrate the property's legacy and create a distinctive sense of place. The result is a successful model of adaptive reuse that honors the past while serving as a lasting economic and cultural asset for Watkinsville.



Client References

We've partnered with SPG across several projects in the Lake Oconee area and have consistently found them to be one of the more capable and responsive firms in the region. What sets them apart isn't just technical competence - it's how they engage. They show up prepared, they communicate proactively, and they treat your project like it matters. On complex, high-profile work, that combination is harder to find than it should be. (March 2026)

Adam Shaifer, Chief Executive Officer
Shaifer Companies
ashaifer@piedmontwater.com
404 234 3629



I have been interacting with SPG for about 15 years now. I am a utility engineer for a local water and sewer provider. I'm one of the plans-reviewers that SPG must submit their plans to in order to get permit approvals. SPG has **consistently impressed me over the years**. The quality of their plans has always been excellent, but most importantly, **honesty and integrity are clearly very important to this organization**.

If I needed **any type of planning, engineering or landscape design** I would choose SPG. They put a great deal of thought and care into their designs. It seems the **customer's experience is amazing** in the process. It's a real pleasure to give this firm a five star review.

Nathan Hester, PE, Authority Engineer
Jackson County Water & Sewerage Authority
nhester@jcwsa.com
706 367 1741 ext. 210

SPG has been involved in some of the more interesting and complex development projects in this area, such as Wire Park in Watkinsville, The Rambler and The Drake in Athens, and near and dear to us - the redesign of College Square in Downtown Athens. What I've seen firsthand is **a team that can hold a lot of moving pieces without dropping the ball on the details**. They're **creative thinkers when the site requires it, and they're disciplined enough to execute**. That's a rare combination in this industry. (March 2026)

Linda Ford, Director of Business Services
Athens Downtown Development Authority
linda@downtownathensga.com
706 353 1421 (office) | 706 424 2826 (cell)



04 | Financial Capability & Pro Forma



July 29, 2026

RE: JEC Development, LLC – 203 Milledge Ave - Monroe

To The Development Authority of Walton County:

This letter acknowledges that JEC Development, LLC has maintained a long-standing banking relationship with Synovus. Synovus has financed several real estate projects for the company. Based on our relationship and experience with the company, JEC Development has the financial capacity to complete the project at 203 Milledge Avenue in Monroe should they pursue this opportunity. If you have any further questions, please feel free to contact me at 770-207-7851.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stuart Smith'.

Stuart Smith

Senior Vice President

140 E. Washington Street

Monroe, GA 30655

770-207-7851 (Direct)

Pro Forma Revenues	Lot	1	2	3	4	5	6	Totals
	Housing	Historic Home	New Home	New Home	New Home	New Home	New Home	
Gross Retail Sale		\$650,000	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000	\$3,200,000
Expenses								
Land Acquisition		\$140,000	\$26,500	\$26,500	\$26,500	\$26,500	\$26,500	\$272,500
Development Costs		\$45,000	\$54,200	\$54,200	\$54,200	\$54,200	\$54,200	\$316,000
Demolition of Jail		\$25,000						\$25,000
Construction / Remodel Costs		\$250,000	\$271,200	\$271,200	\$271,200	\$271,200	\$271,200	\$1,606,000
Finance Costs 5%		\$32,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$160,000
Commissions 6%		\$39,000	\$30,600	\$30,600	\$30,600	\$30,600	\$30,600	\$192,000
Overhead / Project Management 10%		\$65,000	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000	\$320,000
Total Expenses			\$596,500	\$459,250	\$459,250	\$459,250	\$459,250	\$2,892,750
Profit			\$53,500	\$50,750	\$50,750	\$50,750	\$50,750	\$307,250

Note: Financial projections reflect current market conditions and residential assumptions. Actual development metrics may vary based on market conditions, entitlement outcomes, and final land use designation.

05| Purchase Offer & Deal Structure

Purchase Offer **\$272,500**

Cash at Closing

Earnest Money **\$5000**

Purchase **60** days from Mutual Acceptance of Purchase and Sale Agreement



