

## COMMUNITY FACILITIES LENDING PROGRAM

# CITY OF SATSUMA PUBLIC SAFETY BUILDING UB COMMUNITY DEVELOPMENT (UBCD) COMMUNITY FACILITIES LENDING PROGRAM SUCCESS STORY

**UB COMMUNITY DEVELOPMENT LLC, A COMMUNITY  
DEVELOPMENT PARTNER OF UNITED BANK**



The City of Satsuma is located near the City of Mobile and has experienced significant growth in the last few years due to strategic economic development. Satsuma is known as a gateway to the Mobile Delta and Mobile River due to its proximity to creeks and waterways.

In 2017, Mayor Tom Williams announced the city would be replacing their existing public safety building with a new state of the art facility housing the jail, police department and fire department. The 9,600 square foot building will be located on 7 acres, and will receive \$2 million in funding from UB Community Development's Community Facilities Lending Program.

The overall poor physical condition of the existing facility coupled with safety issues led to the unanimous decision to replace the current facility. Several improvements will be added to the new facility, such as correcting the undersized dispatch doors that prevent the fire engines from pulling through the facility, a separate decontamination area for personnel and equipment, an improved secure area for prisoner housing, and an updated dispatch room.

This project came as a direct referral from an elected official, who understood public safety to be the most important task facing the City of Satsuma. The public safety building is a necessity for the public safety system, as it houses Police and Fire Safety and will provide these departments with resources and the capacity to respond promptly to emergencies within the area.

Improving the public safety facility will better serve the community and residents of the City of Satsuma and expand the overall quality of the City's first response capabilities. The building site will be east of Old Highway 43, north of Juniper

### City of Satsuma - A Success Story

**Project Address**

5840 Old Hwy 43  
Satsuma, Alabama

**Project Name**

City of Satsuma Public Safety Building

**Amount of Community Facilities Lending Program Allocation**

\$2 Million

**Community Profile**

- Poverty Rate: 10.3%
- Unemployment Rate: 4.2%
- Household Median Income: \$59,311

**Project Highlights**

- Satsuma is a relatively small city located in the state of Alabama. With a population of 6,193 people and just one neighborhood, Satsuma is the 98th largest community in Alabama.
- Current public safety building was formerly a residential dwelling. After several additions it has become antiquated and in desperate need of replacement.
- The public safety building houses Police and Fire Safety. The original building was in a state of disrepair and had become a safety hazard.
- The new 9,600 square foot building will be located on 7 acres, and will better serve the community and expand the overall quality of the City's first response capabilities.
- Improvements that will be added to new facility will include an improved secure area for prisoner housing, decontamination area for personnel and equipment as well as an updated dispatch room.

Avenue. This location will allow access to Highway 43 which connects the majority of the city.

**About UB Community Development**

UB Community Development, a community development partner of United Bank is dedicated to meeting the needs of our community. UB Community Development serves communities throughout Alabama and beyond by providing funding solutions designed to increase economic development, create jobs and promote better access to goods and services. UBCD is currently using its NMTC allocation and Community Facilities Lending Program to fund businesses and finance projects related to education, healthcare, manufacturing, hospitality, non-profits, community centers and more.

In 2016, United Bancorporation of Alabama became the only CDE headquartered in Alabama to receive a New Market Tax Credit allocation. This \$65MM allocation was made possible because of United Bank's designation as a Community Development Financial Institution (CDFI) and UBCD's designation as a Community Development Entity (CDE) with a mission to bring economic viability to rural areas.

In 2017, following the successful deployment of more than \$90MM in New Market Tax Credits, UB Community Development received an additional \$55MM allocation of New Market Tax Credits. UBCD also manages \$40MM of funding as part of its Community Facilities Lending Program, as well as a \$4MM Capital Magnet Fund award. These allocations further validate our team's extensive expertise and passion for bringing community oriented economic development projects to qualifying areas.

UB Community Development's strong history as an experienced leverage lender in New Market Tax Credit transactions, coupled with our passion for improving the communities we serve, have earned UBCD the reputation as Alabama's premier financial partner for rural economic and community development.

**FOR MORE INFORMATION ABOUT THE IMPACT OF THE COMMUNITY FACILITIES LENDING PROGRAM AND NMTC VISIT [WWW.UBCOMMUNITYDEVELOPMENT.COM](http://WWW.UBCOMMUNITYDEVELOPMENT.COM)**