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CONTRIBUTORS TO THE CAMPAIGN TO RENOVATE 438 EDGEWOOD AVENUE

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The Mission Statement of Georgia Justice Project

Georgia Justice Project's mission is to ensure justice for the indigent criminally accused and take a holistic approach to assist them in establishing crime-free lives as productive citizens.

GEORGIA JUSTICE PROJECT

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ADDRESS CORRECTION REQUESTED

MATTERS OF JUSTICE

The Newsletter of Georgia Justice Project



GEORGIA
JUSTICE
PROJECT

Special Edition 2001

438 Edgewood Avenue

-A new home for GJP

For over fifteen years, Georgia Justice Project's mission has remained the same--to ensure justice for the indigent criminally accused, to provide rehabilitative social services, and to give committed clients the training and support they need to lead crime-free, productive lives.

Now GJP has come to a transitional point in its history. GJP has tripled its staff over the last three years, has expanded the services for clients, and has significantly increased the number of clients we serve. To accommodate this growth and development, as well as the high level of services we offer our clients, GJP needs a new, larger home. Since 1992, we have been working on a long-range plan to purchase property

THE TIME

In 1986, Atlanta attorney John Pickens humbly set forth on a mission to use the attorney client relationship as model to help people transform their lives. His first clients were guests at his church's night shelter. His office was in his home. In the years since, the office, the people, and the name of the organization have changed, but the calling and the clients remain the same.

Georgia Justice Project represents the poor, criminally accused and gives them the tools they need to lead crime-free, productive lives. In the past several years, GJP has grown in terms of staff, clients, and recognition.

In November 1992, an anonymous Atlanta foundation awarded GJP a grant toward the purchase and renovation of our current home at 467

Edgewood Avenue. Instead of purchasing the property, however, with the foundation's approval GJP negotiated a favorable lease that recently expired. By 1998, GJP realized that our home at 467 Edgewood Avenue, at 2,400 square feet, was too small to meet our needs.

THE PLACE

Knowing that the lease would expire and anticipating the need for more space, GJP began to search for properties to purchase in 1999. The board and staff developed several criteria that were used to select a property, including client accessibility (MARTA), convenience to courts and social service collaborating agencies, and adequate space to house all of GJP's programs, including GJP's company, New Horizon Landscaping. The staff and board also had a strong desire to remain in the **Dr. Martin Luther King, Jr. Historic District.**

By late 1999, GJP had identified a property containing a sound structure that met the Board's criteria. The challenge then was to raise the money to purchase the property and build a new office building or renovate the existing structure. Toward this goal, in December 1998 GJP received a grant from the **United Parcel Service Foundation** to help purchase a building for New Horizon Landscaping. In addition, GJP received grants from the **SunTrust Bank Foundation, the Ray**

M. & Mary Elizabeth Lee

Foundation, and the Katherine John Murphy Foundation. These gifts, along with the anonymous 1992 grant, totaled approximately \$350,000 and provided a sound base for our current building campaign. With these funds in hand, the board decided in June 2000 to purchase the property.

Our new property is located at

438 Edgewood Avenue, and keeps GJP in the MLK, Jr. Historic District. GJP closed on the property in July 2000. During the

contract period, GJP conducted extensive inspections of the property and hired an architect to determine the feasibility and cost-effectiveness of renovating the existing structure or building a new one. GJP also hired fund raising counsel to advise it on a campaign strategy. The GJP Board of Directors' decision to purchase the property was based on the favorable results of these studies. At this point, GJP had two options build a new structure on the site or renovate the existing structure. After much study and deliberation, GJP's Board decided to renovate the existing structure. GJP's Board determined that the existing structure is sound and capable of housing GJP's programs for the near future and that renovation costs would be substantially less than building a new structure.

The property at 438 Edgewood

Continued on page 3



Before

GJP purchased 438 Edgewood Avenue, a former automobile garage, in July 2000.

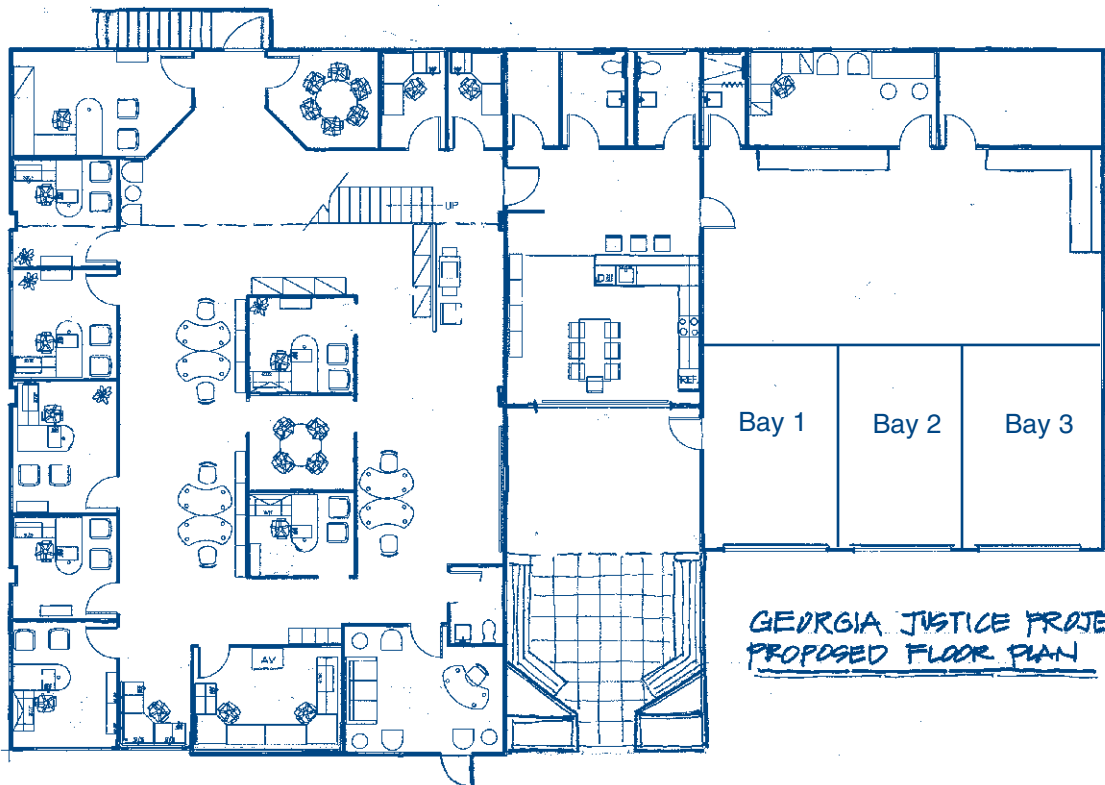


After

An architect's rendering of the renovated 438 Edgewood Avenue. Construction is scheduled to be completed in Early 2002.



Proposed floor-plan of 438 Edgewood Avenue.



**GEORGIA JUSTICE PROJECT
PROPOSED FLOOR PLAN**

Renovation Costs

GJP consulted with an architect, space planner, and three construction firms concerning renovation design and cost. Based on this research we have set a campaign goal of \$675,000 for the renovation of the building.

The proposed campaign will seek gifts and pledges over a two-to-three year period. All gifts will be tax-deductible to the extent allowed by law. Gifts of cash, securities, and other marketable property will be gratefully

received. In addition, the proposed campaign will offer many commemorative gift opportunities to honor the donor, the donor's family, friends, or business associates. If you have further questions or if you are interested in supporting the Campaign, please contact David Rocchio at 404-827-0027, ext. 17.

Campaign Summary

Renovate Existing Garage and build space for NHL	\$460,000
Contingency	\$ 60,000
Total Construction Costs	\$520,000
Architect and Design Fees	\$ 30,000
Permits, Fees, and Expenses	\$ 35,000
Fund Raising Counsel	\$ 35,000
Fixtures, Furnishings, and Equipment	\$ 55,000
Total Campaign Goal	\$675,000

Avenue consists of two side by side lots, totaling almost 12,000 square feet. On the left lot stands a 3,500 square foot brick garage, and on the right lot is a dilapidated structure made of corrugated metal. GJP will renovate the brick structure on the left lot to be used as office space for GJP. The structure on the right lot will be torn down and GJP will build a garage to house NHL equipment and trucks (Please see the pictures and illustrations on Page 2). The new plan increases total available space to 6,950 square feet, including a three bay garage and additional storage space for NHL's trucks and equipment.

The renovated property will allow GJP to house all of its current programs in one location. This will improve office productivity. GJP currently has to plan client activities, such as group counseling, around the availability of space instead of around the clients' availability. GJP's office at 467 Edgewood Avenue had only one private office for all attorneys, counselors and interns to use for client meetings. It was not uncommon to find a client intake meeting, a counseling session, and an attorney meeting going on in the same room simultaneously. GJP's present lack of space clearly threatens to compromise attorney/client and

counselor/client privacy.

The new property will also allow GJP to grow in terms of staff and programming. Currently, GJP has secured funds for a new social worker position to work with the juvenile program, but has no available workspace for another employee. In fact, any future growth or staff development will have to wait until new space is available. Likewise, volunteer opportunities are limited as well. Several local law firms have inquired about providing volunteer lawyers to GJP, but we are unable to accept these volunteers because we have no place for them to work. This plan will allow for modest staff expansion over the next few years. Eventually, GJP could expand the structure on the right lot to allow for future growth.

The purchase and renovation of this property will improve GJP's long-term financial stability. We have been fortunate to pay a below market rent for the last eight years, but our research shows other local non-profits pay rent 3 to 5 times what GJP is paying per square foot. If GJP were to move into a rental property that fulfilled our space needs, we would need to raise, at a minimum, \$40,000- \$50,000 more in operating support each year.

Years ago, the board and staff

thought GJP could never outgrow our current building, but we were wrong. We now have the opportunity to ensure a home for the organization for many years to come.

THE CAUSE

After 15 years, GJP has established a strong foothold by earning the respect and trust of the criminal justice and non-profit communities. GJP is recognized on a local, regional, and national level for the importance and success of its work. A string of recent national awards exhibits a growing recognition of GJP's successful and innovative approach.

The entire community benefits from GJP's work: crime is reduced; tax money spent on jails, prisons, and police is reduced; and Atlanta is a safer city. Georgia Justice Project meets an urgent need in our community, offering a way out of the cycle of poverty, incarceration, and recidivism. The purchase and renovation of this building will help GJP continue to meet that need for years to come.

A GJP supporter often refers to our program as a surrogate family for our clients. With the renovation of 438 Edgewood Avenue, clients will now have a warm and safe home to visit as well.