



CITY OF MOBILE
BUILD MOBILE | ENGINEERING & INFRASTRUCTURE | PUBLIC WORKS
ANNUAL REPORT 2025

THE TEAM FORMERLY KNOWN AS PUBLIC WORKS

A progress picture of the new Mobile Arena, taken on January 29, 2026.



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URBAN FORESTRY

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MESSAGE FROM MAYOR CHERIOGOTIS

Dear Mobilians,

It is my pleasure to introduce this year's Build Mobile, Engineering & Infrastructure, and Public Works Annual Report.

In the short time I have had the privilege of serving as Mayor, one of the most rewarding parts of the job has been working alongside the dedicated professionals who carry out the important work you will see throughout this document. The more time I spend with these teams, the more I appreciate the depth of their service and expertise. I hope this report helps convey that to our citizens, whose lives are impacted every day by the work these teams do.

The pages that follow highlight the wide range of services these departments provided to our community throughout 2025. From maintaining critical infrastructure to moving development forward, delivering essential services, and providing parks and programs that bring our community together, their work forms the backbone of a city that continues to grow and thrive. Much of this work becomes so routine that it often goes unnoticed, quietly supporting the quality of life our residents enjoy every day.

This report also spotlights some of the final projects launched during the tenure of former Mayor Sandy Stimpson. Over more than a decade of leadership, Mayor Stimpson worked with the Mobile City Council to position our city for long-term success by investing in infrastructure, encouraging responsible development, and strengthening the services that support our neighborhoods and businesses. The progress highlighted throughout this report stands as a testament to that vision and to the many talented public servants who helped bring it to life.

As we look to what lies ahead in 2026 and beyond, I am confident that Mobile's future is bright. The strong foundation that has been built, combined with the commitment and experience of our City employees, has prepared our community to seize the many opportunities ahead.

I am grateful for the opportunity to work alongside teams of dedicated professionals like those serving the City of Mobile, and I am proud of the difference they make here every day.

Sincerely,



Mayor Spiro Cheriogotis



SPIRO CHERIOGOTIS

109TH Mayor of the City of Mobile, AL



Mayor Spiro Cheriogotis enjoying the shade of the historic Duffie Oak, located on Caroline Avenue in Midtown Mobile.

MESSAGE FROM THE LEADERSHIP TEAM

Greetings, Mobile!

With tremendous pride, we present the 2025 Annual Report highlighting the work of the City of Mobile's Build Mobile, Engineering & Infrastructure, and Public Works departments.

This report highlights the progress made over the past year by the City of Mobile's Build Mobile, Engineering & Infrastructure, and Public Works departments. In this fifth installment, we challenged ourselves to raise the bar for this publication and bring Mobilians closer to the action than ever.

Throughout this report, you'll find QR codes that will take you straight to videos and other online resources that provide even more details about the projects and public services delivered throughout 2025.

Each new year offers an opportunity to pause, reflect on the work accomplished, and chart a course for the opportunities ahead. Our teams seized many opportunities in 2025 by advancing dozens of major projects and delivering essential public services during a period of transition for the City of Mobile's leadership. Looking back, we are grateful for the dedication, resilience, and shared purpose that carried our teams through a dynamic and very productive year.

Moments of civic transition often create excitement, along with understandable questions about what comes next. When former Mayor Sandy Stimpson announced his retirement from public service, those of us who had worked alongside him for years

were committed to advancing many of the projects and priorities he helped set in motion. His steady leadership and encouragement — often summed up with his call to action, "Let's go get 'em!" — helped guide our work in 2025.

With focused momentum, our teams worked to advance key projects like the development of Mobile Arena and the new animal services facility, while continuing to deliver the essential services our residents rely on every day. In doing so, we helped strengthen local infrastructure, enhance public spaces, and support the continued growth of the city we care so much about.

It was truly a pleasure to serve during this time of transition for Mobile and to support Mayor Stimpson in completing several of the initiatives he began during more than a decade of public service. As we move into a new year and a new administration, we look forward to continuing our work with Mayor Spiro Cheriogotis and the Mobile City Council.

Most importantly, we remain proud of the hundreds of team members who make up the Build Mobile, Engineering & Infrastructure, and Public Works departments. As you will see throughout this report, the work these men and women do has a direct impact on our residents every day, and we are thankful for the trust this community continues to place in us.

Faithfully,

The Executive Leadership Team



SHAYLA JONES BEACO
Chief of Building & Planning



NICK AMBERGER
Executive Director of Engineering & Infrastructure



SHONNDA SMITH
Executive Director of Public Works

OUR MISSION, VISION & VALUES

MISSION

Build Mobile, Engineering & Infrastructure, and Public Works will strive to maintain, improve, and preserve Mobile's infrastructure, services, and environment for the residents, businesses, visitors, and future generations of every neighborhood in our city.

VISION

To become the best and most dependable public entity in the City of Mobile.



VALUES

Safety, Professionalism, Open Communication, Respect, Teamwork, Service (SPORTS)

SAFETY

We work to protect our employees and communities from injuries and hazardous conditions. No job is so urgent or important that it be performed in an unsafe manner. Always think Safety First!

PROFESSIONALISM

We are professionals in all that we do. We are expected to be competent in our skills and craft. How we look, how we act, how we communicate are all done in a professional manner. Honesty, integrity, and accountability are hallmarks of a professional.

OPEN COMMUNICATIONS

We will communicate with each other and those we serve in an open, clear, and transparent manner. Open lines of communication are a key to successfully achieving our mission and vision.

RESPECT

We treat each other and those we meet with respect, fairness and understanding. Treat others as you would want to be treated. We are inclusive of all people regardless of the diversity of their background or perspectives. We educate our workforce to be aware of cultural or other bias to strengthen our competency as a single team.

TEAMWORK

We are one team. We work together to achieve our mission, goals, and objectives in the most efficient way. We always support each other regardless of title, position, or job description. We cannot accomplish our mission alone and must rely on the team.

SERVICE

We have chosen to serve the citizens of our City. This is a higher calling which often entails certain sacrifices. The reward for service is not always in the amount we are paid, rather in the pride and satisfaction of knowing we helped others and made our City a better place now and for the future.

BUILD MOBILE



SHAYLA JONES BEACO
Chief of Building and Planning



MARION MCELROY
Executive Director of Build Mobile

ENGINEERING & INFRASTRUCTURE



NICK AMBERGER
Executive Director of Engineering & Infrastructure



JENNIFER GREENE
Director of Programs & Project Management



JOHN FORRESTER
City Engineer



CARLEEN STOUT
Director of Real Estate & Asset Management





PUBLIC WORKS



SHONDA SMITH
Executive Director of
Public Works



CHERI BOUCHER
Director of Accreditation
& Compliance



KIM CARMODY
Director of Parks & Recreation
2023-2026 (Retired)



JAYSON D'ALESSANDRO
Director of Performance and
Improvement



MATT ANDERSON
Director of Public Services



JENYIA ROCKER
Manager of Events

BUILD MOBILE DEPARTMENT



In 2025, Shayla Jones Beaco became the Chief of Building & Planning as part of Mayor Cheriogotis' Executive Cabinet. This new role aligns with the Mayor's focus on economic development, supporting his mission to increase sufficient housing and thriving businesses which provide job opportunities for families who live, work, and build their lives in Mobile. With this change, Marion McElroy transitioned into the role of Executive Director of Build Mobile. The department ensures high quality development standards and enhanced living environment for the residents of Mobile through the administration of codes and ordinances, planning and site reviews. Build Mobile's divisions include Historic Development, Inspection Services, Long-Range Planning, Permitting & Development, and Planning & Zoning.

MARION MCELROY

Executive Director of Build Mobile



ANNIE ALLEN

Deputy Director of Historic Development



BERT HOFFMAN

Deputy Director of Long Range Planning



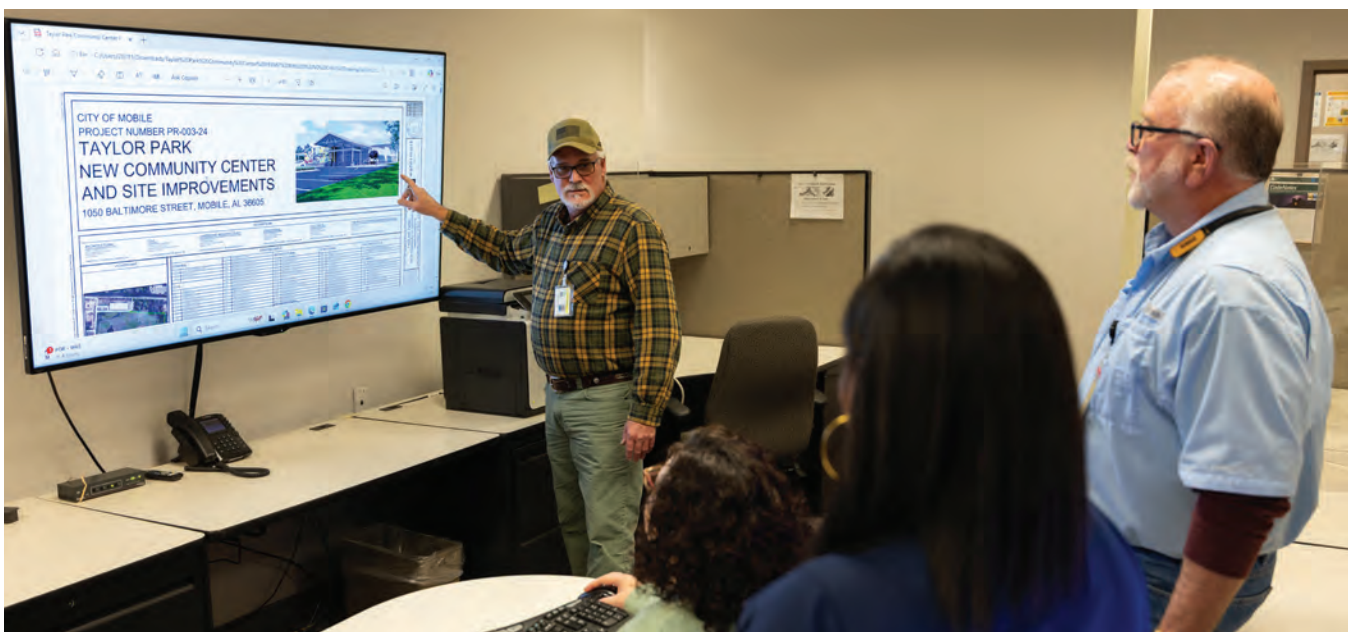
DAVID PORTER

Deputy Director of Permitting & Development



STEPHEN GUTHRIE

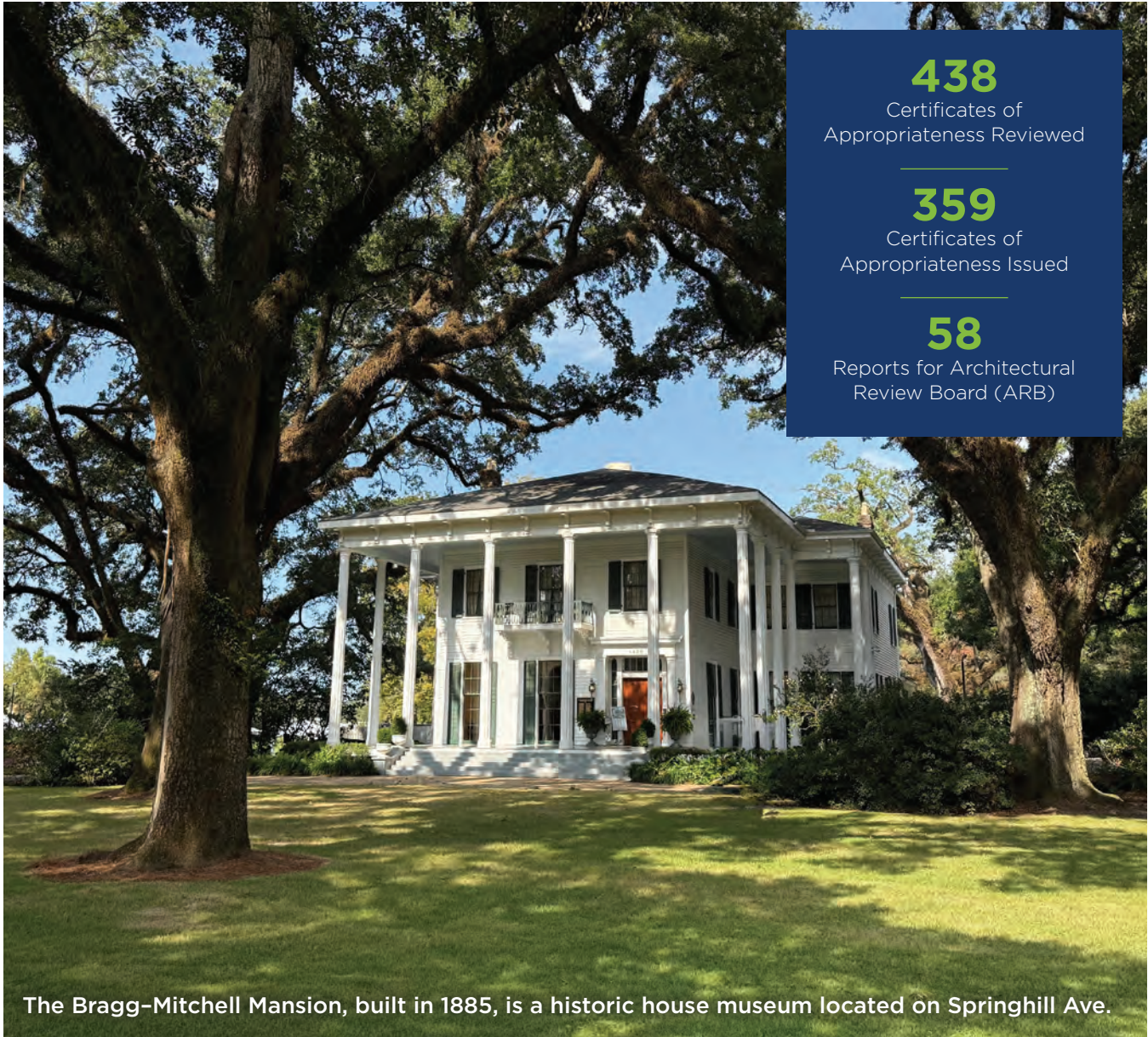
Deputy Director of Planning & Zoning





HISTORIC DEVELOPMENT

Historic Development is responsible for administering and enforcing the City of Mobile's Preservation Ordinance in Mobile's seven locally designated historic districts. In this capacity, the department receives applications for Certificates of Appropriateness and presents them to the Architectural Review Board. Historic Development also supports the work of the Mobile Historic Development Commission and ensures the City fulfills its responsibilities under its Certified Local Government agreement with the National Park Service.



The Bragg-Mitchell Mansion, built in 1885, is a historic house museum located on Springhill Ave.

DESIGN REVIEW GUIDELINES UPDATE

Over the previous year, Historic Development facilitated meetings for vested stakeholders - including property owners, contractors, architects, and preservation advocates - to discuss much needed updates to the Design Review Guidelines for Mobile's Historic Districts. In the coming year, the City will use this feedback to create a more user-friendly Design Review Guidelines document that will meet stakeholder needs and further encourage development and adaptive reuse within the historic districts, while preserving Mobile's unique built environment for future generations.

INSPECTION SERVICES

Inspection Services is responsible for ensuring that builders and contractors follow the City's adopted construction, trade, and maintenance codes. The team performs all mechanical, electrical, plumbing, and building inspections utilizing associated professional standards set forth in the 2021 International Fire Code, the International Building Code, International Residential Code, International Existing Building Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, International Property Maintenance Code, and the 2020 National Electrical Code. Inspection Services has earned a stellar reputation for responding quickly to public requests, including same-day inspections.

28,083

Inspections/
Investigations

467

Code Cases

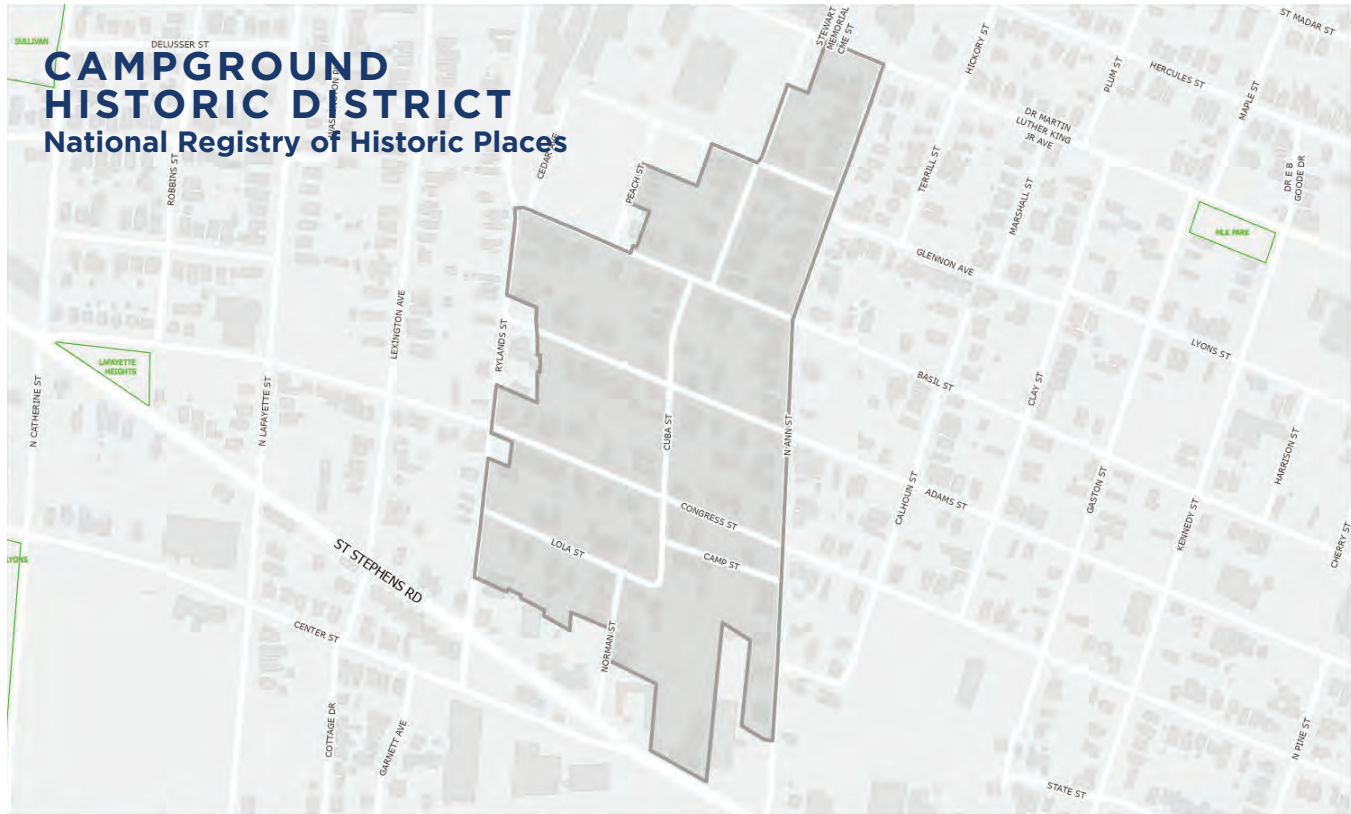
20,313

Plan Reviews



LONG-RANGE PLANNING

Long-Range Planning provides staff support to the Mobile Planning Commission for the implementation of the Map for Mobile and its subcomponents, the Future Land Use Map and the Major Street Plan. The Map for Mobile outlines the planned future growth and development of the City.



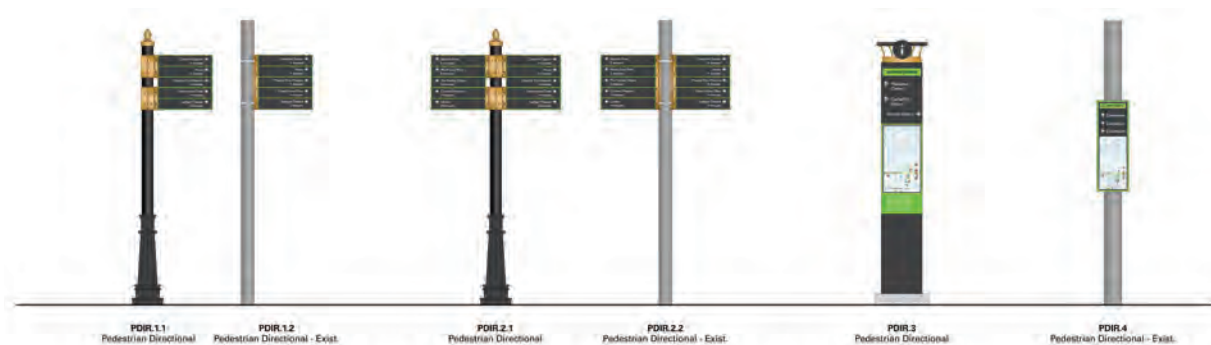
DOWNTOWN DEVELOPMENT DISTRICT UPDATES

The Mobile City Planning Commission approved extensive updates to the Downtown Development District regulations, Appendix A of the Unified Development Code, after a public hearing in October 2025.

<https://bit.ly/41gxwqH>

DOWNTOWN MOBILE WAYFINDING PROGRAM

Long Range Planning coordinated the development of a new wayfinding and signage plan. The plan includes the design and development of new directional signage to replace the existing 20+ year old signage throughout the downtown area. The plan is moving into the bidding process, with implementation of phase one anticipated in 2026.



PERMITTING & DEVELOPMENT

Permitting & Development manages plan reviews and construction permitting, helping projects move forward efficiently and in compliance with applicable standards. A streamlined, transparent online portal makes it easy to submit plans, track progress, and obtain permits, while knowledgeable and welcoming staff are available to provide personalized assistance when questions arise. The activity within this division serves as a key barometer of the community's economic health. The volume of permits processed reflects strong confidence in the City's future, highlighted by an impressive \$1.2 billion in development investment reported through the permitting process.

118
Pre-Development Meetings



- 3,363**
Electrical Permits
- 1,497**
Plumbing Permits
- 2,697**
Mechanical Permits
- 276**
Fuel Gas Permits
- 3,328**
Building Permits
- 16,566**
Total Permits in 2025

\$1,222,353,231
Total Investment

PLANNING AND ZONING

Planning and Zoning serves as the staff for the Planning Commission and Board of Zoning Adjustment. They administer and enforce the City of Mobile's UDC and Subdivision Regulations while encouraging entrepreneurial growth and business development which benefits the financial health of the community.

HISTORIC AVENUE OVERLAY

A comprehensive study was completed to evaluate the need for a new overlay district aimed at creating infill development opportunities on historically small residential lots within the Campground and Bottom areas. Following this effort, the new overlay was drafted and officially approved by the City Council in June 2025. <https://bit.ly/3Phnjrz>



APPLICATIONS REVIEWED + MEETINGS HELD

The City of Mobile Planning Commission has actively supported residential growth across the city, approving a total of 391 single-family subdivision lots in 2025.



UDC AMENDMENTS

Throughout 2025, the Planning and Zoning Department continued its efforts to enhance and refine the City of Mobile Unified Development Code (UDC). Two rounds of amendments were completed, resulting in a total of six updates designed to improve clarity, efficiency, and support for citizens navigating the development process in the City of Mobile.

89

Board of Adjustment
Applications Reviewed

129

Planning Commission
Applications Reviewed

12

Board of Adjustment
Meetings

12

Planning Commission
Meetings

ENGINEERING & INFRASTRUCTURE DEPARTMENT



In 2025, the reporting structure for Engineering & Infrastructure changed to the Chief of Operations, James Barber. The primary functions of this department deliver largely on the mission to maintain, improve, and preserve Mobile's infrastructure, services, and environment. Comprised of Engineering, Programs & Project Management, and Real Estate & Asset Management, E&I is tasked with maintaining or upgrading systems above and below the ground. From culverts, streets, sidewalks, and bridges, to buildings, waterways, and trails, E&I protects and defends the City's assets.

NICK AMBERGER

Executive Director of Engineering & Infrastructure

ENGINEERING

Engineering is comprised of Capital, Environmental, and Traffic Engineering as well as Right-of-Way Permitting. Together, this dedicated team of professionals bring their expertise to the management of projects pertaining to the streets, sidewalks, traffic signals, and right-of-way land disturbance.



JOHN FORRESTER

City Engineer



JENNIFER WHITE

Director of Traffic Engineering



JESSE YAWN

Engineering Manager, Permitting



TAMMY LAMBETH

Capital Engineering Manager



BRIAN MABRY

Environmental Engineering
Project Manager



**SCAN THE QR CODE
TO WATCH A VIDEO
CELEBRATING THE
REOPENING OF S.
MCGREGOR AVENUE!**



CAPITAL ENGINEERING

Capital Engineering plans and delivers construction and inspection programs that maintain the City’s streets, bridges, sidewalks, and drainage systems. Their work also ensures safe and accessible pedestrian routes through the construction and upkeep of sidewalks that meet ADA standards. This team’s expertise guides the maintenance and development of the infrastructure residents see every day, and the critical assets they don’t. A recent highlight of their work was the successful reconstruction of S. McGregor Avenue. This multi-year project replaced the underground infrastructure along one of Mobile’s busiest corridors, widened the roadway and added a beautifully designed roundabout. Altogether, the project improved the functionality and the overall character of this highly-used thoroughfare.

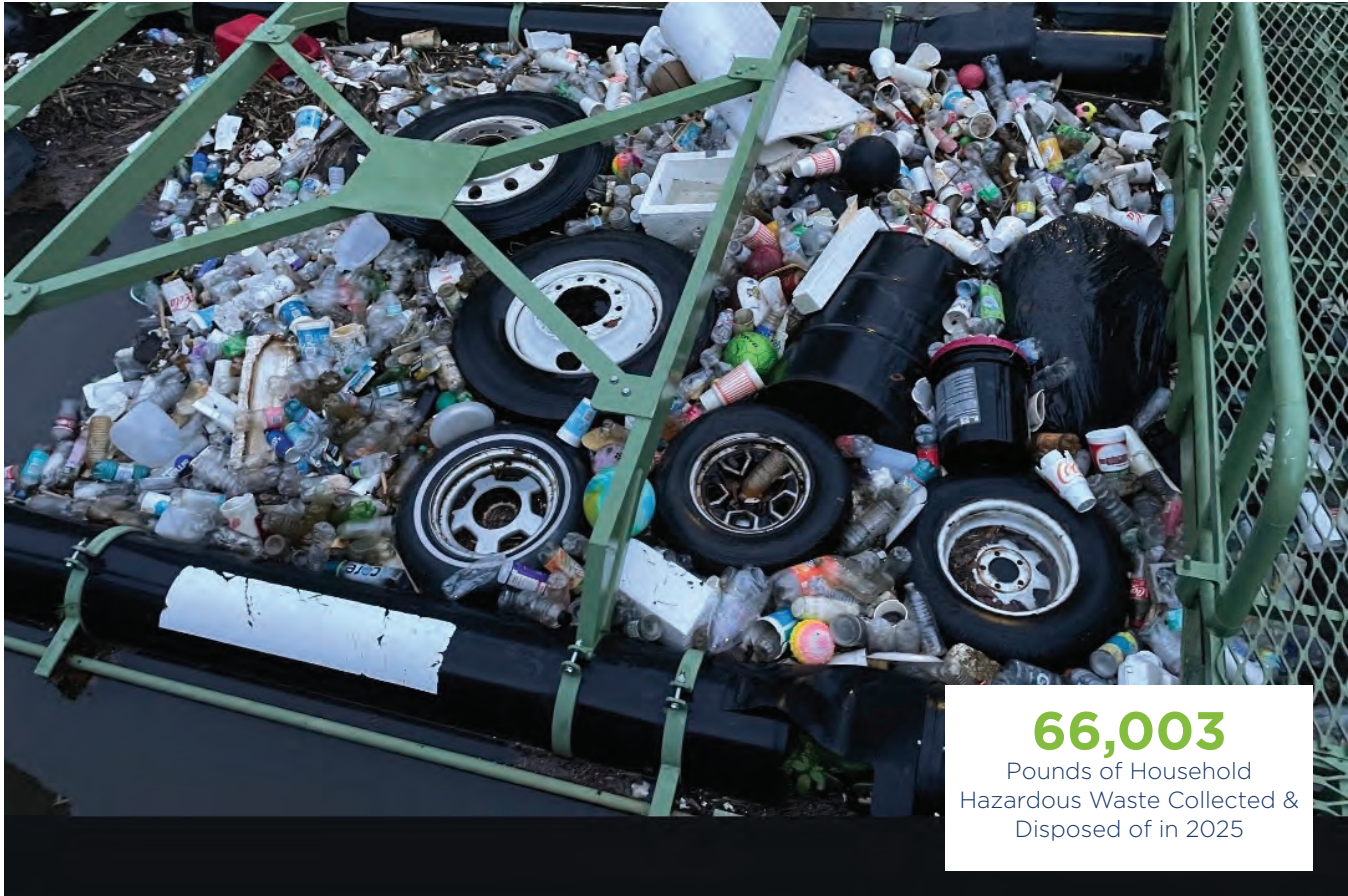
Year	2021	2022	2023	2024	2025
Miles of Streets Resurfaced	50	182.5	80	95	115
ADA Ramps Installed	342	232	460	1073	745
Linear Feet of Sidewalks Repaired/Replaced/Installed	7,052	4,650	32,208	72,350	64,500



Year	2021	2022	2023	2024	2025
Construction Contracts Let/Value	11 Contracts \$24.2M	24 Contracts \$18.4M	19 Contracts \$48.5M	15 Contracts \$24.4M	29 Contracts \$27.9M
Construction Support Contracts Let/Value	12 Contracts \$2.1M	15 Contracts \$3M	12 Contracts \$4.3M	27 Contracts \$2.9M	7 Contracts \$3.4M
Contracts Routed/ Value	N/A	N/A	31 Contracts \$52.82M	42 Contracts \$27.4M	36 Contracts \$31.4M

ENVIRONMENTAL ENGINEERING

Environmental Engineering oversees the City’s environmental responsibilities through comprehensive inspection and reporting programs that ensure compliance with local, state, and federal regulations. This work includes managing and maintaining the City’s required MS4 Storm Water Management Program Plan and monitoring practices that protect local waterways and natural resources. In addition to regulatory oversight, the team shares its expertise through education and outreach to City staff and the public, planting the seeds of awareness and stewardship that help build a healthier future for the community. The division hosts biannual Household Hazardous Waste collection events, providing residents with a safe and convenient way to dispose of potentially harmful materials. Since 2022,



Year	2021	2022	2023	2024	2025
Illicit Discharge Detection & Elimination Investigations	115	84	110	224	148
Structural Control Inspections	48	34	34	34	34
Detention Pond Inspections	58	57	57	57	57
Environmental Inspections	6	7	3	4	33
Total Inspections	257	197	222	337	284

PERMITTING (RIGHT-OF-WAY AND LAND DISTURBANCE)

Engineering Permitting reviews and issues permits for land disturbance and work conducted within the City’s rights-of-way, helping ensure that development and infrastructure activities meet established standards. The division also reviews and approves subdivision plats and provides technical support and recommendations to the Planning Commission and Board of Adjustment. Through careful review, sound guidance, and consistent oversight, this team plays a vital role in shaping responsible growth while protecting the integrity and long-term quality of the City’s built environment.

Year	2021	2022	2023	2024	2025
Right-of-Way Plan Reviews	2,235	1,620	1,712	3,038	2,677
Right-of-Way Permits Issued	1,990	1,694	1,697	2,049	1,841
Right-of-Way Inspections	391	411	293	905	596
Right-of-Way Work Orders	468	315	586	766	746
Land Disturbance Work Orders	138	167	48	113	138
Land Disturbance Permits	355	350	423	680	472
Land Disturbance Inspections	491	402	479	690	746
Land Disturbance Plan Reviews	508	517	818	N/A	1125
Total Reviews & Approvals	6,666	5,615	6,144	8,241	8,417



TRAFFIC ENGINEERING

Traffic Engineering installs and maintains traffic control features throughout the City, applying their expertise to critical functions such as signal timing, traffic calming measures, and maintaining clear lines of sight for roadway signs and signals. They coordinate timely public messaging related to street closures and provide barricades to enhance safety during events. In partnership with the Alabama Department of Transportation (ALDOT), the division recently upgraded to a state-of-the-art traffic monitoring system, further strengthening the City's ability to manage traffic flow, respond to changing conditions, and plan for future mobility needs. With their strong technical skill, this team helps keep the City of Mobile moving safely and efficiently.

\$5.3M

Value of Projects
Let to Construction

655

Street Signs Repaired
or Replaced

8,332

Barricades Delivered
& Set Up
(Excluding Mardi Gras)

936

Traffic Signal Work
Orders Completed



1,567

Permit
Reviews

100

Traffic Studies
Performed

122

Signals Upgraded,
Re-Timed & Added to
Central System

134

Streetlights
Converted to LEDs

PROGRAMS & PROJECT MANAGEMENT (PPM)



Programs and Project Management (PPM) is at the forefront of transformative project management. The diversity and complexity of the projects they manage and the sources that fund them requires an expert level of professional project management. That's what this team brings to the city. In addition to the management of the projects themselves, PPM oversees the City-wide Capital Improvement Program as well as Grants Management.

JENNIFER GREENE

Director of Programs & Project Management



JASMINE COOK

Capital Improvement
Project Manager



CODY REED

Engineering Manager



KELSI TIPPERY

Director of Grants Management

NOTABLE ACHIEVEMENTS

- Completed construction for **Japanese Gardens Trailhead** and parking lot improvements.
- Finished design for **Three Mile Creek Greenway - Segment 7** project.
- Completed construction of the **South Coffer Cell Bulkhead Replacement** (at Cooper Riverside Park/ Maritime Museum promenade) phase of the **Mobile Riverfront Redevelopment** project.
- Design of the **Restroom Renovation** (in Cooper Riverside Park) phase of the Mobile Riverfront Redevelopment project.
- Designed and Released Bid for **Great Lawn Upgrades** (at Cooper Riverside Park for landscaping/ hardscaping) phase of the Mobile Riverfront Redevelopment project.
- Designed and Released Bid for Erosion Mitigation at **Azalea City Golf Course** and **Twelve Mile Creek** project.
- **Amtrak Parking Lot** design



SCAN THE QR CODE
TO LEARN ABOUT
THE LANGAN LAKE
DREDGING PROJECT!

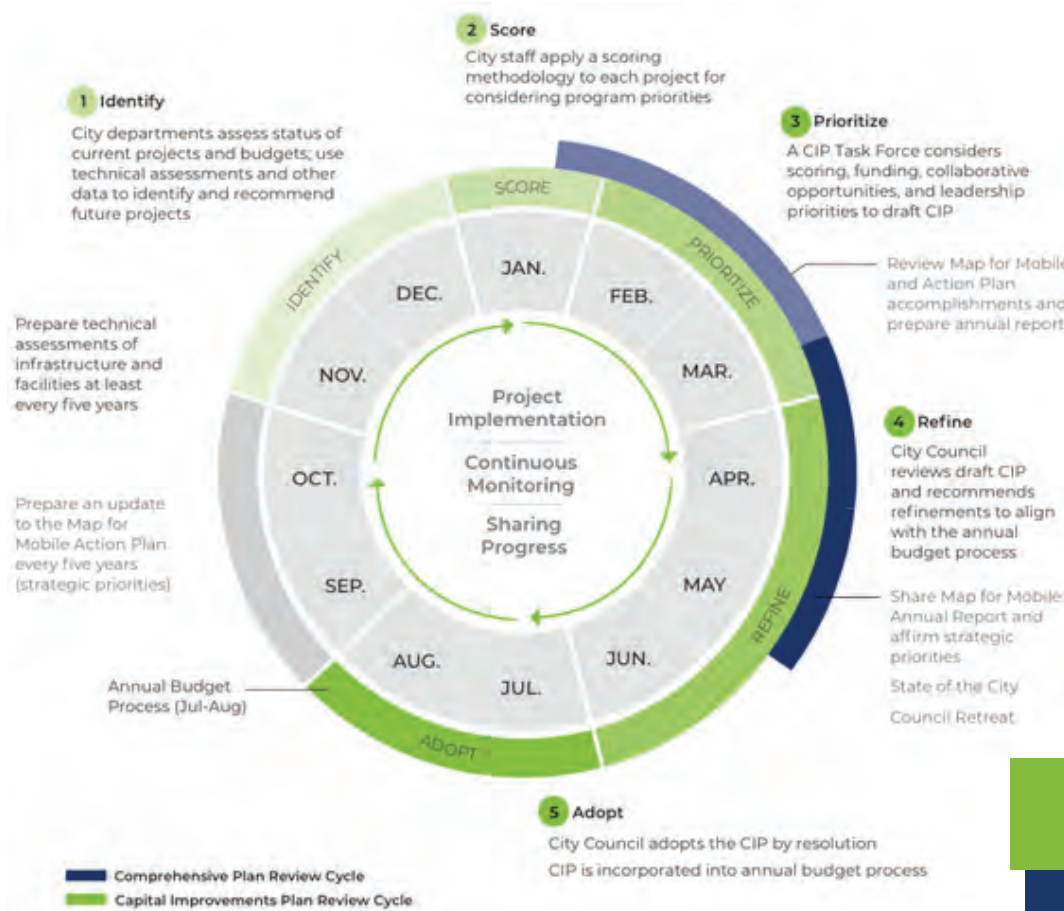


SCAN THE QR CODE
TO WALK
THE THREE
MILE CREEK
GREENWAY
TRAIL WITH US!

Top photo: Aerial view of Langan Park Dredging project
Middle & bottom: Hidden gems of Mobile at Charles Wood Japanese Garden

CAPITAL IMPROVEMENT PROGRAM

The City's CIP program ensures the long-range plan, action plan, and correlated City projects align with the funding commitments and priorities of the mayor and the seven council district representatives to which the funds have been entrusted.



NOTABLE ACHIEVEMENTS

- **2025 CIP 5-Year Plan** - MapForMobile.org/CIP
- Integration of project management software with financial system for budgets, vendors, and invoices
- **Vendor Evaluation** rollout
- Standardized project proposals/identification
- Optimization of **eBuilder** - Phase 1 Integration
- Establishment of **Contract Repository**

eBuilder Statistics

725

Total Invoices Processed / Initiated by Outside Vendors

1,340

Total Invoices Processed

11,965

Total Project Status Updates

292

Total Users That Have Logged in to eBuilder

31,281

Total Logins

GRANTS MANAGEMENT

Grants Management helps bring outside funding into the City and ensures it's managed responsibly from start to finish. From application to compliance and reporting, the team supports project delivery, aligns efforts with the Mayor and City Council's priorities, and safeguards fiscal accountability. Their work is built on transparency, strong internal controls, and audit readiness.



REAL ESTATE AND ASSET MANAGEMENT (REAM)



Real Estate and Asset Management (REAM) includes Planning & Administration, Architectural Engineering, Building Services, Facilities Maintenance, and Real Estate. Together, this team manages the full lifecycle of City-owned facilities and land — maintaining, repairing, renovating, rebuilding, or replacing assets to ensure they continue to serve the community effectively. From the ground up, the REAM team oversees the maintenance of existing buildings, plans and coordinates renovations and new construction, and supports the operational needs of all city facilities. REAM also manages the procurement and disposition of land, easements, and property on behalf of the City, helping ensure that public assets are thoughtfully planned, responsibly maintained, and strategically positioned to meet current and future needs.

CARLEEN STOUT

Director of Real Estate & Asset Management



CHAD HOLM

Deputy Director of Planning & Administration



CLIFF THOMAS

Superintendent of Facilities Maintenance



ROGER WASHINGTON JR.

Capital Improvement Project Manager





The Africatown Welcome Center honors the legacy of the 110 men and women who founded this historic community after being brought to the United States aboard the last known slave ship, Clotilda. Once opened in 2026, it will highlight the history of the Africatown community and provide a first stop for those coming to experience its unique and important story firsthand.



ARCHITECTURAL ENGINEERING

Architectural Engineering serves as the City’s project management team for the construction and renovation of municipal facilities and parks. Their work spans projects of all sizes, from developing specifications for park design and playground equipment to overseeing major building renovations and restorations. Acting as the bridge between a vision and its realization, this team helps transform ideas into tangible spaces that serve the community. Through careful planning, coordination, and oversight, Architectural Engineering ensures that each project moves from concept to completion, laying the foundation for lasting public spaces that become part of the City’s legacy.



This is where dreams are made. While honoring the legacies of our hometown legends, our youth can imagine themselves as tomorrow’s heroes.

Year	2021	2022	2023	2024	2025
CIP Projects Initiated & Value	139 Projects \$96M	161 Projects \$95M	121 Projects \$359M	129 Projects \$109M	121 Projects \$192M
CIP Projects Completed & Value	44 Projects \$12.3M	70 Projects \$7.1M	52 Projects \$11M	56 Projects \$15M	52 Projects \$9M
Works Orders	N/A	209	N/A	166	102

BUILDING SERVICES

Building Services manages service contracts that support the safe and reliable operation of City facilities. These include essential functions such as elevator maintenance, pest control, janitorial services, and fire suppression and protection systems. The team oversees routine inspections and upkeep of critical infrastructure including kitchen hoods and grease traps, escalators, sprinklers, and fire extinguishers. Through diligent coordination, inspection, and verification of contractor services, Building Services ensures that these vital life-safety systems are properly maintained. Their work plays an essential role in protecting City employees, residents, and visitors.



FACILITIES MAINTENANCE

Facilities Maintenance is responsible for the upkeep and repair of all City facilities, performing work through a combination of in-house staff and outsourced service contracts. The division includes skilled painters, carpenters, welders, plumbers, electricians, and other experienced tradespeople who address a wide range of building maintenance needs. Often working behind the scenes, this team provides the essential care that keeps City facilities safe, functional, and operating smoothly every day.



Year	2021	2022	2023	2024	2025
Maintenance Work Orders Completed	3,106	3,616	2,110	3,846	4,517
Buildings & Structures Maintained	531	531	532	532	461
Service Contracts Managed & Value	9 Contracts \$662K	9 Contracts \$660K	10 Contracts \$495K	4 Contracts \$500K	3 Contracts \$613K

REAL ESTATE

The Real Estate division manages the acquisition, disposition, and lease agreements for City properties, while also overseeing blight abatement efforts. Through careful research and coordination, the team secures strategic parcels and easements that make public projects and community improvements possible. Strong projects begin with strong foundations, as depicted below, and those foundations often start with the groundwork laid by this team. By positioning the City to obtain the right properties at the right time, the Real Estate division provides the essential first step that allows major developments and infrastructure projects to move forward.

Year	2021	2022	2023	2024	2025
Blighted Homes Title Reports	125	207	164	205	79
Easements Obtained for Projects	71	37	22	36	25
Property Purchase Acquisitions	31	8	12	7	3
Properties Sold & Value	4 Properties \$530K	N/A	N/A	2 Properties	5 Properties \$2.6M
Real Estate Projects	N/A	65	101	57	44

Progress photo of the foundation for the new McCosker Fire Station #19



PUBLIC WORKS



The Public Works Department works to ensure the reliable, high-quality delivery of both internal and public-facing services. It is comprised of Accreditation & Compliance, Events, Parks & Recreation, Public Services, and Performance and Improvement. Together, these teams support many of the essential functions that keep the City operating smoothly and responsively. Through services such as sanitation, pothole and sidewalk repairs, and hazardous spill response, the department plays a vital role in maintaining the safety, cleanliness, and functionality of the community. Additional responsibilities include operating the City's recycling centers, Community and Senior centers, coordinating litter removal, citywide mowing, street sweeping, and managing a vast array of events of all sizes. This work collectively enhances the quality of life for residents.

SHONNDA SMITH

Executive Director of Public Works

ACCREDITATION & COMPLIANCE



Accreditation & Compliance is responsible for ensuring that Build Mobile, Engineering and Infrastructure, and Public Works have and follow appropriate policies, procedures, plans, and guidelines for best practices as outlined by the American Public Works Association (APWA). It also ensures that Parks and Recreation meets similar guidelines set forth by the Commission for the Accreditation of Park and Recreation Agencies (CAPRA). This division also manages workforce development and training coordination.

CHERI BOUCHER

Director of Accreditation & Compliance

NOTABLE ACHIEVEMENTS

- Production of Build Mobile, Engineering & Infrastructure, & Public Works Annual Report
- CAPRA Annual Report
- Manage employee recognition programs and events
- Job fair coordination
- Training opportunities for staff include: new employee orientation, budgeting, CDL, developing effective presentation topics, travel policy, executive coaching, internal and external customer service, and in-person offerings of OPR's mandatory Code of Conduct and Harassment trainings.



**SCAN THE
QR CODE TO
MEET LALISA
WILLIAMS,
EQUIPMENT
OPERATOR !!!**



EVENTS



Events oversees the planning, coordination, and execution of City-sponsored events while also supporting and facilitating private events, neighborhood block parties, and community parades. In recent years, the department has expanded and enhanced the quality of its programming in response to the interests and requests of residents in Mobile and surrounding communities. Though small in size, this dedicated team plays a significant role in shaping the city's cultural life, bringing fresh energy, memorable experiences, and a stronger sense of connection to Mobilians and visitors alike.

JENYIA ROCKER

Manager of Events

The Lighting of the Tree is held every November in Mardi Gras Park. This event officially kicks off the start of the Christmas season in the city.





Local women were honored for their achievements during our Women's History Month gala.

Year	2021	2022	2023	2024	2025
Total Number of Events	117	108	102	82	51
Total Attendees	235,279	374,230	242,085	210,575	219,914



Gulf Coast Grooves features a variety of fun musical artists for free throughout the city.

PARKS AND RECREATION



The CAPRA accredited Parks and Recreation division offers award-winning programs and services, safe and welcoming facilities, and a wide range of accessible athletic, recreational, and social activities to Mobile citizens of all ages. With a packed calendar of programs and productions, there is truly something for everyone at Mobile Parks and Recreation. Functioning with five divisions including Operations, Parks, Recreation, Azalea City Golf Course, and the Mobile Tennis Center, MPRD works to create fun and safe places where everybody is somebody.

KIM CARMODY
Director of Parks & Recreation
2023-2026 (Retired)



GERARD MCCANTS
Operations Manager



DAN OTTO
Park Superintendent



SHADRACH COLLINS
Recreation Superintendent



SCOTT NOVAK
Tennis General Manager



BRIAN AARON
Golf Superintendent
2001-2026 (Retired)



MPRD'S VISION

Fun and Safe Places where
Everybody is Somebody

MPRD'S MISSION

To increase the social, emotional,
and physical well-being of
our community by providing
diverse activities in secure and
welcoming spaces.

MPRD'S CORE VALUES

Customer Service, Teamwork,
and Diversity

MPRD'S GOALS

- Encourage healthy lifestyles through awareness, access, and value.
- Ensure all spaces are well-maintained with optimal signage and lighting to promote an inviting and safe environment.
- Facilitate and provide offerings and spaces that reflect the community needs.
- Be intentional in providing more opportunities for Professional Development and Training for all staff.
- To become better stewards of our park properties by starting to take steps to become Environmentally Resilient.

STRENGTHENING ENVIRONMENTAL STEWARDSHIP AND RESILIENCE

- **Integrated environmentally responsible practices** into park and program operations through sustainable landscaping, reduced mowing areas, and environmentally conscious maintenance approaches.
- **Encouraged appreciation of natural spaces and responsible park use** by offering nature-based activities, outdoor recreation programs, and educational opportunities in park settings.
- **Continued efforts to preserve and enhance park assets** for future generations through ongoing park improvements, asset stewardship planning, and maintenance practices focused on long-term sustainability.



OPERATIONS

Operations provides the essential support functions that enable MPRD to deliver services smoothly and effectively to both the public and its employees. The division manages key administrative areas including human resources, fleet coordination, contracts, athletic permits, and the rental of parks, pavilions, and facilities. Behind the scenes, this team helps keep the department running efficiently while also coordinating a robust volunteer program that makes many MPRD programs possible. Through careful organization and dependable support, Operations plays a vital role in ensuring the department's services and activities continue to thrive.



INVESTING IN STAFF AND SERVICE EXCELLENCE

- **Supported high-quality program delivery** by investing in staff training, professional development, and leadership support, including customer service training, safety certifications, and continuing education opportunities.
- **Improved consistency, customer service, and operational effectiveness** by fostering collaboration across parks, recreation, operations, and events teams.
- **Empowered staff to create welcoming, inclusive, and engaging experiences** through staff-led community engagement, inclusive programming approaches, and responsive customer service.

PARKS MAINTENANCE

The Parks Maintenance Division stewards thousands of acres of park grounds, green spaces, athletic fields, and landscaped areas across dozens of City facilities. Their work spans both scale and precision, from mowing expansive fields and maintaining park grounds to the careful, delicate placement of flowers that bring color and vibrancy to the City's shared spaces. Through years of experience and a practiced eye for detail, this team shapes the landscapes residents and visitors enjoy every day. Their efforts create the beauty that defines the City's parks and public spaces, quietly enriching the character and charm of the community.



1,919

Acres of Land Maintained

38

Playgrounds Maintained

31,500

Plants Planted & Maintained

21

Pickleball Courts
Maintained

PROVIDING SAFE, WELCOMING, AND WELL-MAINTAINED SPACES

- **Delivered programs in clean, well-maintained facilities and outdoor spaces**, including refreshed community centers, well-kept athletic fields, and improved park areas that fostered participation and community pride.
- **Enhanced the user experience** through improved lighting, updated park rules signage, clearer wayfinding, and strong operational support across parks and facilities.
- **Aligned facility readiness and maintenance efforts** with program delivery to ensure spaces were prepared, functional, and supportive of daily activities and special events.
- **Maintained safe and accessible environments** that welcomed residents of all ages, abilities, and backgrounds, including inclusive playgrounds, accessible program spaces, and staff support focused on safety and customer service.

RECREATION

Recreation coordinates athletics, aquatics, therapeutic programs, and activities across the City’s senior and community centers, ensuring meaningful opportunities for residents of all ages and abilities. Through inclusive programming and thoughtful stewardship of these spaces, this division delivers services that are accessible to all residents. By fostering welcoming environments where participation, connection, and mentorship naturally flourish, the Recreation team helps bring MPRD’s commitment to diversity and community to life, creating spaces where residents can gather, grow, and thrive together.



Year	2021	2022	2023	2024	2025
Community Center Visitors	112,037	183,722	236,776	386,337	431,775
Youth Program Participants	35,489	45,870	46,175	46,175	48,912
Adult Program Participants	17,516	32,504	34,420	48,250	36,684
Senior Program Participants	4,116	6,682	7,751	8,950	32,419

DELIVERING COMMUNITY-RESPONSIVE PROGRAMS AND AMENITIES

- **Offered a diverse mix of programs** for youth, teens, adults, and seniors, including after-school programs, teen activities that elevated youth voice and leadership, senior social programs, and multigenerational community events that reflected community interests and needs.
- **Expanded arts, music, cultural, and enrichment offerings** through art classes, music instruction, performances, cultural showcases, and creative workshops that celebrated local talent and expression.
- **Broadened program offerings citywide** by strengthening partnerships with community organizations and volunteers to deliver partner-led fitness classes, arts instruction, enrichment programs, and special events.

PROGRAMMING

Year	2021	2022	2023	2024	2025
Partner-Led Classes & Activities	76	206	60	101	32
Participants Registered for Classes & Activities	1,483	2,864	2,745	5,750	44
New Programmatic Partners	9	18	15	8	4
Programmatic Partners & Volunteer instructors	97	115	47	55	31

ENCOURAGING HEALTHY, ACTIVE LIFESTYLES

- **Expanded youth, teen, adult, and senior programming** that promoted physical activity, wellness, and healthy habits through youth sports leagues, senior fitness classes, adult open gym opportunities, wellness workshops, walking clubs, and teen programs that encouraged engagement and leadership.
- **Increased access to fitness, nutrition, and recreational programs** across community centers and parks by offering group fitness classes, nutrition and wellness events, outdoor fitness activities, and neighborhood-based recreation opportunities.
- **Supported lifelong health and active living** by providing aquatics, athletics, and open recreation opportunities such as swim lessons and water safety programs, youth and adult sports leagues, open recreation hours, and splash pad programming.



Year	2021	2022	2023	2024	2025
Teens Engaged*	No Data	595	1,093	2,318	3,244
Teen Programs*	No Data	12	19	14	29

*The Teen Program began in 2022; there is no data for 2021.

ADULT ATHLETICS

Year	2021	2022	2023	2024	2025
Soccer	COVID	260	370	370	380
Flag Football	COVID	132	0	0	0
Basketball	COVID	132	150	480	240
Total Participants	COVID	524	520	850	620



SENIOR PROGRAMMING

Year	2021	2022	2023	2024	2025
Seniors Fitness Memberships	337	549	544	544	16,812
Programs/Classes/Events	133	169	238	238	462
Senior Meals Served	36,400	26,236	27,386	27,386	34,416
Senior Transportation Members*	COVID	59	81	No Data	4,182
Total Program Participants	COVID	8,490	7,356	8,500	46,181

** Initial reporting focused on a single senior center. We are now tracking across all centers and including outings/ field trips.*

YOUTH ATHLETICS

Year	2021	2022	2023	2024	2025
Boys Basketball	COVID	1,770	1,845	1,890	1,350
Track & Field	COVID	348	217	251	270
Baseball	COVID	386	1,067	1,005	1,296
Soccer	COVID	318	337	390	405
Girls Basketball	COVID	300	330	326	270
Softball	COVID	54	90	60	72
Pee Wee Football	COVID	18	25	19	9
Girls Volleyball	COVID	15	27	76	176
Flag Football	COVID	35	25	241	289
Kickball	COVID	36	36	29	33
Gymnastics	COVID	1,142	1,306	1,395	1,503
Total Participants	COVID	3,280	4,380	4,328	5,550



AZALEA CITY GOLF COURSE

Set within the natural beauty of Langan Park, the Azalea City Golf Course offers a welcoming destination for golfers throughout the community. The course features carefully maintained Champion Bermuda greens that provide an enjoyable experience for players of all skill levels, from beginners to seasoned golfers. Reasonable fees help keep the course competitive with other local options while making the game available to a wide range of residents and visitors. The experience is further enhanced by the newly renovated clubhouse and pro shop, depicted below, creating an inviting hub that complements the course and enriches the atmosphere of this cherished local amenity.



Year	2021	2022	2023	2024	2025
Rounds of Golf Played	43,500	46,440	44,823	41,593	42,835
Revenue	\$1.37M	\$1.46M	\$1.53M	\$1.61M	\$1.60M

MOBILE TENNIS CENTER

As one of the largest public tennis facilities in the world, the Mobile Tennis Center continues to position the city as a premier destination for sports tourism. With its expansive court capacity, the Center has successfully leveraged growing interest in tennis to attract numerous United States Tennis Association (USTA) tournaments and competitive events. Beyond hosting major competitions, the Mobile Tennis Center remains committed to growing the game locally by offering affordable lessons and programs for players of all ages and skill levels. The Center has expanded opportunities for participation by supporting wheelchair tennis and other adaptive programs, helping ensure that more members of the community can experience and enjoy the sport.



Year	2021	2022	2023	2024	2025
Tennis Tournaments	26	27	30	36	34
Tournament Participants	77,177	75,943	83,190	84,230	103,000
Tennis Court Rentals	35,122	37,895	38,495	16,843	24,811



PUBLIC SERVICES



Public Services is responsible for many of the essential services that keep the City running smoothly and safely each day. Its work spans a wide range of functions, including trash, garbage, and litter collection, recycling center management and the maintenance of streets, sidewalks, and other City infrastructure. Public Services also manages the City of Mobile's vehicle fleet. Organized into Public Services Administration, Sanitation, Public Services Maintenance, Urban Forestry, Fleet Management, and Stormwater, these teams form the backbone of City operations. They ensure clean streets, well-maintained public spaces, healthy urban forests, reliable vehicles, and effective stormwater management. Through these coordinated efforts, the department plays a vital role in enhancing residents' quality of life and supporting the City's day-to-day operations.

MATT ANDERSON

Director of Public Services



CHARLES SUMRALL
Deputy Director of Fleet Management



DEXTER JOHNSON
Deputy Director of Public Services Maintenance



DWIGHT AUSTIN
Deputy Director of Sanitation



PETER TOLER
Deputy Director of Urban Forestry



ASHLEY ADAMS
Operations Manager



Year	2021	2022	2023	2024	2025
Total Work Orders	32,480	31,187	38,500	34,202	24,121



FLEET MANAGEMENT

Fleet Management oversees the City’s fleet of nearly 1,300 vehicles and all associated equipment, ensuring they are safe, reliable, and ready to support City operations. The division manages two motor pool sites, providing centralized access to vehicles and equipment for City departments. Services include routine maintenance and repairs, fuel station management, and the procurement, assignment, and disposal of City vehicles and equipment. Through careful stewardship and proactive management, Fleet Management keeps the City moving efficiently to support the broad range of services residents rely on every day.



Year	2021	2022	2023	2024	2025
Vehicles Managed	2,500	1,350	1,295	1,325	1,300
Gallons of Fuel Dispensed	1,466,868	1,569,679	895,798	1,023,590	1,561,967
Tires Replaced	2,346	2,784	2,904	2,246	1,990
Vehicles Purchased	158	280	300	300	325
Vehicle & Equipment Disposed	200	218	271	300	418

PUBLIC SERVICES MAINTENANCE

Public Services Maintenance performs essential services that keep the City of Mobile clean, safe, and well-functioning. Their responsibilities include litter collection, recycling center management, right-of-way mowing, street sweeping, spill response, and roadway erosion repair. In January of 2025, this team's adaptability and dedication were on full display during an unprecedented shift in normal operations as record snowfall blanketed the City. Rising to the challenge, Public Services Maintenance led snow recovery efforts, demonstrating their skill, resilience, and commitment to keeping the community safe under extraordinary conditions.

Year	2021	2022	2023	2024	2025
Pounds of Right-of-Way Litter removed	62,000	56,760	58,900	88,170	48,051
Tons of Recyclable Materials Collected	731.6	944.39	862.77	825.76	646.26
Miles Cleaned by Street Sweepers	10,230	21,000	27,519	43,102	52,298
Potholes Repaired	7,723	7,600	5,058	4,523	758
Oil/Hazardous Spills	102	129	113	110	121



SCAN THE QR CODE TO
WATCH US CLEAN UP AFTER
THE HISTORIC SNOWSTORM
OF JANUARY 2025!

SANITATION

Sanitation delivers the essential services that keep the City of Mobile clean, safe, and welcoming for residents and visitors alike. Providing residential garbage and trash collection, cart delivery, downtown waste management, electronics pick-up, and roadside debris removal, this team ensures the City's public spaces remain orderly and well cared for. Sanitation crews, often-unsung heroes, begin their routes before sunrise and provide the backbone of daily life in Mobile. Combining dedication, skill, and consistency, they maintain the cleanliness and functionality that the community relies on every day.



Year	2021	2022	2023	2024	2025
Cubic Yards of Yard Debris Collected	200,728	51,857	170,452	179,915	158,920
Garbage carts Collected	73,145	73,145	68,000	76,200	76,235
Tons of Household Garbage Collected	56,059	58,751	55,889	60,431	81,106
Garbage Carts Repaired/Replaced	13,431	8,858	4,566	3,100	7,872
Dead Animals Removed from Right-of-Way	1,126	1,032	1,251	2,658	782
Tires Removed from Right-of-Way	1,044	5,100	1,805	16,000	2,558
Cases of Regulatory Enforcement of Trash/Garbage Rules	1,785	6,874	4,238	23,256	1,021
Pounds of Electronics Collected	1,307	902	820	2,800	25,620

STORMWATER

In 2025, the City of Mobile created its first dedicated Stormwater division. This division will address critical drainage issues that contribute to localized flooding. This will be part of an ongoing initiative and utilize a multi-pronged approach to mitigate flooding by improving and maintaining stormwater infrastructure.



Year	2021	2022	2023	2024	2025
Stormwater Inlets Cleaned & Inspected	8,625	9,269	13,356	10,315	4,589
Miles Cleaned by Street Sweepers	11,838	21,121	27,519	43,102	52,298
Cubic Yards of Debris Removed by Street Sweepers	13,681	11,092	14,995	20,248	20,081
Cubic Yards of Debris Removed for Flood Control	36,347	9,001	16,975	22,989	11,561
Miles of Ditches Maintained	6	18	51	97	38.8

URBAN FORESTRY

Urban Forestry cares for Mobile's vast and treasured tree canopy, including the iconic live oaks that line and shade many of the City's roadways. Maintaining this living legacy requires the skill and knowledge of certified arborists, supported by contracted tree service experts, to ensure trees on City property and within rights-of-way thrive for generations to come. This division's work ranges from right-of-way trimming and tree removal to risk assessments and careful review of development and site plans, ensuring that trees are preserved, planted thoughtfully, and integrated into the fabric of the community. Through their expertise and stewardship, the Urban Forestry team boldly shapes the City's character, providing beauty, shade, and environmental benefits that residents and visitors enjoy every day.



563
Trees Removed

912
Trees Trimmed

68
Tree Stumps
Ground



PERFORMANCE AND IMPROVEMENT



Throughout most of 2025, the City's improvement work was carried out by the Office of Strategic Initiatives, focused on addressing cross-departmental challenges and building practical systems where no single department had clear ownership. In December 2025, this function formally transitioned into Performance & Improvement (P&I), establishing a permanent role centered on process improvement and measurable results. The final months of the year marked the start of P&I's core work supporting departments with practical operational improvements.

JAYSON D'ALESSANDRO

Director of Performance and Improvement

ACCOMPLISHMENTS IN 2025

EXECUTIVE COORDINATION & ACCOUNTABILITY

The team concluded its work in early 2025 on the Mayor's Initiative Management System. This centralized tracking framework aligned leadership with accountable departments and elevated high-priority items for regular review. Over its lifecycle, the system tracked 536 initiatives to completion, reduced cabinet meeting time from 90 minutes to 30 minutes, and eliminated approximately \$50,000 in potential annual software costs by being built in-house using existing tools. The approach was later expanded for use across multiple City departments.

COMMUNITY CENTER INSIGHTS & WORKFORCE DEVELOPMENT

In the summer of 2025, the team supported an intern project examining how teens experience City community centers. Site visits and observations produced practical insights to help improve how centers support their mission, while also providing interns hands-on experience in research, analysis, and professional communication.

SYSTEMS & SERVICE IMPROVEMENTS

The Events Permitting System continued to be refined throughout 2025 to improve clarity and consistency in how events are reviewed and approved. During the 2025 calendar year, the in-house system—developed using existing City software at no additional cost—supported 469 events and invoiced \$164,024 in cost recovery from external events. Customer feedback showed strong results, with 75% reporting the system met or exceeded their needs and 85% saying it contributed to the success of their event. These results informed the move toward an enterprise-scale solution expected to be delivered in 2026.

ASSET & RESOURCE MANAGEMENT

In partnership with the Fleet Department, the team developed a vehicle loaner program that allows staff to check out vehicles only when needed for work-related use. Developed in 2025 and launched at the turn of the year, the fully self-service program reduces administrative effort while supporting better use of City assets and lower ownership and maintenance costs.



PROCESS IMPROVEMENT: LAUNCH OF P&I WORK (LATE 2025)

As P&I work began in late 2025, the team partnered with five teams across Public Services, Parks & Rec, and Events to introduce structured process improvement training and hands-on guidance. Departments documented how work is currently done, identified delays and inefficiencies, and developed realistic improvements that could be implemented without adding staff or new technology. These efforts led directly to proposed operational changes and projected savings in several service areas:

DEPARTMENT/AREA	FOCUS OF IMPROVEMENT	ANNUAL PROJECTED SAVINGS
SANITATION: RESIDENTIAL GARBAGE COLLECTION	Shifted select activities from premium-rate schedules into standard weekday operations through clearer routing and staffing alignment	\$29,400
FLEET SERVICES	Streamlined vehicle auction preparation and disposition to reduce handling, idle time, and staff hours	\$15,000
PARKS MAINTENANCE	Reduced morning start-up delays by clarifying preparation steps and standardizing work across crews	\$18,000
EVENTS & PERMITTING (CROSS-DEPARTMENTAL)	Simplified review and approval steps to reduce rework and wait times	\$33,600
PARKS & RECREATION: FACILITY PROGRAMS	Improved scheduling, pricing clarity, and administration for partner-led facility use	\$13,230

LOOKING AHEAD

By the end of 2025, the transition to Performance & Improvement positioned the City with a permanent function focused on practical, measurable improvement. Building on earlier strategic work, P&I enters 2026 focused on helping departments reduce avoidable waste, strengthen reliability, and deliver services that are easier to manage and easier for residents to use.

EMPLOYEES OF THE MONTH



JANUARY | EMMA DEAN
Office Assistant II, Real Estate & Asset Management



FEBRUARY | ROBERT FISCHER
Public Service Worker I, Azalea City Golf Course



MARCH | SAINT HOPE WALKER
Office Assistant III, Fleet Management



APRIL | PEGGY FORD
Chief of Central Permitting, Building & Planning



MAY | CHAD HOLM
Deputy Director of Planning & Administration, REAM



JUNE | TANYA GULLETT
Recreation Facility Supervisor, MPRD Community Centers



JULY | LASHEY WILLIAMS
Fiscal Officer II, Engineering



AUGUST | EMMA COCHRAN
Project Manager, Programs & Project Management



SEPT. | LEE CALLAGHAN
Activities Specialist I, MPRD Community Centers



OCT. | SHAWN MEEK
Service Contract Technician, Facilities Maintenance



NOV. | JENYIA ROCKER
Manager of Events Department



DEC. | LABARRON JOHNSON
Public Service Supervisor I, Public Services Maintenance



PUBLIC WORKS

FIRST RESPONDER





CITY OF MOBILE
**BUILD MOBILE
ENGINEERING & INFRASTRUCTURE
PUBLIC WORKS**

MAILING ADDRESS

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Mobile, AL 36633-1827

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