

DOWNTOWN DEVELOPMENT AUTHORITY
MEETING MINUTES
Tuesday, April 15, 2008

The April 15, 2008 meeting of the Downtown Development Authority was held in the Griffin Welcome Center at 8:00 a.m. The meeting was called to order by Bruce Ballard.

On motion by Doug Hollberg and seconded by Gertrude Rogers and approved by all present, motion to approve the minutes from the meeting held on Tuesday, March 18, 2008.

Attendance: James Willis, Bruce Ballard, Otis Blake, Daniel Searcy, Gertrude Rogers, and Doug Hollberg, DDA Executive Director, Adam Causey, City Manager, Kenny Smith, Planning & Development Director, Frederick Gardiner, and Special Projects Coordinator, Vicki Hyatt.

Financial Report:

- FNB funds
Adam Causey states that he hasn't found anything to say that those funds are limited. They have been used for façade loans in the past but there is nothing to indicate that the funds can't be used for anything else. Mr. Causey states that the façade loan is a good program and he has spoken with several businesses to try to promote it a little more. The criteria may need to be amended for the loans a little bit. This may be something that needs to be discussed when setting the goals.
- City Finance Department
Mr. Causey states that he spoke with Markus Schwab with the Finance Department. The funds aren't City funds, they are funds of the DDA but they do need to be accounted for in the yearly audit. Kenny Smith says that he found out last year that the DDA as an authority needs to be separate and have a separate audit. He states that they talked to the auditors about including the DDA in the City's audit as a separate entity. That will take place starting this year.

Chairman's Report:

Bruce Ballard states that he and Robin Nance and Adam Causey met last week and talked about trying to get some goals set for the year. He states that when you have money to work with you get things done but even when you don't have money you have to prove that you are making progress. Our idea is to put some goals in place and to be able to show that we are meeting these goals. He states that he is glad to have Adam Causey on board to help with this process.

DDA Director's Report:

- LCI/DCA/TAD Update

The LCI supplemental report for the parking study went in to the ARC a few weeks ago. It will take a month or two for them to let us know if we are awarded that study.

The TAD legislation was passed by the House and Senate. That's the local legislation that allows us to be able to do the Tax Allocation District downtown. Spalding County has the same initiative so it will be on the ballot in November. We will come up with some sort of public education initiative so that everyone will know that voting yes is vital to our job here. Mr. Causey states that the DCA Regional Representative Jonothan Corso will be here at City Hall on Thursday of this week to talk about their loan funds and other funding sources. I've invited potential business owners and others who have already had dealings with DCA to attend.

Downtown Design Guidelines

The Downtown Design Guidelines are going in front of the Planning & Zoning Board on May 19th. They have to be amended to the Zoning Ordinance before they can go before the City Commission. Mr. Causey states that he hasn't had a lot of feed back from the people as to how they feel about the Design Guidelines other than when talking about the signage.

Enterprise Ordinance

The Enterprise Ordinance is in the works and will be going before the Commission in the next couple of months. Once this is in place we will be able to do Opportunity Zones which allows businesses to get tax credits on their employees. The Enterprise Zone has to be in place first and it has to be incorporated as an ordinance. The Opportunity Zones are designated by DCA.

Redevelopment Fund

The Redevelopment Fund is another DCA tool that Jonothan Corso will talk about at the meeting on Thursday. This fund is formulated as a grant to the city if we choose to apply for it. There needs to be a specific project in mind. The limit is \$500,000. As a city or DDA we would go to DCA and say that we have a project that we think meets the requirements for the Redevelopment Fund, then we fill out the application and they come down and take a look. If they approve it they actually grant that money to the City and then the City could do several things with it. They could loan it out themselves, loan it to the DDA as a low interest loan or a no interest loan, there are a couple of other options but it can't go straight to the DDA. It has to go to the City.

DDRLF Update

DCA had comments on Steve Morris' application and have transmitted those comments back to the Consultant, Allen-Smith, who is working on it. Hopefully they will get their questions answered soon and get the application back to DCA to get a final decision.

- **FY 09 Budget Update**
Budget preparation is still going on probably until about the end of April. At this point there isn't much to update.
- **Former City Hall site update**
In two weeks the old City Hall site proposals should be in. Mr. Causey states that has personally talked to three (3) developers that have said that they are going to put in proposals. Mr. Doug Hollberg states that he would like for it to be kept confidential until it is brought before the City Commission.

City Manager's Report:

Everything has been covered.

Other Business:

- **Downtown Events**
There have been three (3) new businesses to open in the past several weeks. Angelo's Restaurant, which appears to be doing very well, Clearly Fun Soap has opened an outlet store downtown, and Lucky Me. There are two (2) events coming up that will be highlighting downtown. The first one is June Jam which will be held on Saturday, June 7th. It's a Saturday night and it will have a kind of island/beach theme. There will be two bands to play that night for entertainment. The second is BRAG (Bike ride across Georgia) is going to be stopping in Griffin on Sunday June 8th. There will be about 1600 riders. The economic impact on our community will be about \$100,000 between food and lodging. A really big celebration is being planned for downtown. Both sides of Solomon Street on either side of Hill Street will be blocked off where there will be three (3) bands to play, there will be a kids area with a big blow-up slide for the kids to play on, face painting, games, etc., food court and a car show amongst other things.

Bruce Ballard states that the Hwy 155 issue came up again at the County Commission meeting and it was struck down again. Those issues still have to be dealt with. Mr. Hollberg says that he would like to talk about that for a minute. He shows a map of some different ideas that he has. He states that he doesn't foresee the county ever allowing a Southside Bypass, so that leaves it up to the City to come up with an option. He says that Griffin doesn't really have an East / West corridor other than Hwy 16 so he says that what he is looking at right now is somehow going thru East Griffin with a connector somehow to get over to Georgia 16. He shows the board the map with the lines drawn. Bruce Ballard states that there is one group of the transportation committee that wanted the southern bypass for various reasons but there is another group that have generally felt that with the growth on the Northside of town with Sun City Peachtree/ Minerva that it would make more sense to put it on the Northside.

next meeting. Mr. Gardiner states that he would like to include a support letter from the DDA with the application.

Hill Street Connectivity Study

Mr. Gardiner states that the Hill Street Connectivity Study is about ¾ of the way done. They are finishing up the LCI portion of it so that it can be presented to the Board of Commissioners. He states that they are on schedule. He said that there was a community meeting that turned out really well. There was a lot of citizen participation.

City Managers Report

Everything has been covered

Other Business:

Main Street Report - Kira Harris-Braggs

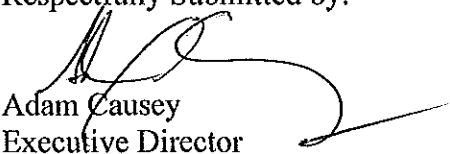
Mrs. Harris Braggs states that she just returned from the Mainstreet 101 training in Statesboro. She met with Main Street managers from the surrounding areas and spoke with the Main Street Manager from Madison Georgia. She will try to talk with other Main Street Managers in the area to get ideas and share ideas.

Bike Ride Across Georgia (BRAG)


Vicki Hyatt explains that the Bike Ride Across Georgia is a bike ride that they have every year. She explains that the ride will start at Oxford College and their second stop will be in Griffin on June 8th which is a Sunday. They will be staying at Spalding High School and in an effort to bring them downtown to show them what Downtown Griffin is about, there are some events being planned for that day.

Adjourn

Respectfully Submitted by:


Adam Causey
Executive Director
Downtown Development Authority

ATTEST:


Bruce Ballard
Vice Chairman
Downtown Development Authority Board