



# **DOWNTOWN DEVELOPMENT AUTHORITY**

**OF THE CITY OF GRIFFIN, GEORGIA**

Robin Nance, *Chairman*  
Bruce Ballard, *Vice Chairman*  
Otis Blake III • Douglas Hollberg  
Gertrude Rogers • Daniel Searcy  
Allen Marshall  
Adam Causey, *Executive Director*

## **MEETING MINUTES**

Tuesday, November 18, 2008

The November 18, 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 Robin Nance.

*On motion by Doug Hollberg and second by Gertrude Rogers and approved by all present, the minutes from the meeting held on October 21, 2008, were recorded.*

**Attendance:** Otis Blake, Gertrude Rogers, Daniel Searcy, Robin Nance, Commissioner Doug Hollberg, Allen Marshall, DDA Executive Director Adam Causey, Kenny Smith, Frederick Gardiner, Drew Whalen, and City of Griffin Special Projects Coordinator Vicki Hyatt. Guests in attendance: Hunt Slade, Jacob Orr, and Garrett Massey.

### **Financial Report:**

FNB façade account stands at 37,904.02. \$2,500 grant pending to Steve Morris; \$5,000 loan pending to Jacade Long.

### **Chairman's Report:**

Chairman Nance welcomed new DDA Board of Director member Allen Marshall.

The unveiling of the General Griffin Statue will take place on Sunday, November 23 at 2:30. Chairman Nance congratulated the Generals Griffin on a great fundraising effort.

Chairman Nance provided an update on the Norfolk Southern communications. Mr. Nance previously had lined up a contact with NS to come talk to the Rotary Club, however, that appearance has been canceled. There has still been no contact with the owners of the Boyd Builders Supply building.

### **DDA Director's Report:**

- **New Business – Liberty Technology**  
Mr. Causey announced that Liberty Technology, an IT services outsource firm and computer and electronics retailer, has opened at 120 East Taylor Street next to KFC. Mr. Cause informed the board that their opening night was a huge success and that everyone should visit the store for any Apple or computer electronics holiday gift needs.



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- **TAD Update**  
Mr. Causey stated that the Spalding County Commission considered and approved a resolution on November 17 to participate in the city's TAD. Mr. Causey informed that the next step was to have the city approve its redevelopment plan and TAD resolution and then to meet with the school board and begin discussions on their participation. Mr. Whalen stated that the Georgia legislature must still pass enabling legislation to allow the school board to take action on their TAD consent, which could push the actual working timeframe of the TAD to July 2009. The TAD will be created December 31, if the city approves the resolution on December 9<sup>th</sup>. Discussion ensued on the effect on the TAD of property tax assessment caps potentially being considered by the Georgia legislature.
- **DDRLF – Steve Morris/Griffin Hotel**  
Mr. Causey reported that the Georgia Department of Community Affairs agreed to remain at \$250,000 for the Griffin Hotel. This means that Steve Morris only needs to come up with \$50,000 to make up the difference with the GCF award at \$200,000. Mr. Morris has already started work on the interior and exterior of the building. Mr. Morris located the old front doors and will refurbish them.
- **Old City Hall**  
Mr. Causey informed the Board that the RFP for the old city hall will be released soon. City Manager Kenny Smith had the window and door trim of the historic building painted to make it look better.
- **Parking Study**  
Mr. Causey discussed the award of the LCI supplemental parking study. Walter P. Moore won the bid. The project will begin in January and be completed by March 2009.
- **Main Street calendar update**

Downtown trash meeting on November 24 with Phill Francis and Kira Harris-Braggs

November 20<sup>th</sup> the Region 4 Main Street meeting will take place in Griffin

Christmas– Toy drive, Christmas concert and tree lighting will take place at 6:00PM on December 2<sup>nd</sup>



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Mistletoe Market will take place Saturday, December 13 from 11:00am to 4:00pm at the Welcome Center. Santa will be present.

## City Manager's Report

City Manager Kenny Smith informed the board that the GDOT Commissioner, Gena Evans, has requested a meeting with himself and Commissioner Hollberg to discuss commuter rail. Mr. Smith will report back about that meeting.

## Other Business

- Main Street – Allen Marshall  
Committees are still meeting as planned.
- City Economic Development – Vicki Hyatt  
Vicki Hyatt updated the board on several initiatives. Ms. Hyatt is working on an LCI application to the ARC that will focus on the activity center along North Expressway. The boundaries are contiguous with the Downtown LCI Area. Ms. Hyatt is also working on a grant to redevelop the playground in the Thomaston Mills neighborhood. There will be a community build day for the playground on April 25, 2009. Power Partners Expo, the entrepreneurial showcase, will be held on January 22, 2009.
- City Planning Department – Frederick Gardiner  
Mr. Gardiner stated that The Land Bank has been approved by both the City Commission and the County Commission. Its goal will be to assist in redeveloping distressed neighborhoods. Mr. Gardiner informed the board about the Housing and Economic Recovery Act of 2008 that will allow the city to go after federal funds designed to remedy the effects of foreclosed properties. Mr. Gardiner plans to apply for funds from the state. These funds could be used on the Land Bank. Mr. Gardiner also discussed an update of the Future Land Use Map. These updates will help the city reach some of the goals of the LCI, related to assisting redevelopment by allowing uses we would like to see downtown and restricting uses that are detrimental. Land use updates will also help in having the acceptable zoning and development regulations in place to allow for uses compatible with the proposed rail.
- Appointment  
Mr. Willis was the Main Street representative on the DDA. Since his departure a new representative must be appointed. Allen Marshall was nominated by Doug Hollberg for this appointment.



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*On motion by Doug Hollberg and second by Gertrude Rogers and approved by all present, Allen Marshall was appointed as the Main Street representative for the Downtown Development Authority Board.*

## Adjourn

Respectfully Submitted by:

Adam Causey  
Executive Director  
Downtown Development Authority

ATTEST:

Robin Nance  
Chairman  
Downtown Development Authority Board