



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
James Willis
Adam Causey, *Executive Director*

MEETING MINUTES

Tuesday, September 16, 2008

The September 16, 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 Gertrude Rogers and second by Otis Blake and approved by all present, the corrected minutes from the meeting held on August 19, 2008 were recorded.

Attendance: Otis Blake, Gertrude Rogers, Daniel Searcy, Robin Nance, Doug Hollberg, Bruce Ballard, DDA Executive Director Adam Causey, Main Street Chairman Allen Marshall, Main Street Program Manager Kira Harris-Braggs, City Manager Kenny Smith, Assistant to the City Manager Virginia Martin, and City of Griffin Special Projects Coordinator Vicki Hyatt.

Financial Report:

FNB façade account still sits at \$37, 853.38. This will reduce once the DDA pays out Mr. Morris' \$2,500 façade grant award after he completes the project.

Chairman's Report:

Chairman Nance thanked City Manager Kenny Smith for getting the walk-through project on Broad Street completed.

Chairman Nance updated the group on the General Griffin statue. The Committee is very close to reaching their goal and the statue should be done in late November. The statue is to be placed in front of city hall near the flag poles and mounted with informational plaques and identification of major donors.

DDA Director's Report:

- DDRLF – Steve Morris/Griffin Hotel
Mr. Causey reported that he turned in the award acceptance letter for the DDRLF. The loan will not close until the project is complete. The Georgia Cities Foundation has not yet reached a funding decision on the other \$250,000 that Mr. Morris requested. Mr. Morris is on the agenda for the Historic Preservation Commission to approve his façade work and will begin that project late this fall.



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- **TAD/Redevelopment Vote**
Mr. Causey acknowledged his column in Scoop Magazine explaining the Redevelopment Powers ballot initiative. Mr. Causey, along with Mr. Gardiner from the Griffin Planning Department, gave a presentation to the Chamber of Commerce Governmental Affairs Committee. The pair is also scheduled to give similar talks to the Kiwanis Club and the Griffin-Spalding School Board.
- **Old City Hall**
Mr. Causey stated that communications with Spectra Properties has been falling off in recent weeks. They have still not produced a real estate contract nor the earnest money requested by the city. Mr. Causey stated that he has met with other developers to try and increase interest in that property.
- **Code Enforcement Update**
Mr. Causey updated the group code enforcement issues downtown. Mr. Gardiner was scheduled to attend this DDA meeting and discuss code enforcement efforts by the city in light of several instances of crumbling facades downtown, however, Mr. Gardiner was unable to attend due to a prior commitment. Mr. Causey has sent out a letter to downtown property owners explaining the new emphasis on code enforcement and advertising the new façade grant program. Mr. Causey further discussed bringing groups in to downtown to discuss façade maintenance and focusing on aging brick. Discussion ensued on downtown building maintenance and ideas to increase education about enhancing the appearance of the core historic district. City Manager Kenny Smith explained that the same Code Enforcement rules enforced on residential properties on the north side extend to downtown businesses as well.
- **Community Improvement District**
Mr. Causey discussed further options funding downtown improvements. A Community Improvement District (CID) is one option for funding. A CID assesses additional fees on property owners based on their building size. Those fees are then collected and controlled by an advisory board made up of downtown property owners. These funds can be used for façade improvements, infrastructure, transportation, signage, parking, marketing, and other initiatives. Discussion ensued about the amount of money that could be collected. The DDA would not be a part of the advisory board; however, the DDA could take the lead on getting property owners on board for forming a CID. Board members



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requested an analysis of a block or a group of blocks to determine how much funding could be raised and how much it would cost property owners.

City Manager's Report

Kenny Smith welcomed Assistant to the City Manager Virginia Martin.

Mr. Smith discussed garbage options for downtown since the DDA discussed it briefly at the last meeting. Discussion ensued about additional options for moving dumpsters to central locations, what could be done with individual carts, and how to deal with recycling.

Other Business

- Main Street

Kira Harris-Braggs updated the Board on the Griffin Growers Market. There are two weeks remaining, the last day being September 27. A recent article in Scoop Magazine showcased the market. Next year's market will begin earlier in the summer.

Mrs. Harris-Braggs stated that September Smash was a success, with an estimated 500 guests in attendance. Mrs. Harris-Braggs thanked all involved for their support. Chairman Nance stated that he was encouraged by the amount of young people he saw in attendance that night. Mrs. Harris-Braggs was further encouraged by the number of businesses that stayed open for the event along with the 36 vendors who set up on Solomon Street.

Mrs. Harris-Braggs discussed fall and holiday decoration and activity ideas being considered by the Downtown Council.

Mrs. Harris-Braggs updated the Board on the Main Street Committees that have begun meeting. Committee spots may be filled by anyone, not just Main Street Advisory Board members. There are four committees: Economic Restructuring, Promotion, Design, and Organization. Allen Marshal discussed the Promotion Committee and how they are currently working on a cross-promotional flyer for downtown businesses to hand out to customers.



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Adjourn

Respectfully Submitted by:

Adam Causey
Executive Director
Downtown Development Authority

ATTEST:

Robin Nance
Chairman
Downtown Development Authority Board