



# DOWNTOWN DEVELOPMENT AUTHORITY

OF THE CITY OF GRIFFIN, GEORGIA

Robin Nance, *Chairman*  
Bruce Ballard, *Vice Chairman*  
Otis Blake III • Douglas Hollberg  
Nat Doughtie • Daniel Searcy

Adam Causey, *Executive Director*

## MEETING MINUTES

Tuesday, December 15, 2009

The December 15, 2009, 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 Chairman Robin Nance.

**Attendance:** *Board members:* Robin Nance, Bruce Ballard, Otis Blake, Doug Hollberg, Nat Doughtie *City staff:* Executive Director Adam Causey, City Manager Kenny Smith, City Attorney Drew Whalen, Planning Director Frederick Gardiner, Main Street Manager Kira Harris-Braggs, Special Projects Coordinator Vicki Hyatt

*On motion by Bruce Ballard and second by Otis Blake, III, and approved by all present with Robin Nance abstaining, the minutes from the meeting held on November 17, 2009, were recorded.*

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

Chairman Robin Nance thanked Vice Chairman Bruce Ballard for presiding over the last meeting.

### **Financial Statement:**

Mr. Causey distributed the financial report for the Façade Program account. The FNB account stands at \$20,482.70, with a net of \$10,482.70 after removing projects approved but not yet paid.

*On motion by Doug Hollberg and second by Bruce Ballard, and approved by all present, the Financial Statement for December 2009 was approved.*

### **Façade Grant:**

Otis Blake, III, gave the update to the Jackson Hewitt building at 111 West Taylor Street. The property and Mr. Blake were previously awarded \$500.00 in façade grant funds. Mr. Blake subsequently decided to increase the scope of the remodel and increase the amount of the initial façade grant request.

*On motion by Doug Hollberg and second by Bruce Ballard and approved by all present with Otis Blake, III, abstaining, the Board voted to approve an additional \$2,000.00 in Façade Grant funds to Otis Blake, Jr., for work at 111 West Taylor Street.*



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### DDA Director's Report:

- *Heart & Soul Bus Tour*  
Mr. Causey informed the Board that the Georgia Cities Foundation chose Griffin as one of the host cities for the 2010 Heart & Soul Bus Tour. The tour highlights Georgia downtowns and is attended by various state and regional leaders in economic development, government, and business. Mr. Causey gave out the tentative schedule and showed marketing pieces from previous tours. The DDA, Main Street, and the Planning Department are working together on the plan for tour guests. The tour will arrive in Griffin on April 14.
- *North Downtown Intersection Improvement Plan*  
Mr. Causey presented a plan for intersection improvements on the north side of downtown. The plan was prepared by consultants for the Public Works Department. The proposed changes will address improvements along East & West Chappel Street, East & West Central Avenue, North 8<sup>th</sup> Street, and North 6<sup>th</sup> Street one block in each direction from North Hill Street. The plan also calls for a linear park along the railroad ROW at West Broadway. The changes would be funded by SPLOST proceeds. There is no set timeframe, but the construction would need to be scheduled around the replacement of the 6<sup>th</sup> Street Bridge.
- *2010 Meeting Schedule*  
Mr. Causey presented the 2010 meeting schedule for the DDA Board.

*On motion by Otis Blake, III, and second by Bruce Ballard and approved by all present, the Board voted to approve the 2010 DDA Board Meeting Schedule as presented.*

- *City Ordinance Changes*  
Mr. Causey informed the Board of changes to various ordinances that will effect downtown. The Transit Oriented Development (TOD) ordinance will allow for a mixed-use overlay to allow for increased density due to new development from the commuter rail project. The Unified Development Code (UDC) will streamline the current zoning ordinance and development code into a user-friendly document. POND & Company is the consultant working on both ordinance changes. A schedule of meetings will be created soon.

Mr. Causey also discussed the need to change the city's ordinances to allow certain new businesses in the downtown area. A local businessman has approached Mr. Causey about opening a distillery in downtown. Current codes will not allow this to happen. Mr. Causey said the zoning ordinance; specifically the CBD zoning class would need to be changed to allow for the manufacture of



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alcohol. Additionally, a current Griffin business owner would like to serve alcohol at his music venue. The city's alcohol ordinance would need to be changed to allow these uses. The Board discussed the pros and cons surrounding changing the ordinances. Mr. Causey stated that the debate over safety concerns and negative consequences associated with any of these changes would ultimately be debated by the Board of Commissioners.

### City Manager's Report

Mr. Smith had no report.

### Other Business

- Main Street and Downtown Council  
Kira Harris-Braggs updated the Board on:
  - The Christmas events were very successful, thanks to all involved.
  - June Jam and BRAG planning is underway. June Jam is scheduled for June 5, BRAG for June 6.
  - The Sun City Welcome Committee now includes Main Street as a member.
  - The Main Street Board needs new members. Members can be a business owner or property owner. The next Main Street meeting is December 16.
- Planning Department/Economic Development  
Frederick Gardiner noted the following projects from the Planning Dept:
  - West Griffin LCI project is complete.
  - A second Opportunity Zone application has been turned into the Department of Community Affairs. The new OZ includes industrial property alongVicki Hyatt noted the following:
  - The Economic Development Strategic Plan is wrapping up.
  - UGA is creating a "sustainable agenda" and the city is a part of that green initiative.
  - Georgia Initiative for Community Housing (GICH) has a training session on February 25-26.



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## Adjourn

Respectfully Submitted by:

ATTEST:

Adam Causey  
Executive Director  
Downtown Development Authority

Robin Nance  
Chairman  
Downtown Development Authority Board