



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
Allen Marshall
Adam Causey, *Executive Director*

MEETING MINUTES

Tuesday, February 17, 2009

The February 17, 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 Robin Nance.

On motion by Doug Hollberg and second by Daniel Searcy and approved by all present, the minutes from the meeting held on January 20, 2009, were recorded.

Attendance: Otis Blake, Gertrude Rogers, Daniel Searcy, Robin Nance, Commissioner Doug Hollberg, DDA Executive Director Adam Causey, City Manager Kenny Smith, and City Attorney Drew Whalen, Frederick Gardiner, Kira Harris-Braggs. Guests in attendance were Tony Flournoy and David Gilchrist.

Financial Report:

FNB façade account stands at \$35,465. \$2,500 grant paid to Steve Morris; \$5,000 loan pending to Jacade Long.

Chairman's Report:

Chairman Nance welcomed Nat Doughtie, the new appointment to the DDA. Mr. Nance then read a Resolution of Appreciation for outgoing DDA Director Gertrude Rogers. Mr. Hollberg added that the DDA could create a plaque for Mrs. Rogers, displaying her years of service and reiterating the DDA Board's thanks.

On motion by Doug Hollberg and second by Otis Blake III and approved by all present, the Resolution of Appreciation for Gertrude Rogers was approved.

DDA Director's Report:

- Mr. Causey discussed the requirement for an Oath of Office for all DDA members. Drew Whalen explained that this requirement was only recently discovered and that each member must sign and have notarized this oath. Doug Hollberg asked if the DDA should adopt a separate code of ethics. Mr. Causey read the oath of office and each Director was presented with a copy to sign.



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- **Parking Study**
Mr. Causey reminded the board that the parking study consultants, Walter P. Moore & Associates, will be in town on Thursday, February 19th to conduct stakeholder interviews and a joint DDA/Main Street meeting that evening.
- **Old City Hall**
Mr. Causey discussed the RFP for the Old City Hall Property. The deadline for submission is February 25, which was extended from the original date of February 4. Mr. Causey said there are several firms are interested, but there are still concerns about the ability to finance such a project at this time.
- **Façade Loan Application – Tony Flournoy**
Mr. Flournoy is requesting \$5,000 from the Façade Loan fund for his building located at 301 South Hill Street, which is in the DDA District but not within the Historic Preservation Commission District. Mr. Causey presented the application to the Board and explained that Mr. Flournoy's project is eligible for the funding.

On motion by Doug Hollberg and second by Daniel Searcy and approved by all present, a Façade Loan for \$5,000 was approved for Tony Flournoy to be utilized on work performed at 301 South Hill Street in accordance with Mr. Flournoy's application.

- **Façade Grant Application – David Gilchrist**
Mr. Gilchrist is requesting \$2,500 from the Façade Grant fund for his building located at 129 South 6th Street, which is in the DDA District but not within the Historic Preservation Commission District. Mr. Gilchrist is planning to open a seafood grill restaurant at this location and plans extensive remodel work to the building. Mr. Gilchrist shared pictures and plans with the board. Mr. Causey presented the application to the Board and explained that Mr. Gilchrist's project is eligible for the funding.

On motion by Doug Hollberg and second by Daniel Searcy and approved by all present, a Façade Grant for \$2,500 was approved for David Gilchrist to be utilized on work performed at 301 South Hill Street in accordance with Mr. Gilchrist's application.

- **LCI Project Discussion**
Mr. Causey discussed the city's goals for the calendar year 2009 after the recent Board of Commissioners retreat. Mr. Causey said that recent discussions with building and business owners revolved around completing one of the public projects outlined in the 2006 LCI Town Center, for example, the amphitheater



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green project or the 5th Street right-of-way improvements. Mr. asked the Board for their input on funding one such project even though funding anything may be difficult in the near term. Mr. Whalen mentioned that some bills in the state house this year, including one that would freeze tax assessments, could have an impact on financing such projects via the TAD. Mr. Searcy asked how any bill related to a tax assessment freeze would impact the Spalding County reassessment efforts. Mr. Whalen explained that we will have to wait and see what bills are passed and signed into law to determine their ultimate impact. Mr. Causey also mentioned that the Redevelopment Powers Law, which covers TADs, must be readopted this year and that changes are likely.

Mr. Hollberg mentioned that Taylor Street needs improvements and that downtown parking lots need to be beautified, however, the city budget probably doesn't allow for it. Mr. Causey asked if streetscape improvements were submitted for federal stimulus dollars. Mr. Smith and Mr. Hollberg answered that water/sewer plant upgrades were submitted. Mr. Hollberg and Mr. Nance suggested going after the Redevelopment Fund money from the DCA. Mr. Nance reminded the Board that the Redevelopment Fund needs a private partner in order to work. Mr. Nance asked about where we stand on the commuter rail project. Mr. Nance said a speaker at Rotary was discussing the rail. Mr. Smith said we are still waiting for the final word. Mr. Hollberg discussed the Taylor Street school improvements could be an avenue for some improvements, for example, moving things like the Welcome Center to make it more of a cultural center and gateway into the city. The amphitheater idea was discussed. The parking lot on 8th Street is being leased by the city and there are no set plans.

Mr. Nance asked what the next steps for this project would be. Mr. Smith said that the city has these plans from the LCI but there is no prioritization of what to do first, and this discussion should be used to determine how to do these things in the future. Mr. Causey added that having a prioritized list would allow us to look at the project cost of each and would help in planning for their implementation. Mr. Hollberg stated that parking lot improvements may be a reasonable project that could be sold to the Commission. Mr. Nance asked for a deadline for any suggestions. Mr. Smith said there is no deadline, but that some information would be needed soon if something was wanted for this year's budget. Mr. Smith said he was not optimistic about using city funding for one of these projects in the near future given the economic conditions, but that doesn't mean we can't plan for it. Mr. Searcy wanted to look at the LCI project list again to determine what is out there to do. Mr. Whalen suggested coming up with a list of projects to present at the next meeting.



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City Manager's Report

No report.

Other Business

- Main Street – Kira Harris-Braggs

Mrs. Harris-Braggs reports that Main Street has begun planning for the Downtown Farmers' Market, which will begin May 16th. Main Street will partner with UGA on this event and UGA will provide a student to serve as the administrator during the market days.

Downtown Council started a membership drive. An interest meeting was held on February 9 and the group will be holding regular morning coffee meetings around downtown.

June Jam has been scheduled for June 13 and the planning has begun.

The downtown website design is in the works.

- City Planning Department

Mr. Gardiner said that an RFP was released for concept plans to re-do Hill Street, which is tied to implementation from the ARC.

They are submitting a Community Choices application to the ARC to create a Transit Oriented Development (TOD) ordinance for downtown and other areas around the rail line.

Griffin was awarded another LCI study for the West Griffin area around the North Expressway corridor. The study will begin in July.

- Other

Mr. Nance and Mrs. Harris-Braggs informed the board that Director Allen Marshall was admitted to Spalding Regional over the weekend for the treatment of pneumonia and that he will be released soon. They reminded board members to keep him in mind this week.



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Adjourn

Respectfully Submitted by:

ATTEST:

Adam Causey
Executive Director
Downtown Development Authority

Robin Nance
Chairman
Downtown Development Authority Board