



DOWNTOWN DEVELOPMENT AUTHORITY

OF THE CITY OF GRIFFIN, GEORGIA

Bruce Ballard, *Chairman*
Otis Blake, III, *Vice Chairman*
Ryan McLemore • Daniel Searcy
Nat Doughtie • Joey Scanlon
Daa'ood Amin

Adam Causey, *Executive Director*

MEETING MINUTES

Tuesday, August 21, 2012

The August 21, 2012, meeting of the Downtown Development Authority was held in the Griffin Regional Welcome Center 8:00 a.m. The meeting was called to order by Chairman Bruce Ballard.

Attendance: *Board members:* Bruce Ballard, Otis Blake III, Ryan McLemore, Nat Doughtie *Staff:* Kenny Smith, Drew Whalen, Adam Causey, Kira Harris-Braggs, Vicki Hyatt

On a motion from Otis Blake, III, and a second by Bruce Ballard, and approved by Mr. Ballard, Mr. Blake, Mr. Doughtie, the minutes from the meeting held on July 17, 2012, were approved.

Chairman's Report:

Employee review of DDA Executive Director was completed with City Manager and DDA Chairman. The intersection of Hill Street and Taylor Street has been approved by GDOT to get turn signals for eastbound (from Hill) and southbound traffic (from Taylor), with timeframe for installation to be determined.

Financial Reports:

Mr. Causey reported on the financials from the Façade Grant account and Site/Building Acquisition account.

DDA Director's Report:

- *Façade Grant Program*
Mr. Causey updated the Board about the Façade Program progress, but there were no applicants yet for this month. Mr. Causey is pursuing several buildings that have been persistent eyesores over the years.
- *Broad Street Block Plan*
Mr. Causey relayed information from the Griffin Housing Authority about the status of the grant application to the Federal Home Loan Bank. The grant evaluator has indicated that the current application has several deficiencies that will need to be rectified in key areas: commercial tenant commitment, letter of intent from a financial institution, partnership agreement between the DDA and the GHA. Mr. Causey said the GHA is interested in pursuing the project, but that



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it will need to move to the spring application period, giving more time to fix these issues. Mr. Ballard asked if there are other organizations that have created similar agreements with DDAs and Housing Authorities. Mr. McLemore asked if it was time to move on to a “Plan B.” There was discussion about the role of the DDA, and Mr. Doughtie suggested that taking risks on financing private projects could be one avenue. Mr. Ballard discussed using the capital in public spaces to attract private investment, or shopping the concept plan to private developers rather than competing directly with them. Mr. Whalen warned about having the DDA become simply a landowner or property manager. Mr. Causey agreed to present other options for using DDA capital at future meetings.

- *Old City Hall*
Mr. Causey told the Board that a consultant has been selected for the environmental studies on the old city hall property and work should begin in September. Mr. Causey said that once the testing and reports are done, the city would then determine which buildings could be demolished.
- *Town Center LCI*
Mr. Causey reported that the 2006 Town Center LCI Study performed by consultants and the city needs to be updated every five years. Mr. Causey presented a narrative update on some of the progress towards the LCI goals in Downtown Griffin. Mr. Causey asked the Board for feedback on the update.

Other Business

- *Main Street*
Kira Harris-Bragg said the Sky Design wayfinding committee meets Wednesday morning, August 22nd. The museum assessment was being finalized as well. Downtown trick-or-treat and Christmas parade events are being planned.
- *Planning Department*
Vicki Hyatt informed the Board that the archive is still being worked on, with sidewalk and curb improvements and painting being completed. Signage for the building and site will wait until the branding is complete. An open house meeting will meet at the archive in September.



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Adjourn

Respectfully Submitted by:

ATTEST:

Bruce Ballard
Chairman

Adam Causey
Executive Director