

DDA Minutes
February 21, 2018
8:00 – 9:00 a.m.

DDA Members Present: Sarah Murphy Clark Ninneman Len Gough
Harlan Shirley Jamie Wyatt Sam Burch
Addison Lester

DDA Members Absent:

Staff Present: Brian Wismer Joyce Waits
Julie Herbert Tom Lee

Guests:

Call To Order:

Murphy called the February 21, 2018 meeting to order

Approval of Minutes:

Motion by Burch and seconded by Ninneman to approve the September 20, 2017 minutes. Motion carried unanimously.

General Reports:

Wismer gave the DCA Economic Activity/Local Development report for the month of January 2018.

- Wismer stated that there is a new builder “Lennar” located in the Villages, and has purchased all of the remaining lots in that neighborhood.
- Wismer stated that DDA and Main Street, along with Mayor/Council had a joint meeting on January 24, 2018. Wismer stated that the City has a contract to purchase the Fayette County Board of Education building, which includes the old high school gym on the same property. Wismer stated that the City will take possession of the full property in January, 2019, but may begin working on the remainder of the parcel sooner. Wismer stated that they will be working with a civil engineering company soon to begin site planning.

- Wismer also stated that he wants to inspect the gym. He has been told that the original floor may still be intact. Wyatt asked Wismer if he knew the year that the gym was built. Murphy stated most likely in the 1950's.
- Wismer presented the flyer for the upcoming concert series at the Amphitheater and stated that at this time, the August 4 concert cannot be announced, and is listed on the website to "Call for Details". Wismer stated that there are three "Tribute Series" shows and one "Special Performance" this year.
- Wismer also stated that work will begin soon for the upper deck lawn area. A VIP lounge will be available and will add a nice touch to the addition. Wismer stated that Main Street is paying for this. Plans are in place to use a video screen/camera system to enhance the views from this new seating area.
 - Lester asked about landscaping. Wismer stated that there will be a landscape wall, and a concrete floor. The expansion will accommodate 15 round tables that seat eight and this will be a higher cost seating. Wismer stated that it will take 4 – 5 years to pay back the expansion. Wismer also stated that there will be a new level of sponsorship that will be offered for these tables.

Financial Report:

Wismer gave the financial report for the month of January 2018. Wismer presented financials for 75520 and 75540 separately, and also presented the fund balance. Wismer stated that there is approximately \$200,000 + in the Unreserved Fund Balance, and that the City plans to combine the City Hall and Alleyway projects under a single bond. Burch asked what is DDA's responsibility to manage the current budget. Wismer will arrange for the City to meet with DDA to explain this better.

HDF Report:

- Lee gave the HDF report for the month of January and stated the following:
 - Lee stated that January was a slow month for visitors.
 - A new, temporary exhibit featuring different types of historic hats just went up at the Museum.
 - HVAC – Air Conditioning went out in the lower level of the museum and then the upper level went out. Lee stated that the upstairs HVAC should be replaced with a new system. Lee has received three bids and would like to go with Georgia Mechanical who has a service contract with the City. Lee stated that Georgia Mechanical will service the museum at a residential rate to reduce costs. Lee stated that the service contract will cost \$228 for both HVAC systems and two service checks; one in the Spring and one in the Fall. Warranty is about the same on all systems. Lee stated that although there needs to be vents put in the restrooms, this is not included in the price that was quoted from Georgia Mechanical. Motion by Wyatt and seconded by Gough to proceed getting a contract with Georgia Mechanical. Motion carried unanimously.
 - Lee also stated that he attended the Georgia Museum Conference in Rome, Georgia and came away with the following to research further:
 - Issues on Disaster Recovery Insurance
 - Have standard insurance with the City; also have additional insurance as well.

- Anyone that submits a “loaned item” to the museum needs special insurance. Lee stated that they will be able to provide to the insurance company a list of what is in the museum.
- Historic Preservation – the City should have a policy to photograph the site before historic assets are torn down.

Shirley arrived.

Old Business:

Alleyway Project:

Wismer stated that following the joint meeting in January, he has been trying to get full “buy in” from the businesses.

Wismer stated that he also met with the Tax Assessor, and was assured that the Alleyway Project would not increase the assessed value for those business addresses. Wismer stated that concerns were heard at the joint meeting that took place in January.

Lester asked “how can we use the business owners to help bring on board other businesses that are not on board at this time”?

Burch stated that he feels that the project is a great idea, however it may be a good idea to move away from the project for a while. Burch still feels that it would be a good idea to put the Alleyway on hold and focus on the Lester property.

Wyatt stated that we should verify if any easements actually exist.

Lester stated that he will talk to Ballard again to get a better understanding of his position.

Shirley stated that he will talk to Rene Victor Bidez to get more information on his long term plan for his business.

New Business:

101 North Glynn Street – Lease Amendment:

Wismer stated that we need to amend the lease to make it more favorable for the tenant regarding property taxes; Lessee paid the taxes for 2018. Wismer stated that the lease will have to be terminated and then renew the lease for the remainder of the original term, which is now less than 5 years. Murphy stated that although there is enough language in the lease to contest the tax assessment, it would be a good idea to amend it as well. Motion by Wyatt to change the term of the lease. Seconded by Ninneman. Motion carried unanimously. Wismer will need to send the verbiage to Sonja at Tax Accessors office asking if the changes are correct in order to move forward. Murphy asked Wismer for a copy of the lease so that she could review it.

Miscellaneous:

Wismer stated that Strategic Planning is scheduled for March 21 from 8:00 – 11:00 a.m.

Burch asked if the fencing at the Waters property could be removed. Wismer will look into it.

Murphy led a brief discussion on the future of the Lester property and plans to redevelop the site while preserving the house.

Adjourn:

Motion by Lester and seconded by Wyatt to adjourn the meeting. Motion carried unanimously.

Meeting adjourned.

Respectfully submitted,

Joyce Waits