

DDA Minutes
April 17, 2019
8:00 – 9:00 a.m.

DDA Members Present: Sarah Murphy Sam Burch Nancy Muselwhite
Jamie Wyatt Addison Lester

DDA Members Absent: Harlan Shirley Clark Ninneman

Staff Present: Brian Wismer Julie Herbert Joyce Waits Tom Lee

Call To Order:

Murphy called the April 17, 2019 meeting to order.

Approval of Minutes:

Motion by Lester and seconded by Burch to approve the March 20, 2019 meeting minutes. Motion carried unanimously.

DCA Monthly Report and Downtown Development:

Wismer gave the DCA Economic Activity/Local Development report for the month of March, 2019.

- State Report for March shows the following:
 - 64.50 Volunteer Hours
 - 6 New Businesses – 8 New Jobs
 - 3 Rehabs totaling \$63,000.00
- Wismer presented the new rendering for the ‘Meridian on the Square’, and stated that the it will go before the Planning and Zoning Commission next week.
- Wismer gave an update on the “Entertainment District – Alcohol Permit”, and stated that the Courthouse grounds will be listed on the map. This agenda item will go before Mayor and Council on Thursday, April 18. Wismer urged everyone to attend to support this

agenda item. Gibson stated that the Mayor has some concern. Wismer also stated that AV Pride is concerned about underage drinking.

- Wyatt stated that she doesn't want to hinder restaurants from serving.
- Burch suggested a formal action of support from DDA would be appropriate. Wyatt made a motion to support the "Open Container Ordinance # 01319, seconded by Burch. Motion Carried Unanimously.

HDF Report:

Wismer gave the HDF report for the month of March.

Old Business:

Alleyway Project:

Wismer stated he received a letter from the tax accessor stating the Alleyway project will not cause an increase in FMV of those properties. The easement could possibly create a negative impact to the property value due to the owner's loss of use.

Attorneys currently drafting easement documents. Burch asked Wismer how long for the attorneys to provide legal documents. Wismer stated that it would be the week of April 22.

Wyatt asked when will the Alleyway project start? Murphy stated that funds are there, however would need to be transferred in. Wismer stated that once the easements are recorded, we could begin engineering the site.

New Business:

Lester House Renovation:

Wismer has met with various contractors to look at doing an entire house renovation instead of trying to piecemeal it together. Wismer stated that he estimates the cost to be \$200,000 - \$225,000. Wismer stated that the rehab of the Lester house will likely have to go through a bidding process.

Burch stated that someone stopped by his barber shop inquiring about putting an art gallery in the Lester house.

Lee arrived

101 S Glynn Loan:

Wismer stated that the balloon note is due on May 16. \$100,000 - \$105,000 is due. Wismer stated that we have the available funds to pay off, but need to decide whether or not to pay the balloon or continue with the refinancing with Regions Bank. Current loan rate is 4.7%. They are still performing their due diligence, so we do not have any hard numbers yet from Regions. Murphy is concerned that the rates will go up. Wismer will get information in regard to prepay loan costs.

Burch stated that unless there are no issues, he feels that the loan should be renewed. Murphy stated that she is not in favor of using available cash that could be used for other projects. Murphy

agreed that DDA should plan to refinance with current lender. Motion by Wyatt and seconded by Lester to refinance with current lender. Motion carried unanimously.

Musselwhite asked if there was any other property to look at. The board discussed options that they were aware of in the downtown district.

Lee presented additional information in regard to the HDF Museum. Lee stated that Living History Days on April 13 was well attended. There were 7 traditional artisans, with approximately 160 attendees. The event was advertised on Facebook, City Website and through the Macaroni Kids website.

Lee stated that he borrowed surgical kits to display in the Gone with the Wind Room from the Newnan Museum. These are on loan for approximately 1 year. Wyatt asked Lee if there was insurance to cover these items. Lee stated that he keeps an inventory on the items and he needs to look into coverage and will contact the insurance company. Gibson agreed that Lee needs to give value of items to insurance company.

Open Discussion:

Wyatt asked Wismer to give an update on the concert series. Wismer stated that 100 series tickets have been sold for Series B. Scotty McCreery tickets are selling well. Series A totals are about 100 less than last year. Wismer stated that overall is lower than this time last year.

Wismer stated that Dinger, owner of Prime Events recently purchased three properties opposite his current event space on North Jeff Davis and plans to make renovations and improvements to the buildings and overall site.

The board briefly discussed the current state of activity on the Jordan property.

Adjourn:

Motion by Wyatt and seconded by Musselwhite to adjourn the April 17, 2019 meeting. Motion carried unanimously.

Respectfully submitted,

Joyce R. Waits