

**DDA Minutes  
June 19, 2019  
8:00 – 9:00 a.m.**

**DDA Members Present:** Sarah Murphy Sam Burch Nancy Muselwhite  
Jamie Wyatt Addison Lester Sam Burch  
Harlan Shirley Clark Ninneman

**DDA Members Absent:**

**Staff Present:** Brian Wismer Julie Herbert Joyce Waits  
Ray Gibson Mike Bush Mayor Ed Johnson

**Call To Order:**

Murphy called the June 19, 2019 meeting to order.

**Approval of Minutes:**

Motion by Wyatt and seconded by Lester to approve the April 17, 2019 meeting minutes. Motion carried unanimously.

**DCA Monthly Report and Downtown Development:**

Wisner gave the DCA Economic Activity/Local Development report for the month of May, 2019.

- State Report for May shows the following:
  - 111 Volunteer Hours
  - 4 Events Downtown
  - 7 New Businesses – 10 New Jobs
  - 1 Business Relocating - 3 Jobs
  - 3 Property Sales - \$611,500.00
  - 1 Private Investment - \$400,000.00
  - 4 Rehabs totaling \$25,534.00
  
- the Scotty McCreery concert in May was close to a “sell out”.
- the Amphitheater has hit a “breakeven” goal.
- the Amphitheater was rented Memorial Day weekend for a “Music Fest”

- Memorial Day – Presentation at Patriot’s Park – Wyatt stated that it was a good event, however the sound system did not work. Also could not find the address on internet for Patriot Park to put into GPS. Wyatt also stated that the signage is hard to see. Gibson stated that he would look into this.
- Hearthside Lafayette – the new 62 & Under Living will have a ribbon cutting on June 27. Murphy asked if any of the apartments were rented. Wismer stated that there are about 30 residents that have already moved in and there are 125 total units.
- A group from the City, which consisted of Wismer, Mayor, City Manager and City Staff attended a conference in Louisville, Kentucky titled “Congress for New Urbanism”. Good discussion on creative ways to build a successful downtown.
- David Knight with Walton Communities will likely submit a site plan in August.
- Miles Hill Development will be starting the new project at the corner of GA 85 and 54 in early 2020.
- Wismer presented the latest City Hall design concepts from the architect. The board discussed the latest exterior renderings. Burch asked if there would be a public meeting area built into City Hall and would this be a revenue maker for the City; Gibson stated that it was in the plans to have this area built; Wismer stated that the offices will be secure when public meetings are being held.
- Downtown Planning Committee consists of 15 members and their role is to gain public support for city initiatives. Those initiatives will typically be presented to Main Street and DDA before taking to Downtown Planning committee. Gibson stated that all of their meetings are “open meetings”.
- Parkside Partners are currently in their Due Diligence period of 30 – 45 days to consider leasing bus barn/gym. The City would lease annually to them and oversee rehab projects. Wismer stated that the plan is for them to do the renovations and then sublease. Musselwhite stated that she knew Parkside Partners from her previous job and said that they do good work. Murphy stated that her concern would be that the “cool look” of the gym be kept. Murphy also asked what type of business would go in the space. Wismer stated that a local microbrewery has looked at the space, but Parkside is assessing what possible uses will work. Burch asked if a list could be provided of their projects, as he did not see anything on their website that looked “spectacular”. Burch also stated that it would be a good idea to visit one of their projects to see what was done, so everyone would have a better idea of their work. Wismer stated that they tend to work other projects within an area once they become invested, and could look for other opportunities like old City Hall and the Lester property/building. Gibson stated that we need to make sure when the move to the new City Hall has been completed, that something is done with the vacated buildings. Gibson stated that the groundbreaking for the new City Hall is scheduled for October, 2019 and completion of the new City Hall in December 2020.
- The board discussed whether the City should promote itself as “Golf Cart friendly” This question is being asked a lot. Wismer stated that it is all about promoting a healthy town, and not about Golf Carts; instead focus on Walking and Bicycle trails.

## **HDF Report:**

Wismer gave the HDF report for the month of May. Wismer stated the following:

- 63 Visitors for the month of May
- \$470.17 revenue collected
- 30 volunteers
- Projects – Window re-salvage and work began on June 1.
- Punch on the Porch – June 22 – Yarn Spinning/Refreshments

Gibson stated that the City is hiring a Marketing Specialist and they will be able to provide support to Main Street, as well as the HDF Museum.

Sabrina Barlow is back as an intern this year and is working through the summer on projects at the HDF Museum.

## **Old Business:**

Alleyway Project:

Wismer continues to work with the attorney on the easement documents to include individual needs for each of the businesses. Once received, Wismer will call on committee members to meet with individual business owners.

The board discussed the project budget and the need to incorporate Bennett Street improvements into the project scope.

Gibson stated that the City Hall project is \$25 million; however, there could be money left to fund the Alleyway project.

The board discussed TAD incentives for the MOTS project. Murphy stated that she is more in favor of giving incentives to Downtown projects.

Wismer stated that the Waters property (dentist building) may be used to film the “Walking Dead”. The gym has also been looked at to possibly film a Marvel movie.

Wismer also stated that the trash in the Alleyway behind the HDF Museum is not being picked up on occasion. Wismer is looking at a new company that can provide a compactor, but will likely go out for bid.

## **New Business:**

101 S. Glynn Loan:

Bush explained the options on the note that came due last month.

- Consensus was to pay off loan with DDA fund balance. City reimburse DDA and DDA pay back to City in monthly increments. Would save almost \$40,000.00. Bush will go back to Mayor and Council to approve this.

Motion by Wyatt and seconded by Lester; DDA will finance the outstanding balance on the 101 S. Glynn loan with the City and repay the city out of rent proceeds. Motion carried unanimously.

### **Open Discussion:**

Wyatt asked Wismer about the rusty chairs at the Amphitheater. Wismer stated that he is going back to company that purchased the chairs and would hopefully have something to report at the next meeting.

Wyatt also stated that she was able to tour the new distribution building for Bloom and highly recommended that the board visit the facility on Hwy 54W.

Murphy asked Wismer for an update on the sale of the Train Depot. Wismer stated that there are two interested parties and we are waiting for an offer.

Wismer stated that a business license has been submitted for a Cigar Lounge on the square in the vacant building at 107 S. Glynn.

Gibson stated that in regard to the Redwine House, Ryan Arvay who is a “conservation specialist” is concerned about the proposed demo of the house. Gibson explained to him that if they are interested in the house, they will have to work with the property owner to move it at his expense, as the City cannot be the lead on that.

Burch stated that the Lester property looks better after the landscaping was cleaned up and will show better for interested parties. Wismer stated that Nicole Gilbert is doing a historic structure survey to document the history of the house.

Ninneman asked if the charging stations located at the Stonewall complex were used. Gibson stated that he reached out to Tesla to see about the City having charge stations at the new City Hall.

Gibson sought input as to what the City should do with the old City Hall. Gibson stated that the building has approximately 12,000 sq. ft. Wismer stated that he sent the City Hall plans to Parkside and asked if they could look at the building and come up with ideas on how to use it.

### **Adjourn:**

Motion by Lester and seconded by Wyatt to adjourn the June 19, 2019 meeting. Motion carried unanimously.

Respectfully submitted,

Joyce R. Waits