

Meeting Minutes

City of Newnan
Downtown Development Authority
Wednesday, July 23, 2025
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room

Members Present: Ashley Beck, Keith Brady, Valerie Dumas, Martha Ann Parks, Casey Smith, Graylin Ward

Staff Present: Meg Kelsey, Cleatus Phillips, Abigail Strickland, Jesse Branch, City Attorney Brad Sears

Visitors Present: Tom Crymes

The meeting was called to order at 8:00am.

The previous meeting minutes were reviewed by the Authority. Keith Brady made a motion to accept the meeting minutes from the previous meeting as presented to the Authority. Valerie Dumas seconded the motion. The motion carried.

Casey Smith presented the Authority with an Intergovernmental Agreement (IGA) for the 57 East Broad project and requested that the Authority consider acting on the agreement today. If approved, the City will quitclaim deed of the property to the Authority to handle future development. Keith Brady noted that the City Council voted unanimously (7-0) in favor of the agreement at last night's meeting. Cleatus Phillips stated that the last time the Authority handled a similar project for bonding purposes was the University of West Georgia project. He explained that the Authority has the power to conduct bonding work directly with bond counsel and financial advisors and noted that numerous documents will be presented to the Authority over the next few months. Keith Brady made a motion for the Chairperson to execute the IGA. Valerie Dumas seconded the motion. The motion carried.

Abigail Strickland presented the Financial Report to the Authority, noting the following account balances:

- i. BOZ primary: \$21,042.00
- ii. MMI: \$86,620.97
- iii. YTD Income: \$43,761.64
- iv. YTD Expense: \$33,390.07
 1. Net Income: \$10,422.57

Abigail Strickland noted that she recently received a dormancy note for the money market account, meaning that the account will start accruing a dormancy fee of \$5 per month. Abigail suggested that the Authority transfer \$3,379.03 to take the account out of dormancy and bring the account to \$90,000. Keith Brady made a motion to transfer the funds. Ashley Beck seconded the motion. The motion carried.

The Authority was reminded of an upcoming three-hour DDA Law Training session with Kirby Glaze, scheduled immediately following the August 13th DDA meeting and concluding at approximately 12:00 PM. This training will fulfill the board's annual training requirement.

Abigail Strickland updated the Authority on the upcoming Loft Tours. Abigail noted that the Loft Tours are scheduled for November 14th, and she has been in contact with several property owners who have committed to participating. The tours will include a Q&A session for developers interested in upper-story development

Abigail Strickland also provided an update on the Downtown Building History Tour. Abigail noted that she recently met with the UWG History Department regarding the tour, where the faculty expressed that they would be interested in providing a research student that would work 10 hours a week starting in January of 2026. It would cost \$5,000 for 10 months of research. Abigail suggested that this could be a valuable partnership given the interest in adding more stops to the tour; however, staff currently lack the capacity to conduct the necessary research for the project. It would also be beneficial to obtain general history of the downtown district. Casey Smith noted that this could be a great opportunity for a student to get college credit and provide benefit for the program.

The meeting was adjourned at 8:12am.

**Next Meeting:
Wednesday, August 13, 2025
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room**