MEETING MINUTES

City of Newnan
Downtown Development Authority
Wednesday, November 9th, 2022
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room

Members Present: Keith Brady, Brant Frost, Martha Ann Parks, Casey Smith, Jim Thomasson
Members Absent: Ray Dubose, Graylin Ward
Staff Present: Abigail Strickland, Jesse Branch, Hasco Craver, Cleatus Phillips
Visitors Present: Joe Adgie, Doug Davidson, Rob Ragan, Lamar Wakefield, Randy Beavers, Paul Guillaume, Lynn Chapman

The meeting was called to order at 8:01am.

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

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

a. **BOZ Primary: $34,073.30**
b. **BOZ MMI: $76,401.00**
c. **YTD Income: $69,965.38**
d. **YTD Expense: $95,856.91**
    - **Net Income: -$25,891.53**

Abigail Strickland noted that the Authority is in the green at about $6,000 since the negative net income reflects the money that has been paid to TSW for the Downtown Design Guidelines.

Abigail Strickland introduced the Sagestone Partners team, who are working in collaboration on the 57 E. Broad project. Lamar Wakefield kicked off the work session. This meeting will be the first of many meetings over the next few weeks where they will be conducting a variety of surveys in order to gather information from stakeholders and the public. It is the interest of the Sagestone Partners team to build a community of thought that is "Newnan's Own." Sagestone is looking to showcase the City's history, garner community investment, and compliment Main Street and the Linc trailhead. The current idea of the area includes a green space, offices, townhomes, a trailhead and park space for the Linc, programming, retail space, and food and beverage establishments. Essentially, this property should reflect the "heartbeat" of the community. Sagestone would like to coordinate with the Authority regarding what is best for the site, including what is best for programming. Brant Frost mentioned to the team that they should consider the repercussions of what developing a project like this during a projected recession. Brant Frost also noted that he wanted to see less or no multi-family units and he did see the need

for a brew pub at the site with Line Creek's new project a block away. Jim Thomasson noted that he believes that a hotel is very important for the downtown district, and that this should be emphasized as part of the development process. Brant Frost agreed. Casey Smith asked if the proposed programming would be staffed in-house, or if that would be the responsibility of City staff. In other projects, Sagestone has hired in-house staff, but they are not opposed to working with current staff to making this project work. Keith Brady noted that if a management company were hired, they would need to coordinate with Main Street and see each other as a team instead of adversaries. Keith Brady also noted that the programming may become the City's responsibility if it is what's best for creating an extension of what is already present in the downtown district. Jim Thomasson added that Main Street has done a great job of adapting special events and projects to the City of Newnan. Lamar Wakefield thanked the Authority for their feedback, and reminded the Authority of the upcoming meetings on Thursday, November 17th – 4:00pm for City stakeholders, and 6:00pm for the public. The location of those meetings is to be determined.

Abigail Strickland updated the Authority on the downtown sanitation program. City Council is reconsidering the program as far as if the pricing needs to increase. Currently, the program is 70% subsidized. Casey Smith noted that from a service standpoint, he has no complaints. Casey also asked if discussion of the program could be placed on the next meeting's agenda, and asked City staff to come back with rates and/or rate options.

Abigail Strickland updated the Authority on Main Street's partnership with the Boys and Girls Club for the Sunrise on the Square 5K. After settling all income and expenses, Main Street will be presenting the Boys and Girls Club with a check of roughly $4400.

The meeting was adjourned at 9:08am.

Next Meeting:
Wednesday, December 14th, 2022
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room