

MEETING MINUTES

City of Newnan
Downtown Development Authority
Wednesday, October 14, 2020
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room

Members Present: Keith Brady, Ray Dubose, Casey Smith, Graylin Ward, Brant Frost, Martha Ann Parks

Members Absent: Jim Thomasson

Staff Present: Courtney Harcourt, Abigail Strickland

Visitors Present:

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

The previous meeting minutes were reviewed by the Authority. Casey Smith 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.

Courtney Harcourt presented the Financial Report to the Authority, noting the following account balances:

- a. MMI 8/31/20: \$103,655.38
- b. MMI 9/30/20: \$113,674.06
- c. BOZ Primary 9/30/20: \$27,610.14
- d. YTD:
 - i. Income: \$15,794.32
 - ii. Expense: \$22,994.02

Courtney Harcourt provided an update regarding ongoing downtown projects. 34-36 Madison Street, project known as “The Livery”, apartments are complete. Courtney Harcourt noted the brewpub that was originally going to occupy the commercial units downstairs at 34-36 Madison has been denied funding from the Small Business Administration due to funds going toward Coronavirus Relief for current business owners. The commercial spaces will be “white-boxed” until they have confirmed tenants.

Courtney Harcourt announced the City of Newnan is currently under contract on the Caldwell Tanks Site and is in due diligence. Keith Brady stated that the City of Newnan is about 40 days in the 120 day due diligence process. The City of Newnan is currently ahead of schedule with the inspections and contacting land planners to get ideas for the property. Keith Brady noted the 1-acre lot across the street is dedicated to the LINC trailhead. The City of Newnan currently does not have any plans finalized for the property. Keith Brady stated the heritage and history of the property is important and will be included in the final plans. Ray DuBose noted that the Caldwell Tanks project is larger than most realize and excitement is building every day. Keith Brady noted that if the City of Newnan does go through with the purchase that they hope to close on the property by the end of the year. Courtney Harcourt noted the district in question was in the 2020

Plan of Work but has been delayed due to the COVID-19 pandemic. With the new opportunity of the City of Newnan purchasing the Caldwell Tanks site, branding and marketing the district is becoming more important.

Courtney Harcourt provided an update regarding expected Façade Grant applications. 34-36 Madison project just finished and a request to cover some of the exterior paint is expected. Cleaver and Cork located at 9 LaGrange St will be opening sometime mid-November and they have inquired about replacing the awning.

Courtney Harcourt provided an update regarding alleyway projects. The Carnegie-Thompson alley project has been paused due to the COVID-19 pandemic and the construction on the block. The block has three new businesses that will open by end of the year and the project will resume after construction is complete. Courtney Harcourt noted that while a few businesses have closed during the pandemic, many new businesses are opening by the end of the year. Bold Souls Originals opened in August. Blue Fern Merchant has reorganized their business from retail to a co-working, workshop, and design studio. Karvelas Pizza Company plans to open by the end of October. Cleaver and Cork will open mid-November. Keith Brady also noted that the former Nulink building on Jefferson Street is vacant and available to lease.

Keith Brady announced that the City of Newnan has also reduced the distilled spirits pouring license from \$5000 to \$2500 for 2021 in efforts to assist the business owners recover from the pandemic.

Abigail Strickland provided an update regarding upcoming events. The remaining 2020 calendar includes two Forward Fridays, two Market Days, the Holiday Sip & See, Santa & Snow Tubing in the Park, and shopping promotions Plaid Friday and Small Business Saturday.

The meeting was adjourned at 8:29am.

Next Meeting:
Wednesday, November 11, 2020
8:00am – Newnan City Hall