

MEETING MINUTES

**City of Newnan
Downtown Development Authority
Wednesday, September 14th, 2022
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room**

Members Present: Keith Brady, Ray Dubose, Brant Frost, Casey Smith, Jim Thomasson

Members Absent: Martha Ann Parks, Graylin Ward

Staff Present: Abigail Strickland, Jesse Branch, Hasco Craver, Tracy Dunnivant, Dean Smith

Visitors Present: Alton Brown, Paul Guillaume, Clay McEntire, Adam Williamson

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.

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

- a. BOZ Primary: \$27,586.75**
- b. BOZ MMI: \$76,388.27**
- c. YTD Income: \$44,310.51**
- d. YTD Expense: \$74,075.36**
 - Net Income: -\$29,764.85**

Abigail Strickland noted that \$31,996.79 has been paid to TSW for the Downtown Design Guidelines, so the DDA is technically has a net income of \$2,231.91.

Abigail Strickland presented a map to the Authority notating the proposed expansion of the DDA district boundaries. Keith Brady made a motion to send a boundary expansion request to City Council for approval. Brant Frost seconded the motion. The motion carried.

Abigail Strickland called on Adam Williamson from Tunnell, Spangler, Walsh (TSW) to present the Final Draft of the Downtown Design Guidelines. Adam gave an overview of the document, which includes guidelines for façade and exterior rehabilitation of buildings in the downtown district, appropriate architectural styles for new buildings wanting a historic look, and design principles including public space design, outdoor materials, and landscaping. The guidelines are meant to incentivize users to follow them rather than be a mandated requirement; they will be an enhancement on the guidelines that are already in place, and will help the Planning Commission determine Certificates of Appropriateness when necessary. Jim Thomasson made a motion to approve the Downtown Design Guidelines as presented. Keith Brady seconded the motion. The motion carried.

Abigail Strickland called on Jim Thomasson to speak on the Wadsworth Alley agenda item. Jim noted that with the continuation of rehabs in the downtown district, the rears of buildings are being set-up for use as an extension of the storefront. With that being said, Jim inquired on what can be done in the Wadsworth Alley regarding the current drainage issue as well as if a mural can be added to the back façade of one of the buildings. Abigail noted that since the property is owned by Jeff Morgan, he would have to be consulted on the matter regarding the drainage issue. However, with his permission, we could request contractors to bid on the project and potentially hire a consultant to resolve the issue. Keith Brady mentioned that we may want to get a City Engineer or Newnan Utilities to look into it before we consider hiring anyone, as this may be a project that can be done in-house.

Abigail Strickland updated the Authority on the Carnegie-Thompson Alleyway project. The same contractor that is doing the culvert project on Newnan Crossing Boulevard will be doing the paving project in the alleyway, and is planning on moving to the Carnegie-Thompson Alleyway once the culvert is complete.

Abigail Strickland extended an invitation to the annual Volunteer Dinner on October 13th to the Authority. Please RSVP by September 29th if you would like to attend.

Keith Brady extended an invitation to the potential developers of the 57 East Broad project to come and speak at the next meeting, and requested to add this as an agenda item to the next meeting.

The meeting was adjourned at 8:25am.

Next Meeting:
Wednesday, October 12th, 2022
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room