

MEETING MINUTES

**City of Newnan
Downtown Development Authority
Wednesday, March 10, 2021
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room**

Members Present: Keith Brady, Ray Dubose, Jim Thomasson, Brant Frost, Martha Ann Parks, Graylin Ward

Members Absent: Casey Smith

Staff Present: Abigail Strickland, Hasco Craver, Cleatus Phillips

Visitors Present: Lamar Wakefield, Laurel Huster, Jalen Johnson

The meeting was called to order at 8:02am.

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. Graylin Ward seconded the motion. The motion carried.

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

- a. BOZ Primary: \$13,351.59**
- b. BOZ MMI: \$108,742.98**
- c. YTD Income: \$1231.94**
- d. YTD Expense:\$5057.25**
 - Net Income: -\$3825.34**

Abigail Strickland noted that income would see an increase soon with the deposit of Market Day vendor checks.

Hasco Craver informed the Authority that a decision has been made to “pause” participation in the Placemaking Collaborative. Due to personnel changes and the ongoing response to COVID-19 leaving us with less than firm commitments from our partnering organizations, the City of Newnan respectfully requests to withdraw from the current class of the Georgia Placemaking Collaborative. Hasco ensured the Authority that City of Newnan has intentions of rejoining the program when available.

Hasco Craver updated the Authority on the 34/36 Madison Street DDRLF closure. All documents have been executed but the loan has not close yet.

Hasco Craver introduced Lamar Wakefield of Nelson whom the City of Newnan has chosen as the Master Planner for the Caldwell Tanks site. Keith Brady announced the closure of the property would be Friday, March 12th at 11:00am in the Council Chambers. Lamar Wakefield

thanked the Authority for inviting him to present regarding the project. Lamar stated as a part of the master planning process, we must “build” a community before actually building the community. The planning process is a three part process that includes meeting with City Council and the Authority, then engaging community leaders, and providing a survey for residents. The property at hand is extremely important as it will be positioned at the trailhead of the Linc. Lamar claimed the core values of the project need to be unique to Newnan. Currently the buildings on the site are in disarray and will be extremely expensive to save. The project must complement the existing vibrant downtown, and not compete with it. Lamar stated that some of the initial ideas for the space include retail, office, greenspace/plaza, and for sale residential. Graylin Ward inquired if the project would have some sort of entertainment piece. Lamar said he foresees a greenspace/plaza being programmable for special events, markets to outdoor movies. The sidewalks and streetscape are important for the success of the project and walkability. Keith Brady wanted to ensure the Authority was aware the project is currently a blank slate. Jim Thomasson expressed his understanding for saving the old buildings on the site, “That building replaced something else, a tree or grass or another building at the time, so some of these things have served their purpose and they need to turn the space over to the next best use”. Jim Thomasson stated it would make the most sense to study the buildings and if it is cost effective to save the buildings then do so, if not, then don’t keep them. Architectural elements of the existing structures, historic relics or photography could be used to memorialize the property. Jim Thomasson stated one thing downtown Newnan is missing is a hotel with an event venue. He recently had family come into town and it would be nice to have an option in downtown. Jim also stated that the 1-acre lot that will serve as the Linc trailhead could also have a bike shop, public bathrooms, and a small café/coffee shop. The Authority was invited to attend the City Council retreat on March 26th, 2021 at 8am at the Newnan Centre to provide additional feedback regarding the project.

Ray DuBose requested the Annual Meeting results agenda items be moved until the April Authority meeting.

Abigail Strickland reminded the Authority of the Strategic Planning Retreat that will be held on May 12th at the Carnegie Library. The retreat will likely last until 2pm.

The meeting was adjourned at 8:56am.

Next Meeting:
Wednesday, April 14, 2021
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room