Meeting Minutes

City of Newnan
Downtown Development Authority
Wednesday, February 13, 2019
8:00 am – Newnan City Hall

Members Present: Keith Brady, Jim Thomasson, Ray DuBose, Martha Ann Parks, Brant Frost
Staff Present: Courtney Harcourt, Abigail Strickland
Visitors Present: Winston Skinner

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

2. The previous meeting minutes were reviewed by the Authority. Keith Brady made a motion to accept the meeting minutes as presented to the Authority. Jim Thomasson seconded the motion. The motion carried.

3. Harcourt presented the financial report and noted the following account balances:
   - BOZ Primary: $10,023.66
   - BOZ MMI: $118,528.68
   - BOC UWG: $291.63
   - YTD Income: $629.83
   - YTD Expense: $23,933.30

   It was noted that the Synovus credit card account had been closed as requested by The Authority, but that the Synovus checking account remained open to receive reimbursement for fraudulent charges that were issues during the November 2018 statement.

4. Staff updated the Authority about ongoing downtown projects.

   Harcourt noted that the Authority's Placemaking committee met during the month of February, and will meet subsequently in March and April. The committee plans to implement the chosen project during Georgia Cities Week, from April 22nd- 26th.

   A group discussion took place about potential locations to expand the Newnan Downtown Development Authorities' district boundaries. Harcourt noted that the following properties had been brought to Staff's attention for the following reasons:
   - Maggie Brown School Extension, which considers lots owned by the City of Newnan (Historic Maggie Brown School) because of their future potential to serve the community through adaptive use.
   - East Washington Corridor: Consisting of Newnan Lofts, Headley Construction offices, and vacant lot owned by the City of Newnan, and two other vacant lots, one that was privately owned and the other that serves as barrier from commercial to

residential. Harcourt explained that the new trail system, The Linc, would lead into Downtown Newnan from this area. Brant Frost inquired about which street bordered the area. Keith Brady informed Brant Frost that it was Murray Street.

- Coweta Justice Corridor, which includes the Coweta Justice Center and the adjacent parking lot.
- Powell Street Extension North: Newnan Views townhomes.
- Powell Street Extension South: This addition would include current commercial properties who have expressed interest in being active within the Main Street program such as Lillian Gardens and Knox Furniture.
- Park Views Extension (The Linc): this extension includes First Avenue Park, which is owned by the City of Newnan. The properties surround the park have great potential to become a mixed-use properties.
- First and Spring Block Additions: Properties that were included in this addition would be Crain Oil's second parcel and two vacant lots that have plans to become townhomes.
- First Baptist Church Lots, as the other parcels of the church property were already included within the district boundaries. Harcourt explained that this might have been overlooked when the boundaries were previously created.

Brant Frost inquired the benefits of being located within the DDA boundaries. Harcourt explained that the properties located within the district could receive benefits of the Main Street program. Brant Frost suggested that staff ask permission from business owners to see if they wanted to be added into boundaries. Harcourt informed Frost that the Authority has not asked permission in the past, but that staff could execute his request. Frost inquired if there was any negative effects of being added into the boundaries. Ray Dubose stated that there was no changes to zoning and no Federal obligations for being within the boundaries. Dubose asked if action needed to be taken at this meeting. Keith Brady suggested that staff reach out to the City attorney to see if there was any legal obligations to add suggested properties into the boundaries. The Authority asked staff to complete further research and to present at a future meeting.

5. An update was provided to the Authority about new projects and plans.

   Harcourt noted that Main Street Newnan MOU was still current with Georgia Main Street and there was no need to review it at this time.

   Harcourt review the 2019 Main Street Newnan events that the Authority had previously identified as appropriate opportunities to request to allow for the open consumption of alcohol to take place. Staff suggested that the Authority proceed to request to Newnan City Council to allow for the open consumption of alcohol on specific dates, within the specific periods and within the specific locations.

   Martha Ann Parks made a motion to request that Newnan City Council allow for the open consumption of alcohol within the boundaries of the Routine Open Container District during the following event dates and times. Keith Brady seconded the motion. The motion carried.

- Spring Art Walk – Friday, March 29, 2019 5pm-9pm
- Summer Wined Up – Friday, June 7, 2019 5pm-9pm
- Fall Art Walk – Friday, September 20, 2019 5pm-9pm
- Oktoberfest Craft Beer Tasting – Friday, October 4, 2019 5pm-9pm
- Tucked Away Music Festival—Saturday, October 26, 2019 2pm-7pm
- Holiday Sip-and-See – Friday, November 15, 2019 5pm-9pm

Staff suggested that the Authority consider making a request to Newnan City Council to allow for open consumption of alcohol during the Summer NewnaNights event series. Staff suggested that the Authority discuss the boundaries for open consumption, as the event is scheduled to take place inside Greenville Street Park.

Martha Ann Parks made a motion to request that Newnan City Council allow for the open consumption of alcohol within the boundaries of Greenville Street Park during the Summer NewnanNights event series during the following dates and times. Keith Brady seconded the motion. The motion carried.

- Summer NewnaNights -- Thursday, June 13, 2019, 6pm-9pm
- Summer NewnaNights -- Thursday, July 11, 2019 6pm-9pm , &
- Summer NewnaNights -- Thursday, August 8, 2019 6pm-9pm

Staff noted that the Newnan Cultural Arts Commission would be sending alcohol requests to partner with Main Street Newnan at Greenville Street Park to host Jazz in the Park during the Summer Wined Up and Fall Art Walk. Harcourt noted that the Authority should expect to review these requests during the March 2019 meeting.

Harcourt informed the Authority that the Main Street Newnan had acquired the former Keep Newnan Beautiful trailer to hold and transport event supplies such as bistro sets, umbrellas, and high top tables that are currently being stored in the Old Jail. The trailer currently has a Keep Georgia Beautiful wrap and it would have to be removed and rewrapped before use.

6. Harcourt informed the Authority that Georgia Department of Transportation approved the request to close state highways during the Taste of Newnan event.

7. The meeting was adjourned at 8:44am.

Next Meeting:
Wednesday, March 13, 2019
8:00 am – Newnan City Hall