MEETING MINUTES

City of Newnan
Downtown Development Authority
Wednesday, January 11th, 2023
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room

Members Present: Ray Dubose, Brant Frost, Martha Ann Parks, Casey Smith, Jim Thomasson, Graylin Ward
Members Absent: Keith Brady
Staff Present: Abigail Strickland, Jesse Branch
Visitors Present: Laura Camper

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. Ray Dubose seconded the motion. The motion carried.

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

a. **BOZ Primary: $23,945.85**
b. **BOZ MMI: $76,413.60**
c. **YTD Income: $72,551.97**
d. **YTD Expense: $102,469.44**
    - **Net Income: -$29,917.47**

Abigail Strickland noted that the Authority is in the green at about $2,500 since the negative net income reflects the money that has been paid to TSW for the Downtown Design Guidelines.

Abigail Strickland presented incremental increase rates for all business types over both 3-year and 5-year periods for the downtown sanitation program to the Authority. Casey Smith noted that real-time trash usage is not necessarily based on square footage. He noted that the Health Department categorizes restaurants by the number of customers that they seat, in either the less than 100 or more than 100 categories. Casey stated that he fears if the downtown sanitation program were to increase in the proposed increments, that the restaurants would feel punished for bringing people into downtown. He stated that there needs to be more of a balance between the City and the business owners in order for the downtown sanitation program to work. Jim Thomasson noted that other shopping districts such as Ashley Park do not charge restaurants more for their trash service compared to other businesses, however all of the businesses are paying for parking maintenance, sidewalk maintenance, landscaping, etc. that are not currently being charged for in downtown Newnan. Martha Ann Parks noted that the rent in Ashley Park is almost three times that in downtown in order to cover these services that the City currently offers. Casey asked Abigail if there was the opportunity for an Entertainment or Community

Improvement District sales tax in order to help cover these costs. Abigail stated that there could be an opportunity for a Community Improvement District, however these districts are normally governed by an outside committee that can choose to use the funds however they choose – this could mean that they could choose not to subsidize the downtown sanitation program. Jim inquired about the square footage of the Central Business District. Staff was asked to gather the information for the next meeting. Ray Dubose suggested that we table this conversation for the next meeting after the Authority has more time to think it over.

Abigail Strickland updated the Authority on the 2023-2025 Strategic Planning Retreat. Since it has been two years since our last retreat, it is time to meet again. This would need to be an all-day session where the Authority will help determine the vision for the DDA over the next two years. Abigail asked the Authority when they might be available for the retreat sometime in March or April. Both Brant Frost and Martha Ann Parks noted that they would not be available on Fridays. All Authority members said that they should be available on our regular meeting day of Wednesday. Abigail will come to the next meeting with more information regarding the retreat.

Abigail Strickland updated the Authority on the 2023 Plan of Work. The plan of work outlines what Main Street Newnan plans to do over the next year. Ray Dubose made a motion to accept the 2023 Plan of Work as presented to the Authority. Brant Frost seconded the motion. The motion carried.

Jesse Branch updated the Authority on the 2023 Special Events season. March Market Day will be added to the schedule this year, as well as the Downtown Newnan Restaurant Week. The Downtown Newnan Restaurant Week is meant to feature the downtown restaurants by encouraging participants to dine out during the week of April 16th-April 22nd. More details regarding the Downtown Newnan Restaurant Week will be coming soon.

Abigail Strickland updated the Authority on property developments within the district. Truffles Veins Specialists seems to be making progress at their location on West Court Square. Bonnell Aluminum is making serious headway on their building at Lagrange Street. Line Creek Brewing has started renovations on their building on Savannah Street. 2 Greenville Street has been demoed and is currently being renovated. Blue Fern Merchant has moved to the old Coca-Cola building on Greenville Street, and Bold Souls has potentially rented out Blue Fern's old space for a different business venture. 18 Perry Street is now the location of Dews by Dewey, a hair salon. 14 Greenville Street is now the location of a children's clothing boutique. Abigail plans to do her best to keep the Authority updated on happenings within the district.

The meeting was adjourned at 8:30am.

Next Meeting:
Wednesday, February 8th, 2023
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room