

Meeting Minutes

City of Newnan

Downtown Development Authority

Wednesday, March 13, 2024

8:00 am – Newnan City Hall

25 Lagrange Street- 2nd Floor Conference Room

Members Present: Keith Brady, Valerie Dumas, Martha Ann Parks, Casey Smith, Graylin Ward

Members Absent: Brant Frost

Staff Present: Abigail Strickland, Jesse Branch, Hasco Craver, Brad Sears, Meg Kelsey

The meeting was called to order at 7:59am.

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. Martha Ann Parks seconded the motion. The motion carried.

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

- i. BOZ primary: \$16,453.35
- ii. MMI: \$86,508.33
- iii. YTD Income: \$14,662.19
- iv. YTD Expense: \$12,580.41
 - 1. Net Income: \$2,081.78

Abigail Strickland noted that this includes the income from the Annual Market Day checks, as well as the expense from our annual subscriptions and programs that we pay for every year at the beginning of the year.

Abigail Strickland updated the Authority on the 2023-2025 Work Plan. Abigail noted that a work session has been scheduled for April 10th until 12 noon, location to be determined, and asked that all board members make plans to attend. Staff from DCA will be facilitating the work session. At their retreat, the City Council requested to consider changing the DDA bylaws to state that the Mayor will fill the one allowable “elected official seat” on the DDA board. Abigail asked the Authority to review the bylaws and provide any recommendations at the scheduled work session next month. Casey Smith asked if the DDA can change and approve the bylaws. Hasco Craver noted that it can.

Abigail Strickland updated the Authority on the ongoing alleyway projects. Abigail noted that a muralist has completed 90% of a mural in the Carnegie-Thompson Alley, with a scheduled community paint day during the Spring Art Walk on March 22nd from 6pm-8pm to allow for community members to help finish the mural. Abigail also noted that new displays will be going in the lightboxes before the Spring Art Walk, which will include the Carnegie-Thompson Alley information, the 2024 Main Street event schedule, and an artist biography for the muralist.

Abigail also informed the Authority that the rights of entry for the Wadsworth Alley have been obtained, and that the City of Newnan's Public Works department is scheduled to begin work in approximately one month.

Abigail Strickland updated the Authority on the two new members that will be joining the board: Valerie Dumas and Ashley Keely-Bercich. Ashley could not attend the meeting however Valerie was in attendance. Abigail welcomed Valerie, who was subsequently sworn into her position by the City Attorney, Brad Sears. Hasco Craver suggested that it may behoove the Authority to commemorate Ray Dubose's 30 plus years of service to the DDA in some way. Abigail noted that the Authority could create a Volunteer Appreciation Award in his namesake, and that it is something to consider moving forward.

Jesse Branch updated the Authority on the events schedule. Jesse noted that the March Market Day was a successful kick-off to the 2024 Market Day season, and was well attended. Jesse also noted that the Spring Art Walk is scheduled for next Friday, March 22nd from 5pm-9pm. Keith Brady asked if the dumpster will still be in the Carnegie-Thompson Alley during the event, and Abigail Strickland noted that it will be gone before the Spring Art Walk.

Lastly, Casey Smith noted that 7 Spring Street, the previous location of 714 and The Coastal, has obtained a new tenant. It is the owner of Curios Pig and Curious Cantina in Peachtree City and Curios Kitchen and Bar in Senoia. Casey noted that the new location is aiming to open sometime in April.

The meeting was adjourned at 8:12am.

**Next Meeting:
Wednesday, April 10, 2024
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room**

Meeting Minutes

City of Newnan

Downtown Development Authority

Friday, March 22, 2024

8:00 am – Newnan City Hall

25 Lagrange Street- 2nd Floor Conference Room

**Members Present: Keith Brady, Valerie Dumas, Brant Frost, Ashley Keeley-Bercich
Martha Ann Parks, Casey Smith, & Graylin Ward**

Staff Present: Abigail Strickland

The meeting was called to order at 7:59am

Casey Smith announced his recent partnership in the 11-13 Greenville Street project for BMS Lofts, LLC and acknowledged he had a conflict of interest. Casey Smith turned the meeting over to Vice Chairman Keith Brady, then recused himself from the discussions on the contemplated loans to the Authority from the Georgia Department of Community Affairs (“DCA”) and Georgia Cities Foundation (“GCF”) and subsequently the Authority to BMS Lofts, LLC for the project and for the vote by the Authority and left the room.

Abigail Strickland informed the Authority that the initial project assessment of 11-13 Greenville Street project by BMS Lofts LLC (“Borrower”) had been seen as favorable by the Department of Community Affairs (“DCA”) to be eligible for funding a loan in the approximate amount of \$250,000.00 with DCA and a loan in the approximate amount of \$200,000.00 with Georgia Cities Foundation (“GCF”). The project would consist of retail spaces downstairs and four apartments on the 2nd floor. The Authority had previously approved the DDRLF application but would need to approve an amended DDRLF application. Brant Frost motioned to accept and approve the amended DDRLF application stating that the Board is aware of Casey Smith’s interest in the Borrower and that the Board’s review of the loan was in accordance with its standard of review for every other loan considered and approved by the Board regardless of Casey Smith’s interest in the Borrower. Graylin Ward seconded. The motion carried. Brant Frost made a motion authorizing Graylin Ward as Secretary/Treasurer and Martha Ann Parks as 2nd Vice Chair to execute documents related to the DDRLF application and all loan documents with DCA and GCF for 11-13 Greenville St project. Graylin Ward seconded the motion. The motion carried.

The meeting was adjourned at 8:06am.

Next Meeting:

Wednesday, April 10th

8:00 am – Newnan City Hall

25 Lagrange Street- 2nd Floor Conference Room