

Meeting Minutes

**City of Newnan
Downtown Development Authority
Wednesday, May 8, 2024
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room**

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

Staff Present: Abigail Strickland, Hasco Craver, Cleatus Phillips

Visitors Present: Brad Sears

The meeting was called to order at 8:04am.

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: \$8,756.88
- ii. MMI: \$86,522.78
- iii. YTD Income: \$15888.22
- iv. YTD Expense: \$18,901.22
 - 1. Net Income: \$-3013.00

Abigail Strickland announced the 11-13 Greenville Street DDRLF project received an award letter from the Department of Community Affairs (\$250,000) and Georgia Cities Foundation (\$200,000). The Statement of Contract Award and General and Special Conditions require signatures.

Abigail Strickland provided updates on work plan goals. We are currently still in the phase of working with Planning/Zoning and building on second story development myth busters and hope to schedule a field trip in the fall to see successful development in other cities. Casey Smith noted a water pressure issue on his current project. Hasco Craver informed the authority that Newnan Utilities has been made aware of the issue. Ashley Keeley presented the rough draft of branding for the Railroad District for the Future Development Preparation goal. Several board members provided feedback. Abigail Strickland noted that Jesse Branch is attending the National Main Street Conference in Birmingham and will provide an update regarding the volunteer program at our next meeting. Lastly, the Experience Economy goal which encompasses the Building History Tour is currently underway with a plaque outside of Redneck Gourmet. Abigail Strickland noted that we might have a summer intern assist with moving the project along.

Brad Sears presented the changes to the bylaws that were requested by the Authority. Abigail Strickland noted that in the Officers section of the bylaws it states that Vice Chairman will move

up to Chairman at the end of the term, however, the authority has nominated new officers every year. Abigail Strickland stated the Authority might consider removing that clause from the bylaws. Brant Frost requested that the attendance clause include an “excused” absence verbiage. Casey Smith noted that the attendance requirement is set from DCA to maintain Main Street status, which has many benefits. Brant Frost requested staff to send him a copy of the requirement from DCA. Brad Sears noted he will make requested changes and get back over to the Authority for review at the next meeting.

Cleatus Phillips announced he has some updates he would like to share with the authority regarding downtown real estate but encouraged the authority to consider entering executive session.

Motion by Keith Brady, seconded by Brant Frost that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing real estate and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion by Keith Brady, seconded by Brant Frost to authorize the Chairman Casey Smith to execute the affidavit stating that the subject matter of the closed portion of the Authority was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

The meeting was adjourned at 8:46am.

**Next Meeting:
Wednesday, June 12, 2024
8:00 am – Newnan City Hall
25 Lagrange Street- Council Chamber Room**