

CORNELIA



DOWNTOWN
DEVELOPMENT
AUTHORITY

DDA/Main Street Board Meeting AGENDA

Thursday, January 4, 2017 8:30AM
Cornelia Depot

1. Meeting called to order- Heath Barrett @ 8:31 a.m.
2. Adopt Agenda- Motion made to adopt by Brentt Cody, seconded by Melany Ward
3. Financials- Operating account has \$26,146.52, Façade Grant has \$2,515.85, Loan Fund Account has \$64,810.04. Melany spoke about how it would be much easier for everyone if she could consolidate all three accounts onto one statement, have automatic bill pay, and online services, plus clean out some authorized users to the account that shouldn't be there anymore if we could switch the accounts over to North Main Credit Union. Heath motioned to move the accounts, but it did not get a second, so he motioned to table it until next month. Melany made the motion, Brentt seconded, all approved.
4. City Manager's Report- Water plant is 30 percent complete- The reservoir is built, but waiting for the weather to warm up to install the liner. Renderings for the new Municipal Complex will be presented at the City Commission workshop on Tuesday, January 9 at 5:30 p.m.
5. Old Business
 - A) Strategic Plan Project updates
 1. Brentt Cody to update on bank building progress- Brentt Cody and Blake Rainwater have taken a thorough look inside the bank building and have composed a proposal to do some selective demolition of the building. They would do some stabilization of some of the spaces. Brentt will attend the City Commission meeting Tuesday at the representative from Blake Rainwater Construction to present the proposal to the Commissioners. The proposal includes plans to discuss appropriate times for work to be done with the local businesses. They are aware that it would be inconvenient to do it during business hours and are willing to work around other business owners. They are also willing to work around traffic congestion in the downtown area to make it as convenient as possible for people who live, work, or play in downtown. Brentt also said he spoke with Ernest Perry who did the renovation. He said (and is currently looking for) he may have documentation where he paid the workers. He also said that he and Norman York know it was 1965 because Norman's son was killed in a motorcycle accident in May of 1965, and Cliff Kimsey (president of the bank) came out of the bank to tell him the news while he was working on the renovation.
 2. Jessie to update on Brian LaBrie- Jessie and Heath met with Brian LaBrie to discuss the historic district for downtown. He has a list and map of all the buildings in downtown and the year they were constructed. He said he wants to focus on North Main Street from Keith York's office down to Appletree Alley. There will be some other buildings included, but that area is the main focus. He said that we will not go for an architecture

historic district because so many of the buildings have been altered, but we can still go for a community development district, which shows the development of downtown from 1900-1968. This way, we can include more contributing buildings. There is no difference in the amount of historic tax credits we can take. Once the district is in place, if we take off some of the altering architecture, we can then convert those buildings to an architecturally historic building. We told him the update that Brentt gave about Ernest Perry and Norman York. He said if we can get as many witness statements that have similar accounts, that would be great! He said it should be good to go depending on how long SHPO takes in about six months.

3. Discussion of finding financing for Appletree Alley- USDA grant- There is a Community Development grant that USDA offers that Jessie is going to enlist the help of Jan Garrison to help with. It will give us up to \$100,000.00 to complete the Appletree Alley Streetscape. We still need to find funding for the other parts of the money, and we need to find it soon because this project is supposed to be done by December of this year, according to our 2018 Work Plan. Jessie and Dee met with ARC to discuss possibly getting some funding from them, but they initially weren't interested in the project. However, after some discussion with the DDA board, we may can get them interested again if we provide some proof that we have lost businesses because of the parking situation, and letters stating that other businesses would expand or relocate if there was ample parking and not such a danger with the power lines. Jessie will revisit.

6. New Business

1. Annual Awards for 2017- Jessie will email all the awards that the DDA needs to vote on. We need to get going on this, so we are hoping to have nominations by the end of the week. We will hold the ceremony on Thursday, February 8th in place of our regular board meeting. Jessie will ask Whistle Top if we can use their facility. If so, Melany said North Main Credit Union would provide the food, and Lindsey said Bigg Daddys is also happy to help with food. Jessie will get started on preparing the annual report and the sponsorship packets to pass out.
2. Rural Zone Designation- Cornelia is one of the first and one of ten cities to be designated a Rural Zone. It is only for the downtown district, but it will provide a huge incentive for redevelopment or new construction that creates jobs in the downtown district. Businesses who build in the district can be eligible for up to \$125k in tax credits over five years and \$2k for every two full time employees. For those who redevelop and already existing building in downtown will be eligible for up to \$150k over a three year period and \$2k for every two full time jobs created. This is a huge incentive to add to our toolbox and hopefully will get businesses very excited about locating downtown.
3. Upcoming plans for January and February- Everyone know what they need to be doing over the next two months. We have three events to work on plus staying on task with our work plan!
4. Façade grant fundraiser- Jessie said that we need to brainstorm ways to make some money for our façade grant account. We have several businesses interested in it, but we haven't held a fundraising event for it in a couple of years. Jessie said that Hope Murray has Christmas ornaments that we can order and sell for a profit. Heath said he will commit time to help the DDA fundraise for the façade and sign grant. Lindsey said she knows someone who would like to sell her Harley Davidson, and we could raffle it off. That way, there is not a lot of time intensive labor from us, but we can still make some money from it. Lindsey will keep us updated on the status of that so we can stay on top

of it. Heath said raffles are an easy way to make a few dollars without spending a lot of time. We will brainstorm other raffle ideas throughout the year.

7. Upcoming Events: Annual Awards; Tacky Prom Feb 16; Assault on Mt. Currahee Feb 17
8. Next Regular Board Meeting: **Thursday, February 8, 2018**- Location to be determined based on venue for Awards Ceremony.
9. ****Heath mentioned to the board members that you can only miss three meetings per year, and everyone needs to keep the attendance policy in mind. Please see commitment letters for details on time, work, and financial commitments.
10. Adjourn at 9:45 a.m.

Present: Dee Anderson, Bill Loyd, Heath Barrett, Tim Lee, Jessie Owensby, Brentt Cody, Lindsey Holt, Melany Ward

Absent: Matt Cathey, Amanda Chosewood, Joshua Barrett