



DDA/Main Street Board Meeting

AGENDA

Thursday, June 7, 2018 8:30AM
Cornelia Depot

1. Meeting called to order- 8:37 a.m.
2. Adopt Agenda
 - a. Motion to adopt made by Brentt Cody, seconded by Melany Ward
3. Financials
 - a. Operating account- \$17,146.47
 - b. Façade account- \$2,826.65
 - c. Loan Fund account- \$58,273.79
 - d. Heath announced that he was able to secure a \$1,000 Good Hands grant from Allstate to be placed in the façade grant account and used accordingly
4. City Manager's Report
 - a. Water plant is about 48% complete. Rain slowed down a lot of construction
 - b. City Hall is almost completely designed. Will go out for bids in October
 - c. We have applied for USDA funding for City Hall. We will know if we got it or not in September
5. Old Business
 - A) Strategic Plan Project updates-
 1. Progress report from 4PM with board meeting discussion
 - a. Heath, Dee and Jessie met with ARC, GMRC, 4PM, and DCA last week. We were enlightened about several things. Heath explained that if you apply for ARC grants, you can't sell the building. If you do, you have to pay back what they gave you. Also, if you use ARC, you have to use SHPO guidelines. Jessie stated that she is setting up a meeting with the Historic Preservationist at GMRC to see if we can use similar materials and be able to use the 1900 time period. Heath continued to say that if we get historic tax credits, we could qualify for \$300,000 dollars. 4PM said in last week's meeting that if we get historic tax credits, we could hire an accountant to do only the historic tax credit paperwork for \$200 per month for the five years, which would yield approximately \$15,000. Heath said this would be worth it to save the city the work and the money. The board discussed the offer on the middle section of the building and decided to ask the buyer to go back and decide if they want the first two portions, leaving the DDA with only the back to deal with. If so, then the DDA would only need to remodel the back section and that would alleviate the pain of the entire building and make it much more manageable. Melany suggested that the buyer go back and

give us their best offer on both sections of the building, and that the DDA needs to decide what they need out of it to be able to sell it. Then we will have another discussion about what direction we should take in order to get the most out of the redevelopment.

2. SHPO application-
 - a. Jessie announced that Brian LaBrie, the Historic Preservationist, has submitted our application to the Historic Preservation Commission for Cornelia to be designated a Historic District. They will come back to him with comments, and he will fix things and resubmit.
3. Downtown report-
 - a. Jessie developed a quarterly summary of achievements for Downtown so far through the year. Some of the highlights were as follows:
 - i. Five real estate transaction for a 900K private investment into downtown
 - ii. Opened now seven new businesses for a total job creation of 34 new net jobs
 - iii. Wayfinding signage has installation date of June 22nd, so they should be complete by July
 - iv. City has hosted nine events so far this year, but the surrounding businesses and civic clubs have hosted over 100 already this year.
4. Façade grant fundraiser- Update from Lindsey
 - a. Lindsey was not present to update
 - b. Everyone needs to keep trying to sell their tickets
6. New Business
 1. Sign Grant Application- Borrowed and Blue
 - a. Sign application stated the company would like a \$500 reimbursement for signage. Quote and renderings were reviewed by board
 - b. Melany Ward made the motion to approve the sign grant. Brentt Cody seconded, all approved.
 - c. Jessie will schedule the photo-op and check presentation at the Grand Opening "Sip and See" for June 16th!
 2. Executive Session- Real Estate
 - a. Melany Ward made the motion to table Executive Session because Matt Cathey would have to recuse himself and that would leave us without a quorum. Brentt Cody seconded the motion, all approved. Executive Session tabled
7. Upcoming Events: Summertime! Big Red Apple Festival Sept. 22
 - a. Jessie announced that if any businesses would like to have a promotional booth, they need to go ahead and get their application in because we are already getting a lot of applications and we are afraid we are going to fill up pretty fast.
8. Next Regular Board Meeting: **Thursday, July 12, 2018** at Depot
9. Adjourn- Matt Cathey made the motion, Melany Ward seconded, all approved

Present: Heath Barrett, Bill Loyd, Brentt Cody, Matt Cathey, Melany Ward, Donald Anderson, Jessie Owensby

Absent: Jan Garrison, Lindsey Holt

Guests: Brittain Williams, Robert Gutowski