

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HAHIRA

BOARD OF DIRECTORS

SPECIAL CALLED MEETING

APRIL 25, 2016

2:00 P.M.

HAHIRA COMMUNITY CENTER

The Special Called Meeting of the Board of Directors of the Downtown Development Authority for the City of Hahira was held at 2:00 p.m. on Monday, April 25, 2016 at the Hahira Community Center.

BOARD MEMBERS PRESENT: Ted Raker, Kenneth Davis, Bert Chancy, Tim Coombs, Vicki Rountree, Barry Robinson and Keith Barrett.

STAFF PRESENT: Treasurer Jonathan Sumner and Secretary Lisa Mashburn.

CALL TO ORDER: Chairman Ted Raker

ESTABLISH QUORUM: Chairman Ted Raker

PLEDGE OF ALLEGIANCE: Treasurer Jonathan Sumner

INVOCATION: Treasurer Jonathan Sumner

REVIEW/CORRECTION OF MINUTES:

A. FEBRUARY 22, 2016 ORGANIZATION MEETING

Chairman Raker asked if anyone had any questions or corrections to the meeting minutes. None noted. **Board member Keith Barrett made a motion to approve the minutes as presented which was seconded by Board member Bert Chancy. Board members Kenneth Davis, Bert Chancy, Tim Coombs, Vicki Rountree and Barry Robinson all voted in favor of the motion.**

DISCUSSIONS:

A. GATEWAY OVERLAY DISTRICT(CITY PLANNING AND ZONING ADMINISTRATOR)

Matt Martin with City Planning and Zoning explained and reviewed the Gateway Overlay District. He presented everyone with a copy of zoning ordinances. He stated that the map is not carved in stone it can be changed during any zoning cycle. The map is zoned and each section has rules with a list of usage. Sumner stated that this is all informational only, if you have any concerns about the overlay district please bring it to us.

B. ODOM BUILDING (DIRECTOR BARRETT)

Board member Barrett presented information regarding the Odom building. The building was built around 1911 and it is a 3 story building in the downtown area. The building has weakness on the 2nd and 3rd floor with the wood frame and roof. He showed pictures stating the first floor is in good condition. In 2008 a new roof was put on the building and it has stopped a lot of the deterioration and the exterior walls are in excellent shape and can be repurposed. In 2014 the

cost of repair was estimated at \$862,705.25 which is a cost of about \$74.62 per square foot. Today it would be estimated at around \$900,000 to 1,000,000 and the building is approximately 11,562 square foot. Board member Robinson asked how this would compare to new construction. Barrett stated it would be around \$150.00 per square foot. Board member Rountree stated that we could probably get a grant to repair the building. Board member Coombs said the demolition of the building would Affect surrounding buildings. Board member Barrett said that once one building is filled then the rest will be filled. Treasurer Sumner said if you take this on as a project then there are many different types of funding and many avenues. Board member Davis said that donation of property to DDA should be priority, I feel it should be about revitalizing what we have not developing new projects. The property has great historic value and needs to be made functional. We know what we need to do. Board member Rountree said that she agrees. This is a good first bite and it has so much historic value and is a good professional space. Sumner said that he has heard buzz that developers are interested in this property, it has a lot of potential. Board member Robinson said that he likes this idea, take the deed and develop plan or vice versa. Chairman Raker said we have outside interests and that we could be a helping hand. Sumner stated that the City cannot do what the DDA can do, the DDA can do more. We have 140 entities that we can contact but I am not sure of the ownership of property. Sumner said if the DDA owns the property they can lease it to developer and transfer at a later time. The DDA must own it to leverage against assets. Rountree said we must own the property and we can offer a huge tax credit. Coombs stated that he felt it would be a big mistake to not take ownership of the property. Sumner said the City would still maintain the cost of the property. Davis stated that this makes sense, this is a net zero cost difference to the City for the up keep. **Board member Rountree made a motion to request that the City deed the Odum building over to the DDA which was seconded by Board member Davis. Board member Davis, Rountree, Barrett, Robinson, Chancy and Coombs all voted in favor of the motion.**

C. VACANT BUILDING INVENTORY (TREASURER SUMNER)

Treasurer Sumner presented the Board with a list of empty properties within the DDA District.

D. CITY CENTER(MAYOR CAIN)

Treasurer Sumner said we have been talking about acquiring this property for the last 20 years. This is 4.1 acres is in the center of town and we would like to use this town center for town purposes. We should have the selection of the architect at the May meeting. This would all be done in phases. Phase I is demolition, Phase II is the park, Phase III is the new City Hall and Phase IV would be the drainage at the rear of the property. The City would pay for the Architects out of the General fund and the City Park out of General fund and SPLOST VII. City Hall would be paid out of the proposed SPLOST VIII in another 4 years.

E. DOWNTOWN PARKING ASSESSMENT (TREASURER SUMNER)

Sumner asked what the DDA would like to see in regards to parking. Board member Rountree said as a business owner parking is always a problem. We need to see what opportunities we have to increase the parking. The DDA recommended that we work on the parking. **Board member Robinson made a motion to ask the Council to help with negotiations for more**

parking in the Downtown which was seconded by Board member Chancy. Board member Robinson, Chancy, Coombs, Rountree, Davis and Barrett all voted in favor of the motion.

F. BUSINESS RECRUITMENT(DIRECTOR ROUNTREE)

Board member Rountree stated that she would like to get a packet together to give potential business owners. She stated that she had been looking at different sites to see what they do and what incentives they offer. Valdosta has the SEEDS program and Tifton has how to start a business in Tifton. I want to actively go out and recruit business. We could also use the help of Thomasville for this. Rountree stated that construction for the I-75 Interchange should start in the fall of 2017, we need to get a big map of the Interchange at City Hall.

G. INTERORGANIZATIONAL COMMUNICATION (DIRECTOR COOMBS)

Board member Coombs stated that he has been going out into the Community. I spoke with Betty Morgan at the Chamber of Commerce; we can have them attend meetings and see what resources they have available. We need to talk to our local Representative and Senators, they are ready to help. Ariel Godwin at SGRC said that she has a list of available resources for help. Tim Golden also said that he would help. We need to help new businesses in Hahira through the process.

H. OTHER PRIORITIES (CHAIRMAN RAKER)

Chairman Raker said that we have a dynamic group. We need to consider what we would like to talk about at the next meeting and set the date.

SET NEXT MEETING DATE:

The next meeting date is set for May 9, 2016 at 2:00 p.m.

REPORTS:

A. DIRECTORS

Board member Bert Chancy said that he feels good about this and that he enjoys it.

Board member Keith Barrett said that he is excited.

Board member Rountree said she would like to let everyone know that they will have a HMA meeting tomorrow and that she will take all this back to the merchants. She said that they feel we need to showcase the Honeybee more, put honeybee straws in the businesses, we really need to market our City. You cannot market what you do not have. I think we should apply for a tourism grant and do a welcome station maybe at the Caboose, make it useable.

Board member Robinson said that he is sorry he missed the DDA training session. He said that he is looking forward to moving forward.

Board member Davis said that we have momentum and we have our training. We are making progress and I would like to thank you all.

Treasurer Sumner stated that he would like to thank you all for your service and that he is available to assist. This is my passion, I have done it for 16 years, we have momentum and it is really exciting.

Chairman Ted Raker said thank you to the City Manager for the letterhead and for his assistance. I appreciate this group, it is a dynamic group of good people.

Board member Coombs made a motion to adjourn which was seconded by Board member Chancy. Board member Coombs, Chancy, Robinson, Rountree and Barrett all voted in favor of the motion.

ADJOURN.

Chairman Ted Raker

Secretary Lisa Mashburn