



Dahlonega Downtown Development Authority and Main Street Program Special Called Meeting Agenda

March 09, 2023 8:30 AM

McCullough Council Chambers – City Hall

Vision Statement

Downtown Dahlonega will retain its role as the heart of the region and the center for community and economic development. It will have an inviting appearance, highlighted by historic architecture. It will enhance the civic, cultural, and economic vitality of the entire community.

Mission Statement

The purpose of Downtown Dahlonega is to stimulate and sustain economic development in downtown area by encouraging cooperation and building leadership; by advancing a positive image of downtown and promoting it as an exciting place to live, shop, and invest; by sustaining and improving the appearance of downtown; and by strengthening and expanding the economic base of downtown.

PRESENT

Chair Amy Thrailkill
Board Member Wendi Huguley
Board Member Donna Logan
Board Member Ryan Puckett
Board Member Tony Owens
Board Member Rowe

Call to Order

Chair Thrailkill called the meeting to order at 8:30 am.

Approval of Agenda

Motion made by Board Member Rowe, Seconded by Board Member Owens

Voting Yea: Board Member Huguley, Board Member Logan, Board Member Puckett

Economic Vitality

a. 147 N. Park Street Proposal

Amy Thrailkill, Chair

Chair Thrailkill asked the board if they had any questions after taking a week to review the proposal for 147 N. Park Street from Highlands Development Group. A short discussion was held regarding preventing the residential aspect of the proposal from becoming student housing. Board Member Logan and Owens suggested an owner-occupied stipulation, pricing the units to the point of disincentivizing parent investment projects, and other initiatives.

The board requested that staff find the original agreement for the parking area at Dahlonega Baptist Church.

Board Member Puckett suggested adjusting the sales price for the city to retain the sidewalks, parking, infrastructure, etc. Council Member Ryan Reagin suggested keeping the purchase price until the developers suggest lowering it.

Board Member Owens thinks that overall the proposal is what the city is looking for, however parking is definitely an issue. He suggested a public-private partnership where the city comes in to add a deck rather than constructing city offices. It is his recommendation to move the proposal forward to the council and state that city hall offices should not be there. The board agreed and also noted that the purchase price should increase if the city hall offices are removed from the proposal. DDA Director Alexander stated that the motion should be to move the proposal to a City Council Work Session along with a copy of the board's recommendations.

Motion made by Board Member Huguley pending the board's added recommendations be provided the Council. Seconded by Board Member Puckett.

Voting Yea: Board Member Rowe, Board Member Logan, Board Member Owens

b. Head House Rental Management

Ariel Alexander, DDA Director

Director Alexander requested direction from the board considering receiving no proposals for the rental management of the first floor of the Head House. Board Member Rowe asked the board to consider moving more city hall offices to the first floor as she feels it is not very conducive to retail. The board discussed but ultimately agreed they would like a retail tenant to add the economic base of downtown. City Manager Martin stated that she was approached by a broker that is interested in leasing the space. The board requested that Martin go back to the person that approached and ask for a proposal. There was discussion about managing the space internally, and the board feels comfortable with that option as long as a third party manages the advertising and selection of a tenant.

Adjourn

Chair Thrailkill requested a motion to adjourn.

Motion made by Board Member Puckett, Seconded by Board Member Owens.

Voting Yea: Board Member Logan, Board Member Huguley, Board Member Rowe