



Downtown Development Authority

MINUTES

Thursday, September 10, 2020

8:00 AM

City Hall

CALL TO ORDER

Meeting was called to order at 8:02 am.

ROLL CALL

PRESENT

Chairman Lisa Anderson

Vice Chair Meredith Malcom

Secretary Andrea Gray

Board Member Whit Holder

Board Member Wesley Sisk

Board Member Charles Sanders

City Council Representative Ross Bradley

Board Member Chris Collin

CITY STAFF

Les Russell

Sadie Krawczyk

Logan Propes

APPROVAL OF PREVIOUS MEETING MINUTES

DDA August Minutes

Approved - Motion made by Secretary Gray, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, Board Member Collin

APPROVAL OF FINANCIAL STATEMENTS

DDA July Financials

Approved - Motion made by Board Member Sisk, Seconded by Vice Chair Malcom.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, Board Member Collin

PUBLIC FORUM

None

CITY UPDATE

Pilot Park renovation almost complete; Mathews Park will be next for minor renovations; Town Green design is in the final stages and the city will be applying for a LWCF grant for it this fall; city will be increasing cable TV rates as part of a plan to phase out the service over the next few years; Sparrow Hill Inn is under contract with Pyramid Healthcare, but the city has denied the use in B2, which they are appealing; Incremental Development Alliance lectures started yesterday (9/9), the next one will be on 9/23 leading up to the full-day workshop on 10/29.

COUNTY UPDATE

None.

COMMUNITY WORK PLAN &REPORTS

2020 Property Inventory

Sadie mentioned that the totals from this year's update to the inventory are as follows: 29 improvements in property condition; 169 businesses with 811.5 employees; property condition ratings are 26-poor, 50-fair, 95-good, and 115-excellent.

Existing Environment -

Still no word from the Stalvey's on the pocket park idea on W. Washington; Chris Collin had a good starting conversation with Mr. Stephens about partnering with the city to make his lot public parking; new spot for a mural has been identified, but there are issues with water that need to be worked out first

Infill Development -

Wesley spoke with James Hester regarding the wooded lot on the Wayne Street lot, Mr. Hester wants \$150,000 for it; Arnold Properties is willing to discuss a sale of their building on the same lot as well.

Sadie spoke with Chad Cheely, and he would be interested in being a tenant if the DDA developed a new space downtown.

No progress on other potential properties.

The board discussed trying to contact the Ramesh family about their property at Midland and Church Street.

Diversify/Unique Experiences -

AARP grant paperwork has been executed, funding will follow later this month for the VC pocket park and the new swings around the hammock park; Levi Dilley will be reaching out to USDA to find out requirements for his container concept, he is also working on renderings for our review.

Sadie will send the board the most recent downtown green design draft from Keck & Wood.

PROGRAMS

Events

9/4 concert went well; 9/25 will be the final concert and use the same social distancing measures as previous concerts; Fall Fest is being planned with modifications due to COVID-19; Holiday lights in Childers are still planned as in past years; Christmas parade logistics are being thought through as well.

Downtown Design

Lisa Anderson expressed her thanks to the city for hand watering the planters downtown noting that this intentional care is the reason why they look so good this season.

Farmers Market

The decision has been made to cancel the 2020 Farm to Table event due to the additional strain on local businesses and restaurants to make this even possible. Ticket holders have been emailed and asked to consider donating their ticket cost to the Farmers Market.

The online FM has been discontinued due to low order numbers.

FUNDING

SPONSORSHIP

Coming in as pledged.

FACADE GRANTS - None

COMMUNITY EVENT GRANTS - None

NEW BUSINESS

Blue Rooster to open in 4-5 weeks; new salon opening in the former Monroe Loan & Finance building, will focus on wedding parties; Peachy Pet Parlor now open; Mainstreet Walton Mill is

now leasing with plans to move residents in by year-end; the Factory event space will open at Walton Mill in a couple of weeks; Jagged Edge will be moving to Walton Mill; Kaity's restaurant has closed but the kitchen will remain in operation for catering contracts; Elite Manufacturing will be relocating from their 2nd street building and the new tenant will have much less truck traffic associated with its use.

ANNOUNCEMENTS:

Next meeting scheduled, October 8th, at 8:00 am at Monroe City Hall

The next Incremental Development Alliance lecture will be on 9/23 at 6:30 pm; Q & A Session will be on 10/6 at 12 pm; and the full-day workshop will be held on October 29th from 8 am to 5 pm.

ADJOURN

Motion made by Vice Chair Malcom, Seconded by City Council Representative Bradley.
Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, City Council Representative Bradley, Board Member Collin