

DRAFT

MINUTES

CITY OF HOGANSVILLE DOWNTOWN DEVELOPMENT AUTHORITY

AUGUST 28, 2018

MEETING LOCATION: City Hall, Hogansville, Georgia

CALL TO ORDER

The meeting was called to order at 6:30 pm by Chairman Jason Stewart.

Board Members in attendance:

- Jason Stewart, Chairman
- Jake Ayers
- Allan Boyer
- Vickie Brown
- John McKibben
- Kandis Strickland
- Brenda Pritchett Rhodes

Absent:

- Mary Stewart, Recording Secretary

Press in Attendance: None

Residents/Boosters/Observers Identified in Attendance:

- David Milliron, City Manager
- Lynne Miller, City Planning & Development Director
- Marla Dannenbring, Promotions Committee Head
- Gayle Devereaux, Tourism Committee Head
- Angela Bennett, Citizen
- Rose Pellet, Citizen
- Theresa Strickland, Mayor Pro-Tem

AGENDA

- On a motion by John McKibben and seconded by Vickie Brown, the Board unanimously approved the Agenda as presented.

MINUTES

- On a motion by Allan Boyer and seconded by Vickie Brown, the Board unanimously approved the July 24, 2018 meeting minutes.

FINANCE REPORT

- John McKibben reported no activity since July 2018, beyond \$6.69 earned from the savings account. The account balance is \$39,913.90, Mr. McKibben said.

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OLD BUSINESS -

- DDA/Hogansville Regional Association Art Walk – Jason Stewart reported that per HRAA president Chris Swanson, the arts group is considering November 17, 2018 as the art walk date, coordinating with the Sip N’ Shop the same day. Angela Bennett said the HRAA would like to partner with the DDA, with the DDA finding building owners willing to display art in their buildings, and the HRAA finding the artists. Then the artists would work directly with the building owners to arrange the displays. Jake Ayers offered the depot for display space, and said the Pioneers could have its year-end Market Days that day, if coordinated with the Sip N’ Shop. Mr. Ayers also suggested that 402 East Main could serve as a gallery for the arts walk.

Ms. Bennett said HRAA President Chris Swanson will have a list of artists for the DDA by September 30, 2018.

- Implementation of Master Plan Recommendations - Jason Stewart asked Lynne Miller if the Rural Tax Credit application has been submitted to the State. Ms. Miller replied that yes, the application was submitted. Between five and ten cities will likely be selected this year, she said. Lynne Miller will also remind Georgia Conservancy about visiting the DDA to help with master plan implementation.

NEW BUSINESS

- DASH Apartments on Lincoln Street. Lynne Miller reported that the DASH organization of LaGrange is proposing a senior apartment complex next to DASH’s existing Stony Ridge apartments on Lincoln Street. DASH will be seeking Low Income Tax Credit funds for the new apartments (about 30 units).

The Georgia Conservancy’s upcoming Corridor Plan will help, because the tax credit application requires the proposed housing to be located in a neighborhood plan. That plan must be adopted at least five months before the tax credit application, which will be submitted March 2019, Ms. Miller said. The Georgia Conservancy is therefore starting its corridor planning with a segment from East Main Street to Lincoln Street, widening at Lincoln to include the apartment site. That corridor may ultimately extend to Lake Jimmy Jackson.

As part of its LITC application, DASH is polling all organizations in town to see which organizations could reach out to a senior apartment complex. Ms. Miller asked the DDA to think of any ways the DDA might help a new senior apartment complex.

Marla Dannenbring, who is a member of the steering committee for the proposed senior complex, suggested that the arts association could reach out by displaying art at the senior development’s community center. Ms. Dannenbring also noted that the God’s Bread Basket delivers meals to homebound.

John McKibben suggested that sidewalks to Main Street would help these seniors.

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- Christmas Parade – Rose Pellet discussed plans for this event, noting that last year she had problems notifying everyone in town about the upcoming parade. This year, she'd like to put a flyer in the City utility mailer, so that all residents are informed. She will talk to City Clerk Lisa Kelly about this possibility. Ms. Pellet will also find local bands for the parade, including, possibly, the Callaway Middle School and/or Callaway High School. Upon motion by Allan Boyer, seconded by Vickie Brown, the DDA unanimously agreed to set Saturday, December 1, 2018 as the date for the 2018 Christmas Parade.

COMMITTEE REPORTS

- Organization – Nothing to report.
- Design – Nothing to report.
- Economic Development – Chairman Stewart reported that the Hogansville Sweetery has opened on 212 E. Main Street.
- Tourism Committee Update – Gayle Devereaux reported that Dave Marler of the Troup Chamber of Commerce is working with DC Printing on repairs to the damaged hummingbirds and on painting those that remain to be painted. Ms. Devereaux has let Mr. Marler know that Mitch Kernodle at Eagle River Forge can easily repair fiberglass.

Gayle Devereaux next discussed hotel/motel tax funds available to the City. Hotel/motel taxes will pay for two signs for the Phase V Tower Trail extension to East Main. Ms. Devereaux suggested that a wayfinding sign will also be needed at the Oak Street parking lot, to direct people to the trail and downtown. Upon motion by John McKibben, seconded by Vickie Brown, the DDA unanimously agreed to apply to the Troup County Tourism Board for hotel/motel funds for a wayfinding sign at the Oak Street parking lot. Lynne Miller will draft the request.

Ms. Devereaux also reported that per Dave Marler, the new LaGrange Marriott does not accept rack cards, and Great Wolf Lodge is not set up for rack cards yet. Paige Estes of the Troup Chamber is working with Great Wolf on this.

- Promotions – Marla Dannenbring reminded folks of:
 - September 15 - Market Day at Depot
 - October 6 – Tower Trail 5K
 - October 13 – Howl-O-Ween Dog Parade
 - October 18 - “Rolling Back to the Sixties” Festival Kick-off Dinner & Silent Auction
 - October 20 & 21 – 21st Annual Hummingbird Festival

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ADDITIONAL CONCERNS

Marla Dannebring asked Jake Ayers about status of the new gym on East Main. Mr. Ayers replied that the owners, Chad and Amber Clark, will likely have the gym open in 6 months. The gym is overcrowded with gym equipment, and some is being removed.

Allan Boyer asked City Manager David Milliron about the status of 101 College Street (the crumbling brick building behind William and Mary Antiques.)

Mr. Milliron replied that the City complaint is moving through municipal court. At this point the City cannot afford to demolish the building, Mr. Milliron said, so he is hoping that the owner will proceed with Georgia Cities financing and rebuild the structure.

Mr. Boyer also noted that new developments are moving forward immediately east (new Burger King) and west (new Wendy's) of the Interstate. This should bring more business to the Hogansville exit, Mr. Boyer said.

ADJOURNMENT - With no other business and with unanimous consent, the meeting was adjourned by Chair Jason Stewart at 7:10 pm.

NEXT MEETING WILL BE OCTOBER 23, 6:30 PM AT CITY HALL.

Respectfully submitted,
Lynne S. Miller
Planning and Development Director