



## REGULAR MEETING

Jonesboro City Center | 1859 City Center Way | Jonesboro, GA 30236

Tuesday February 6<sup>th</sup>, 2024

## MINUTES

Attending: Santia Fox, Trina Kolawole, Helen Meadows, Donya Sartor, Jule Segner,

Tammary Scott Dowdell, Karen Sullivan

Staff: Andrew Simpson, Maria Wetherington,

- I. **CALL TO ORDER** - Karen called the meeting to order at 6:08pm.
- II. **ELECTION OF OFFICERS** - The position of chair was seeking nominations. Karen Sullivan was nominated. Tammary made the motion and Trina seconded. The vote was unanimous. The position of vice chair was then voted upon. Jule Segner was nominated. Tammary made the motion and Karen seconded. The vote was unanimous. The position of Secretary/Treasurer was voted upon. Andrew Simpson was nominated. Tammary made the motion and Karen seconded. The vote was unanimous.
- III. **ADOPTION OF AGENDA** - Santia made the motion to accept the adoption of the agenda and Helen seconded. The vote to accept was unanimous.
- IV. **ADOPTION OF MINUTES** - Jule made the motion to accept the adoption of the minutes and Tammary seconded. The vote to accept was unanimous.
  1. **FINANCIAL STATEMENTS** - Consideration of Financial Statements for the 31-Day period ended January 31 2024. Andrew explained that the DDA received a check for \$52,000 due to a tax credit swap under the Rural Zone designation. However, this payment and the payment before it should have then been forwarded to the Urban Redevelopment Agency to pay down the bond debt. This is Andrew's understanding, and he will be making further inquiries about this. If this is not the case then the DDA can retain the monies. However, the city does not have an Urban Redevelopment Agency and this situation requires a quick resolution. The best way to go about things is for the DDA to also be the Urban Redevelopment Agency, but the Mayor and Council have final say on the Agency appointments. Andrew also reminded everyone about the possible \$20,000 concrete repair for the dumpster ramp. From his reading of the contract the DDA is still liable for any repairs and not the tenant. We may have to consult legal counsel about that. Jule made the motion to accept the financial statements and Trina seconded the motion. The vote was unanimously passed.
- V. **AGENDA ITEMS**

1. 166 S. Main St., rental prospect. Joey Lewis addressed the board about renting the property for \$2000 a month starting in June. Jaynine Taylor, who is on the promotions board, would be her partner in the operation. There would be one half of the store selling candles and the other baked goods. No grease trap was planned. Ms. Lewis discussed taking the tree out of the front yard, painting the outside of the building and the possible replacement of the front windows. In effect there would be a punch list of items before they would agree to sign a rental agreement for 2 years. Andrew was under the understanding that any changes to the property would be the responsibility of the tenant and not the DDA. Andrew will contact Jaynine.
2. Duncan's Landscaping Contract Renewal Date April 27<sup>th</sup> 2024. Andrew provided written notice and confirmed that the contract would be cancelled in March 2024.
3. St. Patrick's Day Street Party. March 16<sup>th</sup> 2024. This will also include a green egg hunt. The event will run from 5pm to 8pm, with the street closing at 4pm. Andrew will inform the businesses of the street closure. Andrew will ask businesses on S. Main St. if they would like to be involved. Andrew will also be holding logistics meetings with the City Police Department and Tammary until the event. Andrew felt that the need for regular logistic meetings would help with any last-minute issues.
4. Kentucky Derby in the City. May 4<sup>th</sup> 2024. Andrew had invited Tony and Tequila from The Cigar Parlour to the Promotions meeting which started at 5pm. Tony will be hosting the event and providing some prizes. They will also be designing the flyer,

## VI. COMMITTEE UPDATES

1. **Promotions/Organization Committee** - Julie Segner, Promotions Chair. Julie briefly went over the events, as Andrew had already discussed them.
2. **Design Review Committee** - Liquor store on Highway 138 is mostly finished and should be opening in either March or April. At former Rocky's Pizza, convenience store is fully open, and a bakery next door will be following later this year. Townhomes on South Main Street should be starting in the next few months. Steak City sandwich shop on North Main Street has been open for several weeks. Smoothie King near Kroger is open.

## VII. EXECUTIVE DIRECTOR'S REPORT - Andrew congratulated Trina on passing Main Street 101.

## VIII. BOARD OF DIRECTOR'S/PUBLIC COMMENTS - Trina discussed the possibility of renting out parking spaces for food trucks. Andrew will be asking John about the parklet set ups. Tammary talked about her D.A.T.E. night. D.A.T.E. stands for Dinner, Arts, Tour, and Entertainment. It's more of a Save The Date, rather than a couple's event. Donya said that she would like to see Yoga Night and Sip and Stretch added to the D.A.T.E. nights. Gavin Maguire during the public comments section discussed the Grove Park Foundation and that he would like to set up one for Jonesboro. Andrew will follow up with an email.

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- II. **ELECTION OF OFFICERS** - The position of chair was seeking nominations. Karen Sullivan was nominated. Tammary made the motion and Trina seconded. The vote was unanimous. The position of vice chair was then voted upon. Jule Segner was nominated. Tammary made the motion and Karen seconded. The vote was unanimous. The position of Secretary/Treasurer was voted upon. Andrew Simpson was nominated. Tammary made the motion and Karen seconded. The vote was unanimous.
- III. **ADOPTION OF AGENDA** - Santia made the motion to accept the adoption of the agenda and Helen seconded. The vote to accept was unanimous.
- IV. **ADOPTION OF MINUTES** - Jule made the motion to accept the adoption of the minutes and Tammary seconded. The vote to accept was unanimous.
  1. **FINANCIAL STATEMENTS** - Consideration of Financial Statements for the 31-Day period ended January 31 2024. Andrew explained that the DDA received a check for \$52,000 due to a tax credit swap under the Rural Zone designation. However, this payment and the payment before it should have then been forwarded to the Urban Redevelopment Agency to pay down the bond debt. This is Andrew's understanding, and he will be making further inquiries about this. If this is not the case then the DDA can retain the monies. However, the city does not have an Urban Redevelopment Agency and this situation requires a quick resolution. The best way to go about things is for the DDA to also be the Urban Redevelopment Agency, but the Mayor and Council have final say on the Agency appointments. Andrew also reminded everyone about the possible \$20,000 concrete repair for the dumpster ramp. From his reading of the contract the DDA is still liable for any repairs and not the tenant. We may have to consult legal counsel about that. Jule made the motion to accept the financial statements and Trina seconded the motion. The vote was unanimously passed.
- V. **AGENDA ITEMS**

1. 166 S. Main St., rental prospect. Joey Lewis addressed the board about renting the property for \$2000 a month starting in June. Jaynine Taylor, who is on the promotions board, would be her partner in the operation. There would be one half of the store selling candles and the other baked goods. No grease trap was planned. Ms. Lewis discussed taking the tree out of the front yard, painting the outside of the building and the possible replacement of the front windows. In effect there would be a punch list of items before they would agree to sign a rental agreement for 2 years. Andrew was under the understanding that any changes to the property would be the responsibility of the tenant and not the DDA. Andrew will contact Jaynine.
2. Duncan's Landscaping Contract Renewal Date April 27<sup>th</sup> 2024. Andrew provided written notice and confirmed that the contract would be cancelled in March 2024.
3. St. Patrick's Day Street Party. March 16<sup>th</sup> 2024. This will also include a green egg hunt. The event will run from 5pm to 8pm, with the street closing at 4pm. Andrew will inform the businesses of the street closure. Andrew will ask businesses on S. Main St. if they would like to be involved. Andrew will also be holding logistics meetings with the City Police Department and Tammary until the event. Andrew felt that the need for regular logistic meetings would help with any last-minute issues.
4. Kentucky Derby in the City. May 4<sup>th</sup> 2024. Andrew had invited Tony and Tequila from The Cigar Parlour to the Promotions meeting which started at 5pm. Tony will be hosting the event and providing some prizes. They will also be designing the flyer,

## VI. COMMITTEE UPDATES

1. **Promotions/Organization Committee** - Julie Segner, Promotions Chair. Julie briefly went over the events, as Andrew had already discussed them.
2. **Design Review Committee** - Liquor store on Highway 138 is mostly finished and should be opening in either March or April. At former Rocky's Pizza, convenience store is fully open, and a bakery next door will be following later this year. Townhomes on South Main Street should be starting in the next few months. Steak City sandwich shop on North Main Street has been open for several weeks. Smoothie King near Kroger is open.

## VII. EXECUTIVE DIRECTOR'S REPORT - Andrew congratulated Trina on passing Main Street 101.

## VIII. BOARD OF DIRECTOR'S/PUBLIC COMMENTS - Trina discussed the possibility of renting out parking spaces for food trucks. Andrew will be asking John about the parklet set ups. Tammary talked about her D.A.T.E. night. D.A.T.E. stands for Dinner, Arts, Tour, and Entertainment. It's more of a Save The Date, rather than a couple's event. Donya said that she would like to see Yoga Night and Sip and Stretch added to the D.A.T.E. nights. Gavin Maguire during the public comments section discussed the Grove Park Foundation and that he would like to set up one for Jonesboro. Andrew will follow up with an email.

## IX. ADJOURNMENT - Santia made the motion to adjourn the meeting and Tammary seconded the motion. The board voted unanimously to adjourn the meeting at 7.22pm.



## REGULAR MEETING

Jonesboro City Center | 1859 City Center Way | Jonesboro, GA 30236

Tuesday February 6<sup>th</sup>, 2024

## MINUTES

Attending: Santia Fox, Trina Kolawole, Helen Meadows, Donya Sartor, Jule Segner,

Tammary Scott Dowdell, Karen Sullivan

Staff: Andrew Simpson, Maria Wetherington,

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