



Minutes – May 18, 2023

Attendance: Bassett^V, Bell, Hanes, Launius, McAlister, Speyer, Whidby [^Vvirtual]

Staff: Callahan, Robertson, Abney

The May 18, 2023 regular meeting of the Downtown Development Authority of Madison was held at 8:30 am at Economic Development Conference Room, Chamber of Commerce. Chair Whidby confirmed the presence of a quorum and called the meeting to order at 8:00 am. Also in attendance was Council Liaison Ed Latham. Minutes postponed to the next regular meeting.

<i>Item/Issue</i>	<i>Discussion/Action</i>
Triangle Demolition	<p>Upon query, Callahan confirmed two quotes were received for demolition.</p> <ul style="list-style-type: none"> • Motion by Launius to add discussion of the demolition to the agenda; second by Speyer; vote to approve motion unanimous (7-0). <p>Board reviewed two quotes for demolition (Enviroprobe; Hawkins Const.). Callahan noted one vendor also quoted hazardous material abatement and was the sole respondent to request for quotes. She noted additional expenses expected included engineering as well as soil addition and compaction to properly repair the shoulder of W. Jefferson Street.</p> <ul style="list-style-type: none"> • Motion by Lanius to approve work following the scope as a lump sum for abatement (\$2,750) and demolition (\$40,975) to Enviroprobe; second by Speyer; vote to approve motion unanimous (7-0).
Bull Street Warehouse – Permanent Financing	<p>Callahan reported terms from Nelson Hale of United Bank to convert the temporary financing to permanent financing were requested. She also noted the real estate closing, from which proceeds were planned to diminish the amount being refinanced, was not going to close at the time expected and Hale had been asked about extension options.</p>
Staff Reports	<ul style="list-style-type: none"> - Robertson reviewed the Main Street monthly reporting and the importance of the upcoming training: Switch to Six. She will forward a link for all to add this to their board training calendars. - Robertson reported on the Volunteer Appreciation event and thanked Launius for all her hard work. She concluded that it was a successful year and great to share all public service boards and Main Street volunteer achievements with the City Council members and one another. - The board had a hearty discussion on the importance of storefronts being occupied by retail and defending the downtown retail climate. Robertson will review change in occupancy to determine degree of transition. A downtown merchant, the owner-operator of the Chocolate

Box, thanked the board for their hearty discussion of the issue.

- Callahan repeated the invitation to Savannah, GA, for those wanting to support the Georgia Cities Foundation's recognition of Preston Snyder as 2023 Renaissance Award.
- Callahan reported that she had been informed that the FY 22-23 reporting had not been filed by the city's Finance Department and the city audit remains incomplete so compliance issues would start to arise.
- Callahan reported the initial meeting and supply of DDA financial documentation was proceeding with JAT, shifting financial management and reporting to a third-party accounting firm.
- Callahan thanked Nancy and Ed for attending the Community Garden official grand opening and reviewed the organization's achievements.
- Speyer agreed to make upcoming presentation to BOE provided that the talking points and presentation were prepped as needed, following legal working up proper transferal paperwork.

EXECUTIVE SESSION

Whidby asked Callahan to review the procedure for Executive Session. Latham was invited to attend; members of the public departed the meeting.

- Motion by Hanes to leave regular session and enter executive session for the stated purpose of the discussion of sale of real estate; second by Speyer; vote to approve motion unanimous (7-0).

- Motion by Speyer to leave executive session and return to regular session; second by Launius; vote to approve motion unanimous (7-0). Authority members signed the Executive Session affidavit, with those attending virtually to sign belatedly. Board returned to regular meeting.

Real Estate Extension

- Motion by Speyer to extend the purchase contract per the terms discussed in Executive Session; second by Hanes; vote to approve motion unanimous (7-0).

Motion to adjourn the meeting by consensus.