



CITY OF KINGSLAND, GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES • JANUARY 24, 2019

Regular Meeting

Kingsland Welcome Center

4:30 PM

PO Box 250, Kingsland, GA 31548

1. CALL TO ORDER

Paul E. Chamberlin	Chairman
C.B. Yadav	Co-Chairman (Absent)
Jolene Andersen	Board Member
Troy Hoper	Board Member
Jimmy McCollum	Board Member
Mike Spiers	Board Member
Paula Chamberlin	DDA Manager
Bill Coleman	Public Works Director
Amy Pafford	Admin

2. ROLL CALL

3. AGENDA AMENDMENTS

Camden Pharmacy/Ameris Bank Building Update

1. Ameris Bank Building Update -

4. APPROVAL OF FINANCIAL REPORT

Mike Spiers made a motion to approve the Financials from November and December 2018. Troy Hoper seconded the motion and it carried unanimously.

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5. APPROVAL OF MINUTES

Troy Hoper made a motion to approve, Jolene Andersen seconded the motion and it carried unanimously.

6. ORGANIZATION COMMITTEE

1. City Council Approved the Reappointment of Two Board Members at Last Meeting - 6 Year Terms Paul Chamberlin - Chairperson Jolene Andersen - Member at Large -

Board was advised that the re-appointment of Paul Chamberlin, Chair and Jolene Andersen, Member at Large was approved by city council at the last meeting. The board was encouraged to make a recommendation for the position that is currently vacant due to election results. The Board discussed and voted for Michael McClain to fill that position. Paul Chamberlin will discuss with Michael and will send the recommendation to City Council for approval.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Chamberlin, Andersen, Hoper, McCollum, Spiers
ABSENT:	Yadav

2. Main Street Report (December) -

The December Main Street report was presented for all to review. Paula Chamberlin explained the mandatory DDA and Mainstreet 101 training requirements for new and re-appointed board members. Information was passed out to all board members for review.

3. Adopting a New Mission and Vision Statement Using the Main Street Four Point Approach -

A new Mission Statement and Vision Statement using the Main Street four point approach was adopted and reads as follows:

Mission Statement:

It is our mission to revitalize downtown Kingsland through initiatives of the Kingsland Downtown Development Authority in conjunction with the City of Kingsland and other private and public organizations.

To design attainable strategic goals to plan for economic revitalization, encourage increased economic development, and preserve our history in the downtown area while creating a better quality of life for our residents.

To encourage, assist and promote businesses and organizations to work towards this same goal with effective, ongoing management and advocacy of improving our downtown.

To achieve these goals by using the nationally recognized Main Street four-point approach to downtown redevelopment; design, organization, promotion and economic vitality.

Vision Statement:

Vital, Clean and Safe downtown that enriches the business community, embraces history and promotes quality events that instill a "sense of place" in our community.

After a few minor changes, Jolene Andersen made a motion to adopt the new Mission and Vision Statement, Troy Hoper seconded the motion and it carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Chamberlin, Andersen, Hoper, McCollum, Spiers
ABSENT:	Yadav

4. Georgia Downtowns - Strategic Planning Retreat for April 2019 - Vote Required
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Paula Chamberlin presented the board with information from "Georgia Downtowns". Joel Cordle, the principal of the company and a Georgia downtown specialist works with governments and their agencies to develop powerful and actionable downtown plans. They help develop an effective process for identifying and prioritizing projects for successful downtown economic development in which downtown Kingsland is in need of. The available dates are April and the cost would be \$2100.00. The board voted to proceed with the plan. Jolene Andersen made a motion to approve, Troy seconded the motion and it carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Chamberlin, Andersen, Hoper, McCollum, Spiers
ABSENT:	Yadav

5. Training Requirements -

Training requirements were discussed with the Main street portion of the meeting.

7. DESIGN COMMITTEE

1. Presentation from Editor of Camden Lifestyle Magazine - Faythe Hall -

Ms Faythe Hall with Camden Lifestyle Magazine introduced herself and explained some details regarding her new magazine featuring life in Camden County.

2. Welcome to Downtown Kingsland Monument - Need Design Ideas -

Paula Chamberlin advised the board that the SkillsUSA group from Camden County High School is very interested in building the "Welcome to Kingsland" Monument but cannot start the project until April 2019. Carlos Jones, Jr suggested that we send an image of what type of sign we have in mind and he will provide a list of materials needed to complete the project. It was also suggested that we make contact with the Design and Welding group from the school and see if this would be a project they may be interested in participating in.

3. Downtown Banner Update - -

Paula Chamberlin has a meeting set for February 5 with Pierce County Graphics in Blackshear GA to discuss downtown banner design options. She is also waiting for

sample designs and materials from Project Graphics in Woodbury, CT. Three bids are necessary before a decision can be made.

8. PROMOTIONS COMMITTEE

1. Royal District Market Update - Vote Required -

A vote is needed to disband the Royal District Market until further notice. Mike Spiers made a motion to approve, Troy Hoper seconded the motion and it carried unanimously.

Troy asked if some of the money could be redirected to do some improvements at the Depot such as replace the flag pole and flag. Bill Coleman is going to check to see if there is wiring at the flag pole area or what our options are for lighting. Jolene Andersen proposed \$1000 towards improvements, Troy seconded the motion and it carried unanimously.

9. ECONOMIC DEVELOPMENT/RESTRUCTURING COMMITTEE

1. Paul Chamberlin Will Present to the Mayor and Council at Next City Council Meeting Scheduled for Monday, 28 January - Chairman Paul E. Chamberlin

Paul Chamberlin informed the board that he will present the Fairground Project to City Council at the January 28th meeting to ask permission to move forward with Phase 1, the Design Stage.

2. J&A Property Update - Tire Abatement Status -

Bill Coleman from the city's Public Works department provided an update regarding tire disposal and clean up of the J&A property. The tire abatement program paper work is in the works but is a first come first serve State program so there is no timeline as to how long it may take to have the tires removed. He is seeking different options for tire disposal. The work to clear the building and all other debris is set to take place within the next couple of weeks.

3. Camden Pharmacy Update -

Jolene Andersen provided an update in reference to her conversation with Anthony Kicklighter, the owner of Camden Pharmacy regarding the possibility of opening a pharmacy branch in the Ameris Bank building. Per Mr. Kicklighter he has recently opened a second pharmacy in Florida but based on a marketing study of the Kingsland area, it is not feasible for him at this time.

Jimmy McCollum proposed that the DDA consider purchasing the bank building but while financial options are being sought, the DDA enter into a Commercial Letter of Intent for a six month period with a Right of First Refusal. The DDA was in agreement and Mr. McCollum will consult with the bank, draw up the agreement and present it to the city attorney for his approval.

10. DATES TO REMEMBER

1. Old Time Oyster Roast - February 2 - 6:00 PM Lions Club Building GA Cities Week - April 21 - 27 Touch a Truck Event - April 13 -

11. ADDITIONAL BUSINESS/ANNOUNCEMENTS

1. Town Hall Meeting Discussion -

A town hall meeting was held at the North Center on January 24th to discuss ways for the community to help those effected by the Government Shut Down. Paula Chamberlin encouraged the board members to spread the word of drop off points in the area and items needed to help the families.

Additional Business: Mike Spiers mentioned the 2019 Scholarship Fund and said that he would like to see the highschool students submit design ideas for our vacant downtown buildings and he also stated that he would like to see the amount of the scholarship be increased possibly by combining the two scholarships into one to entice more students to participate.

12. ADJOURN**13. AGENDA ITEMS**