



CITY OF KINGSLAND, GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA • JANUARY 16, 2020

Regular Meeting

Kingsland Welcome Center

4:30 PM

PO Box 250, Kingsland, GA 31548

1. CALL TO ORDER

Paul E. Chamberlin
Jolene Andersen
Jimmy McCollum
Rebecca Shannon
Paula Chamberlin
LaMar Stokes

Chairman
Board Member
Board Member
Board Member
DDA Manager
Council Member

2. ROLL CALL

3. AGENDA AMENDMENTS

4. APPROVAL OF FINANCIAL REPORT

1. December Bank Statements -

5. APPROVAL OF MINUTES

1. October Minutes -

6. ORGANIZATION COMMITTEE

1. Vacant Board Seats -

7. DESIGN COMMITTEE

1. Land Bank Authority -
2. Rezoning and Downtown Overlay -
3. Downtown Traffic Issue -

Marilyn Richardson conversation update from Becci Shannon

8. PROMOTIONS COMMITTEE

1. Catfish Festival Update -
2. Kingsland Homegrown Market Update -

9. ECONOMIC DEVELOPMENT/RESTRUCTURING COMMITTEE

1. Event Grounds Project and 80 Acres Update -
2. Downtown Business Update -

10. DATES TO REMEMBER

1. Mark Your Calendar -
Lions Club Old Time Oyster Roast - February 1, 6 PM to 8 PM
GA Cities Week - April 19-25
Touch A Truck Event Possibly on May 1st due to other events in the community

11. ADDITIONAL BUSINESS/ANNOUNCEMENTS

12. ADJOURN

PINELAND BANK
P O BOX 1355
KINGSLAND GA 31548



(912) 729-5615

*****AUTO**SCH 5-DIGIT 31548
2798 1.0426 AV 0.383 11 1 101
KINGSLAND TOMORROW
PO BOX 250
KINGSLAND GA 31548-0250

** TO HELP FIGHT DEBIT CARD FRAUD, PINELAND BANK USES
ADVANCED RISK BLOCKING. PLEASE CONTACT YOUR LOCAL BRANCH IF
YOU PLAN TO USE YOUR DEBIT CARD WHILE TRAVELING AND/OR TO
CONDUCT ONLINE TRANSACTIONS WITH A FOREIGN COUNTRY. **

PRIMARY ACCT: 104265 STATEMENT PERIOD: 12/01/2019 - 12/31/2019

SUMMARY:

ACCOUNT	PREVIOUS	TOTAL	TOTAL	SERVICE	ENDING
.....NUMBER.....	..BALANCE..	DEBITS.....	CREDITS.....	..CHARGES..	..BALANCE..
DDA 104265	46,206.49	5 2,545.62	3 68.86	.00	43,729.73

NOW BUSINESS 104265

-- DEPOSITS AND MISCELLANEOUS TRANSACTIONS --

DEPOSIT	35.00+	12/02
DEPOSIT	30.00+	12/05
INTEREST PAID	3.86+	12/31

CURRENT INTEREST RATE	.1000 %
YEAR-TO-DATE INTEREST PAID	45.12
AVERAGE BALANCE	45,450.22

-- CHECKS --

NUMBER.....	AMOUNT...	DATE	NUMBER.....	AMOUNT...	DATE	NUMBER.....	AMOUNT...	DATE
1367	380.00	12/03	1370	218.57	12/27	1372	795.00	12/27
1369*	912.05	12/24	1371	240.00	12/24			

-- BALANCE INFORMATION --

DATE.....	BALANCE	DATE.....	BALANCE	DATE.....	BALANCE
11/30	46,206.49	12/05	45,891.49	12/27	43,725.87
12/02	46,241.49	12/24	44,739.44	12/31	43,729.73
12/03	45,861.49				

Kingsland Tomorrow Financial Report
Month - December 2019

		Description	
Beginning Balance	\$	46,206.49	
Deposits:	\$	3.86	Interest
	\$	65.00	Market
Total Deposits	\$	68.86	
Checks:			
	1367 \$	380.00	Doris Geron
	1369 \$	912.05	City of Kingsland - Catfish Catering/Hotel Expenses
	1370 \$	218.57	City of Kingsland - Sales Tax Paid for Catfish
	1371 \$	240.00	Georgia Power Company
	1372 \$	795.00	Proforma Abba Graphics
Total Checks	\$	2,545.62	

Ending Bank Balance \$ 43,729.73

Outstanding

Checks: 1373 \$ 8,500.00 L & M Supply Company
Deposits:

Actual Balance \$ 35,229.73



CITY OF KINGSLAND, GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES • OCTOBER 10, 2019

Regular Meeting

Kingsland Welcome Center

4:30 PM

PO Box 250, Kingsland, GA 31548

1. CALL TO ORDER

Paul E. Chamberlin
 Jolene Andersen
 Jimmy McCollum
 Rebecca Shannon
 Paula Chamberlin
 LaMar Stokes

Chairman
 Board Member (Absent)
 Board Member
 Board Member
 DDA Manager (Absent)
 Council Member

2. ROLL CALL

3. AGENDA AMENDMENTS

4. APPROVAL OF FINANCIAL REPORT

1. September 2019 Bank Statement -

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rebecca Shannon, Board Member
SECONDER:	Paul E. Chamberlin, Chairman
AYES:	Chamberlin, McCollum, Shannon, Stokes
ABSENT:	Andersen

5. APPROVAL OF MINUTES

1. September 2019 Board Minutes -

Attachment: October 2019 Minutes (2955 : October Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rebecca Shannon, Board Member
SECONDER:	Jimmy McCollum, Board Member
AYES:	Chamberlin, McCollum, Shannon, Stokes
ABSENT:	Andersen

6. ORGANIZATION COMMITTEE

1. Welcome Councilman Lamar Stokes -
2. Vacant Board Seat -

Board reviewed the one application that was received and concluded that the person does not qualify. No action taken.

7. DESIGN COMMITTEE

1. Tax Allocation Discussion - Chairman Paul E. Chamberlin

Update on meeting with Darren Harper, Alex Blount, Feliz Morrow, and Lee Spell on TAD discussion

After the meeting with a decision was made to move forward with developing a Land Bank Authority. Paula Chamberlin is to reach out to Steven Stegall, a subject matter expert, in Brunswick to obtain information about how to start the Authority.

2. Rezoning and Downtown Overlay -

Recommended Changes to the Downtown Overlay district - Paul Chamberlin

Rezoning for higher density R1 and Mixed Use in the downtown district - Becci Shannon

B. Shannon provided Scott Kimball, Planning & Zoning with Mixed Use guidelines to consider incorporating into the downtown Overlay Ordinance.

Discussed taking 5000 square ft lot size vs. 10,000 square ft to city council for consideration. Requested a map from Scott to determine the number of properties that would benefit from this change.

3. Downtown Traffic Issue -

Downtown Traffic Issue and a Plan moving forward - Becci Shannon

Discussion to focus on the things that can be changed to improve the downtown traffic issue. The mayor and Council can request speed limit reductions from the GA Dept. of Transportation. Proposals for visual and physical speed reducing devices were discussed such as radar speed signs, speed cushions, pinch points and media campaigns. Becci is to discuss with Marilyn Richardson and update at the next meeting.

8. PROMOTIONS COMMITTEE

1. Catfish Festival Update -

Headliner is Atlanta Rhythm Section, 41 Vendors are registered to date, Sponsorship recruitment needed, Next planning meeting is October 22, 4:00 pm in the Council Chambers, City Hall

Discussed advertising out of town and asking Council earlier for 2020 festival entertainment budget.

2. Kingsland Homegrown Market -

Every Sunday at the crossroads of Hwy 40 and Hwy 17 from 1pm - 5pm.

Need homegrown vendors for items such as fresh vegetables, fresh eggs, plants, pumpkins etc.

It was decided that more than one food truck needs to attend the market each Sunday.

9. ECONOMIC DEVELOPMENT/RESTRUCTURING COMMITTEE

1. Event Grounds Update - Chairman Paul E. Chamberlin

Survey/Plat update

LDA check request submitted for payment

Awaiting permits from the state but should have them soon.

The Board would like to plan a Ground Breaking Ceremony and prepare a Press Release as soon as everything is approved.

2. Downtown Business Update -

Gussie's Daughter is closed and available space is available for rent, tanks have been removed from under parking lot

A new business, Passionate Pigment is opening in one of the cottages at 5 points.

Downtown Beautification Award was given to The Collective on October 1, 2019.

Jolene proposes Salt, Pepper, Thyme as November's recipient. Vote Required.

The Downtown Beautification Award for November was approved for Salt, Pepper, Thyme. A certificate will be prepared and a sign will be placed in front of the business.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Chamberlin, McCollum, Shannon, Stokes
ABSENT:	Andersen

10. DATES TO REMEMBER**1. Upcoming Events -**

Halloween Town in Downtown- October 26 - Pumpkin Carving Contest 10:30am

Trick or Treating starts at 5:00pm

Kingsland 1st Baptist Church - Fall Festival - October 31- 5:30 to 8:30pm

Veterans Day Parade - November 11, 10:00am

Catfish Festival - November 23, 10:00am

Small Business Saturday/Christmas Sip and Stroll - November 30 - 10:00am - 2pm

Halloween Town in downtown- October 26

Kingsland First Baptist Church - Fall Festival -October 31

Veterans Day Parade - November 11

Kingsland Catfish Festival - November 23

Small Business Saturday/Christmas Sip and Stroll - November 30

11. ADDITIONAL BUSINESS/ANNOUNCEMENTS**12. ADJOURN**

Motion to adjourn made by Lamar Stokes, seconded by Jimmy McCollum. Meeting adjourned at 6:30 PM.