



Minutes

Regular Meeting

Thursday July 1, 2021 6:30 pm

Council Chambers

Loganville City Hall

Attendance:

Directors Present:

Lee "Skip" Baliles
Michael Dermer
Tricia Elliott
Michael Munsey
Branden Whitfield

Invited Guests Present:

None

Other Guests Present:

Melanie Long

Directors Not Present:

None

Call to Order: Chairman Baliles called the meeting to order at 6:30pm.

1. Pledge of Allegiance and Invocation

The pledge and invocation were led by Chairman Baliles.

2. Welcome Michael Munsey to the Board of Directors

Chairman Baliles introduced and welcomed Mr. Michael Munsey to the Board. Mr. Munsey told the Board a little about himself and his family.

3. Approval of Minutes of May 6, 2021 Meeting and Treasurer's Report

Minutes - Minutes for May 6, 2021 meeting were read by Mr. Russell. A motion to approve last meeting's minutes was made by Mr. Whitfield, seconded by Mrs. Elliott and unanimously approved.

Treasurer's Report – The Treasurer's report (attached) presented by Mr. Russell showed a balance on hand as of June 30, 2021 of \$38,225.15 in the Operating Account and \$1,542.82 in the Events Account. Upon a motion made to accept the Treasurer's report by Mr. Dermer and seconded by Mr. Munsey the report was unanimously approved.

4. Update on LDA Activities

Chairman Baliles announced that the LDA would host the City's "Morning Mingle" at the Ag Building at 8:30 on Friday, July 15. Mr. Baliles invited all Board members to attend.

Chairman Baliles gave an update on plans for the LDA's Business Summit to be held on September 21, at 6:00 at the Rock Gym. Mr. Baliles announced that he would be asking local beverage stores to contribute beverages for the event. Mr. Russell announced that Cedar Lake Golf Course had agreed to donate a round of golf for four as a door prize and various items for giveaways at the event. Vice-Chairman Whitfield announced that speakers for the event would be Eva Kennedy from the Northeast Georgia Regional Commission and Beth Evanson from the Georgia Department of Community Affairs.

5. Discuss Possible Concepts for July 10 Planning Retreat

Chairman Baliles announced that a few members of the Board had discussed possible concepts for a small initial development downtown that would take the focus off the 3+/- acres the City owns across Main Street from the Methodist Church and allow us to work on something that gets us started on downtown development. He asked Mr. Whitfield to present the proposed concept and stated that if the Board agreed with the vision he would ask the Board to approve a contract with Precision Planners to flesh out the idea with drawings based on the specifics of the site and presentation of the concept and drawings to the City Council at its July 10 planning retreat. Mr. Baliles handed out the Loganville Town Center Liveable Centers Initiative Study (October 2015) and the City of Loganville Urban Redevelopment Plan to Board members for their reference.

Mr. Whitfield handed out a packet to the Board and presented enlarged drawings of a potential development on the approximately 1.4 acres owned by the City at 254 Main Street (.47 acres), and 4436 Pecan Street (.91 acres). Mr. Whitfield stated that this vision was based on and consistent with the City's 2008 mainstreet overlay plan and the results of the recent survey prepared and conducted by the Citizen Advisory Group (CAG). Mr. Whitfield described a "live, work, play" development with restaurants and sidewalk cafe fronting Main Street, retail shops with overhead living space to be sold to potential residents facing Pecan Street, parking behind the facility, and a small green space at the corner of Pecan Street and Bobby Boss Road.

The proposed concept (including how it was developed) was discussed by board members and Ms. Long. All questions asked were answered by Mr. Baliles and Mr. Whitfield. At the conclusion of the discussion Chairman Baliles asked for a motion to present the concept to the City Council at its July 10 planning retreat as a possible first step in downtown development. Mr. Dermer made such a motion and after a second by Mr. Munsey, the motion was unanimously approved.

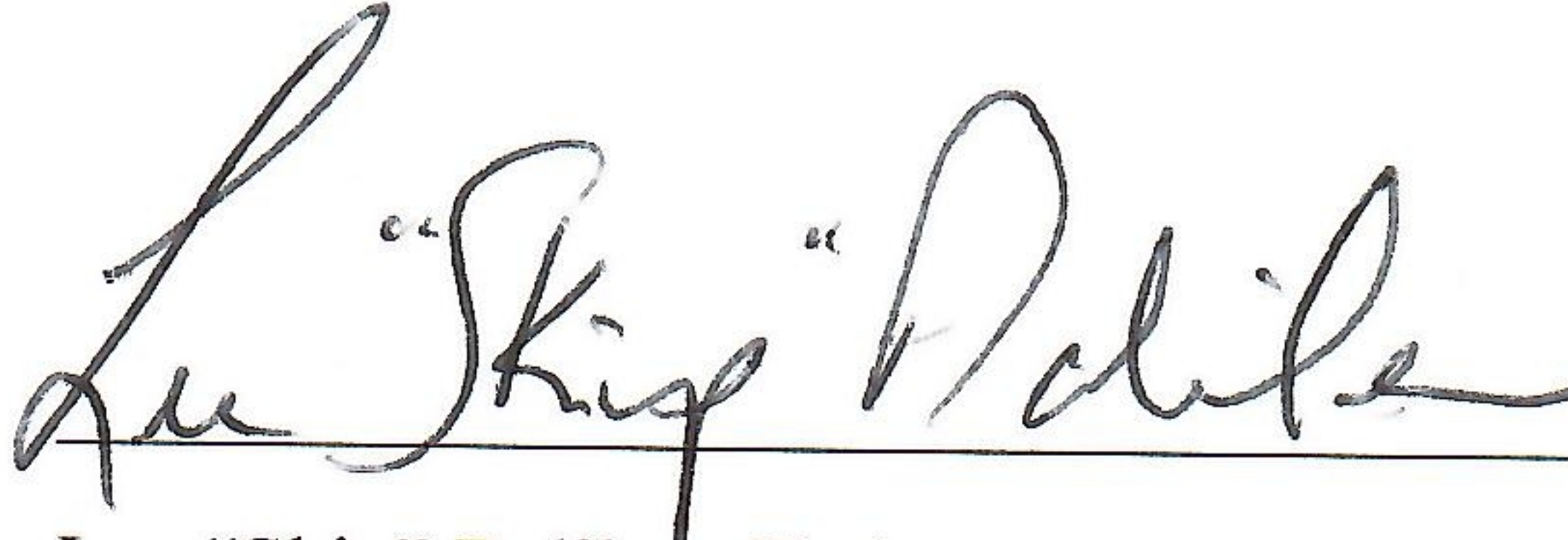
Chairman Baliles then asked for a motion to approve a contract with Precision Planning not to exceed \$1,500 to evaluate the site and prepare drawings based on the specifics of the site with the drawings to be included as part of the July 10 presentation to the City Council if completed by that time. Mr. Dermer made such a motion and after a second by Mr. Russell, the motion was unanimously approved.

Chairman Baliles asked Ms. Long if she thought she could "keep this under her hat" until July 10 so it could be presented to the City Council without them prejudging it based on discussion, criticism, and/or potentially misleading statements regarding the concept made in public forums. Ms. Long indicated that

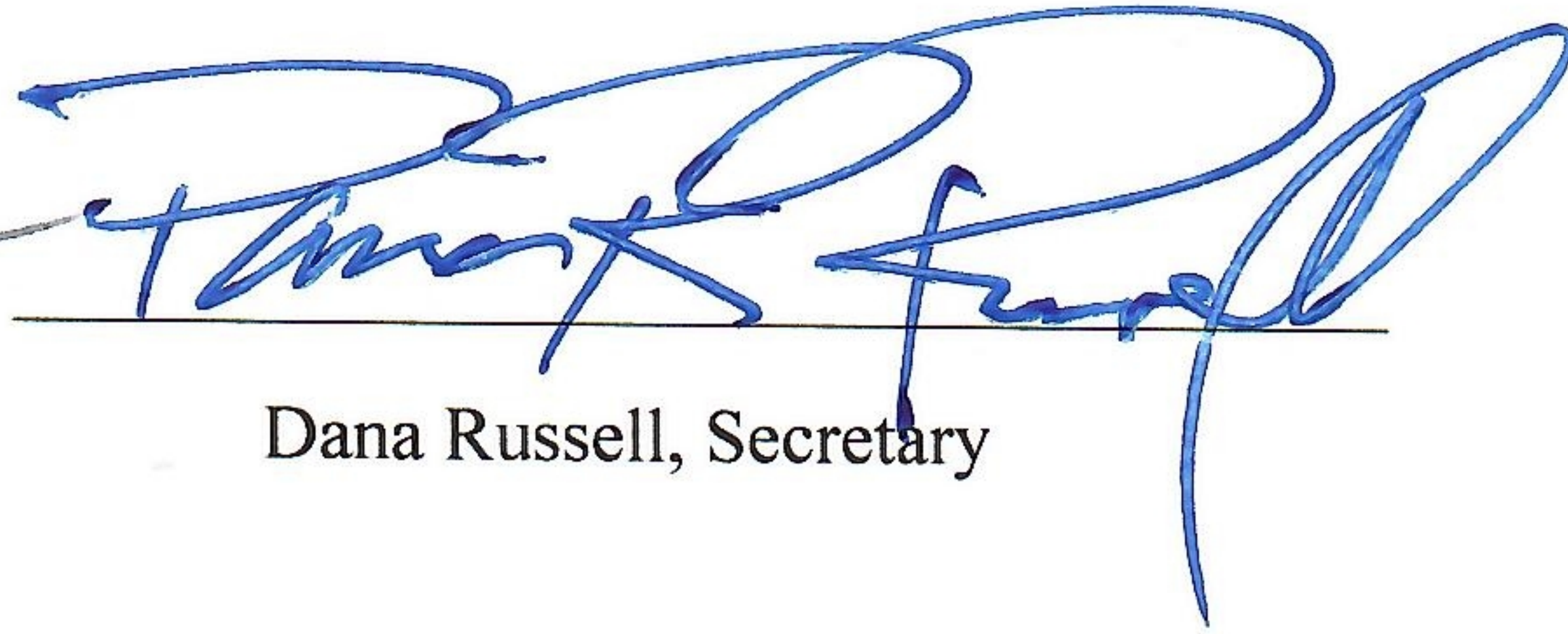
she understood his request.

6. Adjournment

On a motion duly made by Mr. Whitfield, seconded by Mrs. Elliot, and unanimously approved, the meeting was adjourned at 7:40 pm.



Lee "Skip" Baliles, Chairman



Dana Russell, Secretary

[Seal]





Loganville Development Authority

Treasurer's Report

June 30, 2021

Operating Account	Deposits	Withdrawals /Checks	Balance
May 6, 2021 Treasurer's Report			\$37,428.15
May 14, 2021 - Michael Dermer (Sponsorship)	\$500.00		\$37,928.15
June 11, 2021 - Terry Braswell - Sponsorships	\$300.00		\$38,228.15

Ending Balance June 30,

2021 \$38,228.15

Events Account	Deposits	Withdrawals /Checks	Balance
May 6, 2021 Treasurer's Report			\$3,350.00
Transactions 05/07 - 06/30 (See attached)	\$1,675.00	(\$3,482.18)	\$1,542.82
Ending Balance June 30, 2021			\$1,542.82