

**2Jefferson Downtown Development Authority**  
**Tuesday, September 22, 2020**  
**Jefferson Station Community Room**

**Members Present**

Les Crane  
Sabrina Sanderson  
Angela Haun  
Jim Bailey  
Mac Gramley  
Christine Dalton

**Absent**

Shawn Watson

**Staff**

Beth Laughinghouse

**Public**

Delinah Kozup

1. Call to Order
  - Meeting was called to order by Les Crane at 6:08pm.
2. Approve Minutes: June 2020
  - Approval motion was made by Christine Dalton, second by Sabrina Sanderson.
  - Motion was approved unanimously.
3. Approve Budget Report: June, July, August 2020
  - Budget was presented by Les.
  - Approval motion was made by Mac Gramley, second by Sabrina.
  - Motion was approved unanimously
5. New Business
  - a) Façade Grant Applications: Black Barn Antiques & Marketplace
    - Delinah Kozup presented an application for a new business at 143 Hill Street. Request is for signs for 2 sides of the building and door vinyls.
    - Total sign cost is \$3584.42, of which \$1792.21 will be reimbursable.
    - It was pointed out to Delinah she can come back with another request for the balance of \$2500...\$707.79....when she is ready to do her monument road sign.
    - Approval motion was made by Christine, second by Mac.
    - Motion was approved unanimously.
4. Committee Reports
  - a) Lee Street:
    - In Shawn's absence Les gave the service report for 15 Lee Street
5. New Business
  - b) Regions Bank/Hardware Store
    - Les: We need to discuss plans for
    - Beth: First decision needs to be "are we keeping or selling the hardware store"
    - Jim: do as offices since it is set up that way
    - Les: best use of upstairs over the bank is apartments
    - Christine: everything would need to be updated
    - Mac: upstairs is a totally different discussionLes: this building is the cornerstone of downtown and we need to make it viable and usable. It may mean a public/private partnership to get that done

- Mac: if we keep the hardware store, who is the landlord? Beth? Shawn? Hire someone?
- Beth: Honestly, not that much more work once the building is set up and procedures are in place for reporting problems or issues
- Mac: what type of business would go in the hardware store?
- Beth: a combination is even good....retail/service
- Les: parking will be an issue for whatever goes in there. Offices should go in the back and retail up front
- Sabrina: Featherbone Incubator was a mixed building. I think rent was month to month. Nothing was done to make that building “pretty”. I’ll check and bring or email information to everyone.
- Mac: the hardware store can be redone to our specifications either by gutting the building and starting from scratch...create 3-4 businesses total or more smaller businesses, the back of the building needs to be “dressed up” to make the back an entrance also. The parking lot in the back needs to be addresses.
- Les: could even think about a café in the back
- Beth: there are no load bearing walls internal to the buiding
- Mac: do we sell or lease?
- Sabrina: I’m a fan of keeping it and having a steady stream of income.
- Angela: we need a list of pros/cons of selling or keeping property; I’m hearing amazing ideas about keeping the property.
- Les: At the October meeting we need to make a decision on this property....keep or sell. Everyone needs to do their independent research in the next month and bring it to the October meeting. Be prepared to vote at that meeting.

## 7. Old Business

### a. Land Deed to the City

- Beth: Chris Carlan has completed the deed and I turned it into City Hall. I do not know the status at this time of getting the property transferred.

### b. Future Project/RSVP

- Les: we need to focus on the Regions/Hardware project before we tackle another RSVP project. A downtown parking deck, however, is on that list.
- Mac: Can the DDA float a bond on their own? Les: Yes.

### c. 2019 Audit

- Les: there was a single DDA finding on the 2019 city audit; a December \$7300 deposit got carried over to 2020; the process to make sure that doesn’t happen again has been put in place.

## 8. Public Input

## 9. Adjourn

- Motion was made by Christine to adjourn, second made by Sabrina. Motion passed unanimously. Meeting was adjourned at 7:27pm.

Respectfully submitted,  
Beth Laughinghouse