

Minutes
Fort Valley Downtown Development Authority
Board Meeting
January 7, 2025 @ 6 p.m.
201 Oakland Heights PKWY
Fort Valley, GA

MEMBERS PRESENT

Board of Directors/Staff

Tisa Horton
Alton Howard
Leland Mangrum
Carla Gowen
Yolanda Miller

GUEST PRESENT

Councilwoman Sandra Marshall
Councilwoman Juanita Bryant
Sabrina Johnson
Kysha Dwight
Gary Dwight
Millicent Jordan
Dexter Jordan
Zoe Hamlin
Logan Hamlin

Call to Order

Chairwoman Tisa Horton called the Fort Valley Downtown Development Authority meeting to order at 6:03 p.m.

Pledge of Allegiance

All

Invocation

Given by Gary Dwight

Order of Business

Approval of Agenda

Chairwoman Tisa Horton called for a motion to amend the agenda to reflect the agenda item Code of Conduct be changed to Code of Ethics. Leland Mangrum made the motion. Seconded by Alton Howard, the vote was unanimous.

Approval of Minutes

Chairwoman Tisa Horton called for a motion to approve the minutes from December 3, 2024, meeting. Carla Gowen made the motion. Seconded by Leland Mangrum, the vote was unanimous.

Chairwoman Tisa Horton presented the board with the executive session minutes from December 3, 2024, meeting to read, acknowledge and sign. All board members who were present signed. Chairwoman Tisa Horton called for a motion to approve the executive session minutes from

December 3, 2024, meeting. Alton Howard made the motion. Seconded by Carla Gowen, the vote was unanimous.

Welcome

Chairwoman Tisa Horton welcomed all in attendance.

Public to Address the Board

None

Old Business

SPLOST Update

Chairwoman Tisa Horton asked Attorney Charles Jones if he had any update on the SPLOST. Attorney Jones stated he has not had a conversation with the city attorney. He also stated that the \$75,000 was designated for the Fort Valley Redevelopment Authority (Fort Valley Downtown Development Authority), the city must give the FVDDA the funds. Chairwoman Tisa Horton asked Attorney Jones to send a formal letter to the Mayor, Jeffrey Lundy and the City Administrator, Gary Lee requesting the SPLOST funds. Attorney Jones stated he will send a formal letter on Chairwoman Tisa Horton's behalf. Councilwoman Sandra Marshall asked for clarification on the SPLOST. Attorney Jones explained how the SPLOST can be used. The 2008 SPLOST stated the funds to be used for capital improvements in the historic district.

New Business

Recap of 2024

Chairwoman Tisa Horton asked the board and public to go purchase a copy of The Leader Tribune (local newspaper) to see the events from the FVDDA. Zoe Hamlin did a recap of the 2024 events sponsored by the FVDDA. There was a great turnout for the events we hosted including the Christmas Tree Lighting Ceremony and the Christmas Parade.

Troutman House Window Repair

Chairwoman Tisa Horton advised the board that the city did not communicate with the DDA board in reference to the broken window pane. The Troutman House is historic and needs the broken window repair with historic glass instead of the plexiglass that was repaired with. Chairwoman Tisa Horton advised the board that the glass above the repaired pane is cracked. When someone replaced the glass, they cracked another one. Chairwoman Tisa Horton advised she called a company for the window pane repairs cost. Councilwoman Sandra Marshall asked if she got bids on the job. Chairwoman Tisa Horton advised that the company specializes in historic preservation and that the FVDDA purchasing authority allow her authorization without utilizing bids in emergency situations, otherwise affecting or potentially affecting the safety, health, welfare, or property of the FVDDA, or its occupants, authorize actions necessary to prevent further immediate or imminent harm, under the totality of the circumstances. The cost of the one window repair is \$500. The cost will double due to the other window that was cracked by someone and will need to be replaced as well. Chairwoman Tisa Horton advised the board she will send email to Mayor Lundy and City Admin. Gary Lee to advise them of the other window crack. The company will be coming out to replace the glass.

Mayor Lundy & City Administrator, Gary Lee (FVDDA Lease & FVDDA Owned Buildings)

Chairwoman Tisa Horton advised the board that Mayor Lundy and City Administrator, Gary Lee wanted to talk with the board about the lease presented to them. They sent a text that they will not be able to attend the meeting via Rhonda Walker to Chairwoman Tisa Horton. Chairwoman Tisa

Horton asked Attorney Jones handle that issue with Mayor and City Administrator. Attorney Jones stated that there needs to be a lease agreement with the city. Whatever that is he can put it together and present it to the city. Chairwoman Tisa Horton advised that information on the work that has been done at the police department has been requested. No one has responded with the information. FVDDA insurance agency did their inspection of the building on Monday, January 6, 2024. We have not received the report from the inspection. Councilwoman Juanita Bryant asked if the FVDDA filed the repairs on the insurance. Chairwoman Tisa Horton advised she did not have information to file on insurance. The city did not provide the information and wanted to use the funds from SPLOST to fix the Police Department roof. Chairwoman Tisa Horton advised them she would not give them authorization to use the funds for the Police Department roof when the funds were requested to do repairs for the Austin Theater roof and Troutman house AC/Heat unit. The Police Department has been in the building since 2005. Councilwoman Juanita Bryant advised Chairwoman Tisa Horton to get on the agenda to speak with Mayor and Council with Attorney Jones, take the conversation to them. Chairwoman Tisa Horton advised she will get with Attorney Jones on going to the city meeting.

Code of Ethics

Chairwoman Tisa Horton presented the board with the Code of Ethics to read, acknowledge and sign. All board members who were present signed.

CRC Community Engagement

Chairwoman Tisa Horton congratulated the board and city again for receiving the UGA CRC Archway Initiative designation. Chairwoman Tisa Horton advised we are moving on to the next phase of the project. UGA students, approximately 15 will be in Fort Valley on January 17-19, 2025. Friday will be for the community leaders input engagement, Saturday will be for the community engagement, and Sunday will be an overview day. The events will be at the Austin Theater. Chairwoman Tisa Horton reminded the board that they agreed to take care of the students during their time in Fort Valley, that included hotel and meals. Board member Javier Rodriguez agreed to provide some meals as well as Railroad Cafe for the students. Chairwoman Tisa Horton will reach out to confirm. The students will stay in Byron at the Avid Hotel. The hotel fee to covered 15 students is \$4,561.80, don't have the price of the meals at this time.

Committee Updates

- **Design & Promotion-** Met on Monday, January 6, 2025. There are new members who will be joining the team. Russell Lawrence will be the Chair and Keathea Ballard will be Co-chair. Chairwoman Tisa Horton will still be assisting with Promotions. There are 2 new initiatives: Membership Initiative, Yolanda Miller will be responsible for this initiative. Volunteer Initiative, Kysha Dwight is the Chair and Sandra Marshall will be the ambassador for this initiative. They will be responsible for reaching to recruit volunteers for the different FVDDA events hosts.
- **Organization-** no update
- **Infrastructure & Economic Redevelopment-** UGA Archway Initiative. January 17-19, 2025, students will be in Fort Valley.
- **Training-** Chairwoman Tisa Horton advised board Andrew Felton, II needs new board member mandatory training. The cost of the training class is \$200 and will be held at the Middle Georgia Regional Commissions Office on February 22, 2025. Chairwoman Tisa Horton called for a motion to approve the fees for new board member mandatory training. Carla Gowen made the motion. Seconded by Leland Mangrum, the vote was unanimous.

Financials

Leland Mangrum presented the financials report to the board to read, acknowledge and sign. All board members who were present signed. Bank balance as of December 31, 2024, is \$34,401.22. beginning balance of \$51,499.01. Ending balance of \$34,401.42.

Executive Session

Chairwoman Tisa Horton called for a motion to come out of regular session and go into executive session for real estate. Leland Mangrum made the motion. Seconded by Carla Gowen, the vote was unanimous.

The public was asked to leave the room for Executive Session.

---Executive Session---

Chairwoman called for a motion to come out of executive session and return to regular session meeting. Leland Mangrum made the motion. Seconded by Alton Howard, the vote was unanimous.

Real Estate

Chairwoman Tisa Horton called for a motion to send a purpose letter to the city regarding the Police Department building lease from the attorney and Chairwoman Tisa Horton. Alton Howard made the motion. Seconded by Leland Mangrum, the vote was unanimous.

Chairwoman Tisa Horton called for a motion to authorize the attorney and Chairwoman Tisa Horton to send a letter for the status of the SPLOST Update. Leland Mangrum made the motion. Seconded by Alton Howard, the vote was unanimous.

Chairwoman Tisa Horton called for a motion to authorize the attorney to follow up on the status of the lease agreement for office space at Troutman House. Leland Mangrum made the motion. Seconded by Alton Howard. **Yes Vote** - Leland Mangrum, Alton Howard, Tisa Horton. **No Vote** - Carla Gowen. Vote passed with three (3) votes yes to one (1) vote no.

Announcements

UGA Archway Partnership January 17-19, 2025
Peaches to Beaches March 13-14, 2025 at Festival Park
Spring into Health Fair March 22, 2025 at Festival Park

Adjournment

Chairwoman Tisa Horton called for a motion to adjourn. Alton Howard made the motion. Seconded by Leland Mangrum, the vote was unanimous.

Next FVDDA Board Meeting: February 4, 2025 @ 6 p.m.