

WOODBURY DEVELOPMENT AUTHORITY

December 10, 2018

The Woodbury Development Authority met at the city complex on Monday, December 10, 2018, at 6:00 p.m. Members present were Daffanee Ledbetter, Steve Ledbetter, Everett Carter, Julie Dawson and Kera Summers. The November minutes were approved.

Under DDA business, Steve, Kera, Don, Corrine, Rodger and Jennifer meet a few days prior for a walk through of the 1911 Building. After discussion with Corrine about best use of DCA funds, it appears to be in the best interest of the WDA to negotiate with United Bank to secure the loan for the acquisition of the building and use the DCA loan funds for renovation of the building. DCA funds max out at \$250,000 and can be combined with GMA (Georgia Communities) loan that will also max out at \$250,000. Initial ballpark assessment for the project is approximately \$1.2 million (per Don and Rodger's assessment). Roger thinks we can get about 11 loft apartments upstairs. A motion was made by Daffanee and seconded by Julie to move forward with filling out an application with United for the loan to purchase the 1911 Building this will include the acquisition, environmental inspection, structural inspection, survey and building inspection.

With Sandtown Antiques currently leasing a portion of the 1911 Building, it was discussed that WDA would like to extend the same lease agreement with Sandtown and use those funds to make loan payments.

Steve gave an update of the old doctor's building on Jones Mill Rd. Morehouse is still interested but it will be Summer 2019 before they

can do anything. They will have their Heal Unit at Ingles again in April 2019 and Peaches in the Pines in June. WDA needs to promote!

Other downtown news: We are still looking for someone to tear down the blacksmith shop. The new pavilion at the park is in progress and needs new picnic tables. Also, a brief discussion was held in regards to next year's parade / tree lighting; the WDA would like to work with Planning & Zoning on a float for the parade.

Under IDA business, Sam Snider is purchasing the vacant building at the back of the industrial park. Both Sam and another potential buyer are interested in the remaining 13.62 acres. Kera to continue to pursue Natalie & Cindy about selling property adjacent to the industrial park.

Other IDA updates: The trailer manufacturer is not returning Steve's calls and the solar panel manufacturer is basically on hold due to investors not investing right now because of the government. Larry Bailey is still interested in selling the old Champion Homes Site; Steve to put him in touch with Don to sell through him (not through WDA at this time).

Since Kera will be unable to attend the Council Meeting on December 17th, Daffanee will give the update to the Council.

No further business was presented, the meeting adjourned.

Pinky G. Elliott
