



Pat Thomas – Chairman
David “Mit” Kirkland – V. Chair
Letetia Jackson – Treasurer
Susan Wilkins – Secretary
Cliff Mendheim
Deavours Clark
Bob Woodall
Jamie Bienvenu – Exec Director

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DDRA AGENDA
10/20/2021

The DDRA will hold its regular meeting on Wednesday, October 20, 2021 at 3:00 p.m. in the City Commission Chambers, Second Floor of the Dothan Civic Center.

1. **Approve minutes of September 15, 2021.**
2. **Old Business**
 - A. **Projects**
 - i. **Other Old Business**
3. **New Business**
 - A. **Finance & Investment Committee Report**
 - i. **Finance Statement Review**
 - ii. **Expenses for Approval**
 - B. **Projects Committee Report**
 - C. **Personnel Committee Report**
 - D. **Executive Directors Report**
 - E. **Main Street Committees Report**
 - F. **Strategic Plan**
 - G. **Other New Business**
4. **Discussion for Next Meeting Date: November 17, 2021 at 3 p.m.**
5. **Adjourn**
6. **Privileges of the Floor**

**DOTHAN DOWNTOWN REDEVELOPMENT AUTHORITY
MEETING MINUTES
SEPTEMBER 15, 2021**

The Dothan Downtown Redevelopment Authority (DDRA) held its regular meeting on Wednesday, **September 15, 2021**, at 3:00 p.m. in the City Commission Chambers, Second Floor of the Dothan Civic Center.

Members Present:

Pat Thomas, Chair
David "Mit" Kirkland, Vice-Chair
Bob Woodall
Deavours Clark

Members Absent:

Letetia Jackson, Treasurer
Susan Wilkins, Secretary
Cliff Mendheim

Others Present: Jamie Bienvenu, DDRA Director, and Theresa Eddy, Secretary.

Chair Thomas called the meeting to order at 3:00 p.m.

1. Approve Minutes of August 15, 2021.

Mr. Woodall motioned to approve the minutes, Vice-Chair Kirkland seconded, and the motion carried.

2. Old Business

- A. Projects - None**
 - i. Other Old Business – None**

3. New Business

A. Finance & Investment Committee Report

- i. Financial Statement Review**

Mr. Clark submitted expenses for approval.

ii. Expenses for Approval

The fiscal year 2021: October 2020 – September 2021

August 9, 2021, to September 14, 2021

Pre-approved Expenses	\$	0
Non-Reoccurring Expenses:	\$	8,499.74
Reoccurring Expenses:	\$	3,437.12
Total Pending Expenses:		\$11,936.86

Mr. Clark made a motion to approve, Mr. Woodall seconded, and the motion carried.

B. Projects Committee Report

- i. Moody Project**

Chair Thomas proceeded to read the resolution to allow the Chair or Vice Chair of the DDRA to be the signing authority for the resolution below.

IT IS HEREBY RESOLVED by the Board of Directors of the Dothan Downtown Redevelopment Authority (the "Authority"), that following receipt of the sufficient funds to pay the purchase price and all costs and expenses of the Authority, the Authority resolves to purchase the listed address which are: 204 N. Bell Street, 206 N. Bell Street, 208 N. Bell Street, 210 N. Bell Street, 311 N. Alice Street, 400 W. Adams, 405 Burdeshaw Street and with successful negotiation, 200 N. Bell Street and 202 N. Bell Street for a purchase price and in accordance with the terms of the Purchase and Sale Agreement, dated July 27, 2021, assigned to the Authority from TBF Development, LLC. which building will be renovated and repurposed as a senior living facility (the "Project") by TBF Development, LLC (collectively, the "Developers"); and

IT IS FURTHER RESOLVED that the Chairman or Vice Chairman is hereby authorized and directed to execute and deliver in the name and on behalf of the Authority the Cooperation Clause Addendum to the Purchase and Sale Agreement, the Notice of Assignment, and any other documents necessary to acknowledge the Section 1031 tax deferred exchange of Terry L. Watkins and the Authority as purchaser, and (ii) any and all other documents and certificates necessary to purchase 405 W. Burdeshaw Street and to assist the developer in the completion of the development of the Moody Project into a senior living facility by Developers; and

IT IS FURTHER RESOLVED by the Authority that the Chairman or Vice Chairman execute and deliver any and all other instruments, which in the judgement of the Chairman or Vice Chairman, on advice of the Authority's attorney, is necessary to complete the transactions contemplated herein or to give effect to these resolutions.

Chair Thomas then asked for a motion. ***Mr. Woodall made a motion to approve the resolution, Mr. Clark seconded, and the motion carried.***

C. Personnel Committee Report – None

D. Executive Director's Report

– By DDRA Director, Jamie Bienvenu

- i. Ms. Bienvenu gave an update of the Main Street annual meeting in Gadsden, Alabama. They had the AMEA Award ceremony, and the discussion was around the Economic Vitality Arm. She stated that there was a lot of useful information from this meeting.

- ii. **193 S. Saint Andrews Project:** It closed on Friday, September 10, 2021. They are expecting construction to begin next week. They are still waiting on the tax credit.

E. Main Street Committee Report

- i. **Veteran Banner Program** – They will have some more Veteran banners going up this week and they added more American Flag banners. This program will be open year-round. They will be replaced with the holiday decorations and then they will hang again from May until Veterans Day next year.
- ii. **Ice Rink** – The city sent out bid requests to secure an Ice Rink for the Christmas Festival this year. This will be in the Waldington greenspace during the festivities. November 26, 2021 to early January 2022. This will be a paid service to rent the skates and the facility. Chair Thomas stated that they will be covered under insurance for any accidental injuries.
- iii. **Downtown event - Saturday, September 25**
There will be things to do from 11:00 am – 4:00 pm at the Clock Tower and Porter Square. Leisure Services will be setting up at Waldington Park for some Harvest Games. There will be a Pet Costume contest sponsored by Wags and Whiskers, a Children’s Costume contest at 3:00 p.m. in Porter Park sponsored by Chick-fil-a East, Kiss My Axe will be hosting a tailgate party, and there will be Rescue Animals, Balloons, Face Painting, craft vendors and more, all for free for the community.
- iv. The next Main Street Committee meeting will be on October 21 at 2:00 p.m. at the Turner Room. They meet quarterly.

F. Strategic Plan Updates - None

G. Other New Business

- i. Vice-Chair Kirkland would like to have the DDRA award someone that made a difference in the development of downtown. Ms. Bienvenu stated that there was a committee for this, and she will bring the idea to them. Chair Thomas stated that he would like to see it as a presentation at the DDRA meeting and then the City Commission meeting.
- ii. Vice-Chair Kirkland stated that he would like someone to investigate setting up free Wi-Fi in the downtown area. Chair Thomas asked if Ms. Bienvenu could get a quote for the two greenspaces. Ms. Bienvenu stated that she will speak with the city regarding this.

4. **Discussion for the Next Meeting Date:** October 20, 2021 at 3:00 p.m.
5. **Adjourn**
*Mr. Woodall made a motion to adjourn, Mr. Clark seconded, and the motion carried.
The meeting adjourned at 3:18 p.m.*
6. **Privileges of the Floor**

Pat Thomas, Chairman

Susan Wilkins, Secretary or Mit Kirkland, Vice Chair