

Downtown Development Authority of Bainbridge
 Agenda
 July 20, 2023 | 8:00 a.m.
 Council Chambers | City Hall

MISSION: To stimulate revitalization of Downtown Bainbridge by: supporting creative economic development endeavors; enhancing its historic appeal and creativity; endorsing its pride and promise; and embracing its diverse economy.

1. Call to Order & Welcome
2. Recognize Guests/Visitors
3. Approval of Minutes & Financial Report
4. Old Business
 - a. Crosswalks @ West & Water Street intersection
 - b. Website refresh
 - c. Clark Street improvement update
 - d. Downtown Security Cameras
 - e. Downtown Sound System
5. New Business
 - a. Director Report/Main Street Monthly Report
 - b. Façade Grant Application: 125 Calhoun Street
 - c. Downtown Development Revolving Loan Fund Resolution: 125 Calhoun Street
 - d. Georgia Cities Foundation Resolution: 125 Calhoun Street
6. Adjourn

Upcoming Dates

- July 28: Fourth Friday Sip & Stroll
- August 2: Coffee + Conversations 9 a.m.
- August 11: Downtown Block Party 7:30 p.m.
- September 28: Fall Regional Round-Up 9/28/23
- November 15: Georgia Cities Heart & Soul Design Workshop

2023 Regular Meetings	
June 15	September 21
July 20	October 19
August 17	November 16
	December 21

ATTENDANCE	
Darrell Cox- 7/17/25	___
Sterling Widner- 5/7/25	___
Doug Young- 9/1/25	___
Tom Conger- 5/7/25	___
Shae Brouillet- 10/16/24	___
Brent Warr- 4/20/27	___
Melinda Taylor- 10/16/24	___

2023 Training
o June 23 DDA Basic (Savannah)
o June 27 DDA Basic (Virtual)
o August 21 DDA Basic (Canton)
o August 21 DDA Advanced (Canton)

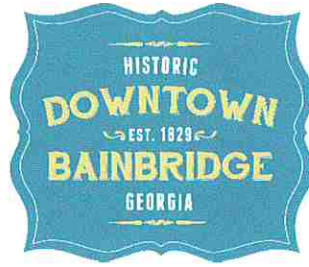


101 South Broad Street | Bainbridge, GA 39817

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**Downtown Development Authority
May 18, 2023**

A meeting of the Downtown Development Authority was called to order by Chairman Darrell Cox.

PRESENT: Darrell Cox, Shae Brouillet, Tom Conger, Sterling Widner, Brent Warr, Amanda Glover

VIRTUAL: N/A

ABSENT: Melinda Taylor, Doug Young

GUESTS:

Chairman Cox called the meeting to order and welcomed those in attendance.

MINUTES AND FINANCIAL: Sterling Widner made a motion, seconded by Tom Conger, and unanimously carried to approve the minutes from the April 20, 2023 meeting. Tom Conger made a motion, seconded by Brent Warr, and unanimously carried to approve the financials.

OLD BUSINESS:

- **GEMS MOU:** Glover reported the 2023-2024 MOU with the Georgia Main Street program has been signed by all parties. A couple of changes from previous years include all board members are required to have at least 2 hours of continuing education annually, and the DDA must meet a minimum of 12 times per year.
- **Clark Street improvements:** the project along Clark St is near completion. Currently waiting on the delivery of large planters, and for the pavers to be installed near the curb.
- **Security Cameras:** Glover is consulting with Sterling Widner following the meeting to install a security camera in the lobby of the Downtown Station.
- **Downtown Sound System:** The system remains down due to a shrill screeching noise when activated. Have not received technical help from the distributor.
- **Great American Main Street review:** The board viewed the video of one of the 2023 GAMSA winners, Florence, SC, to see the similarities of the progress between Florence, SC and Bainbridge.

NEW BUSINESS:

- **Director's Report:** Glover updated website and social media accounts, worked with Key Advisors to update hotel feasibility study, and presented at the Advanced DDA training in Athens, GA. Two new businesses opened- Bonnie Blue House at 402 W Water Street, and The Bronze Bar at 231 S Broad St.
- **Façade Grant:** Shae Brouillet, on behalf of Reeves Gifts, Jewelry & More, submitted a façade grant to replace the glass display windows and repair rotten window sills with a total project cost of \$5058. Shae Brouillet recused herself. Glover explained the project is eligible for \$2000 façade grant. Tom Conger made a motion, seconded by Brent Warr, and unanimously carried to approve \$2000 façade grant to Reeves.

CITY OF BAINBRIDGE
BALANCE SHEET
AS OF: JUNE 30TH, 2023

110-DOWNTOWN DEVELOPMENT

ACCOUNT # ACCOUNT DESCRIPTION BALANCE

ASSETS

110-0000-11.1110	CASH - GENERAL OPERATING	363,902.11
110-0000-11.1111	MONEY MARKET - PORT CITY	0.00
110-0000-11.1112	MONEY MARKET-FIRST NATIONAL	0.00
110-0000-11.1302	301 WATER STREET	0.00
110-0000-11.1303	CD - 1ST NAT'L -	0.00
110-0000-11.1313	CD - 1ST STATE-1361500107	0.00
110-0000-11.1315	CD - PORT CITY- 23003357	0.00
110-0000-11.1316	CD - 1ST NAT'L-27553	0.00
110-0000-11.1317	127/131 WATER ST	0.00
110-0000-11.1318	CD-FAMILY 1020400606	0.00
110-0000-11.1319	CD - PORT CITY - 23003763	0.00
110-0000-11.1320	CD - PORT CITY - 23003767	0.00
110-0000-11.1321	207 WATER ST	0.00
110-0000-11.1322	LAND 227 BROUGHTON ST	7,470.24
110-0000-11.1323	220 BROAD STREET (HOOK & LADDE	179,022.67
110-0000-11.1324	110 BROAD STREET	0.00
110-0000-11.1325	BROAD/TROUP ST PARKING LOTS	49,811.07
110-0000-11.1326	HART ROLLINS PARKING LOT	40,000.00
110-0000-11.1327	227 BROUGHTON BATHROOM	301,523.00
110-0000-11.1328	102 WEST ST	0.00
110-0000-11.1329	125 CALHOUN ST	0.02
110-0000-11.1401	ACCRUED INTEREST REC-LEASES	29.93
110-0000-11.1901	A/R LEASE RECEIVABLE	146,293.08
110-0000-11.3203	DUE TO/FROM WATER & SEWER	0.00
110-0000-11.3204	DUE (TO)/FROM GAS	0.00
110-0000-11.3222	DUE (T)/F GENERAL FUND	(1,207.40)
110-0000-11.3233	DUE TO/FROM SPOST # 6	0.00
110-0000-11.7510	ACCUMULATED DEPRECIATION	(11,780.89)
110-0000-11.7515	LEASE ASSET	50,055.85
110-0000-11.7600	CONSTRUCTION IN PROGRESS	0.00
110-0000-11.7910	ACCUM AMORTIZATION-LEASES	(8,627.95)

1,116,491.73

TOTAL ASSETS

1,116,491.73

LIABILITIES

110-0000-12.1100	ACCOUNTS PAYABLE	0.00
110-0000-12.1101	ACCOUNTS PAYABLE	0.00
110-0000-12.2400	ACCRUED INTEREST PAYABLE	47.45
110-0000-12.2700	NOTES PAYABLE - CURRENT	0.00
110-0000-12.3101	LEASE LIABILITY	44,628.43
110-0000-12.5300	NOTES PAY NON-CURRENT	0.00
110-0000-12.9303	DEF INFLOWS - LEASES	146,293.08
TOTAL LIABILITIES		190,968.96

190,968.96

CITY OF BAINBRIDGE
BALANCE SHEET
AS OF: JUNE 30TH, 2023

10-DOWNTOWN DEVELOPMENT

ACCOUNT # ACCOUNT DESCRIPTION

BALANCE

EQUITY

10-0000-13.4201 0.00

10-0000-13.4220 F/B UNRES-UNDESIGNATED 1,051,093.94

TOTAL BEGINNING EQUITY 1,051,093.94

TOTAL REVENUES 57,981.59

TOTAL EXPENDITURES 183,552.76

REVENUE OVER/(UNDER) EXPENDITURES (125,571.17)

TOTAL EQUITY & REV. OVER/(UNDER) EXP. 925,522.77

TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP. 1,116,491.73

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CITY OF BAINBRIDGE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2023

110-DOWNTOWN DEVELOPMENT

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
INTERGOVERNMENTAL REVENUE						
STATE GOVERNMENT GRANTS						
110-0000-33.4110 LOAN PROCEEDS	0	0.00	0.00	0.00	0.00	0.00
TOTAL STATE GOVERNMENT GRANTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00
INVESTMENT INCOME						
INTEREST REVENUE						
110-0000-36.1000 INTEREST REVENUES	0	0.00	154.38	0.00	154.38	0.00
TOTAL INTEREST REVENUE	0	0.00	154.38	0.00	154.38	0.00
REALIZED GAIN/LOSS-INVST						
110-0000-36.2000 PROCEEDS FM CLOSING	0	0.00	0.00	0.00	0.00	0.00
TOTAL REALIZED GAIN/LOSS-INVST	0	0.00	0.00	0.00	0.00	0.00
TOTAL INVESTMENT INCOME	0	0.00	154.38	0.00	154.38	0.00
CONTRIB. & DONATIONS PRIV						
CONTRIB. & DONAT.-PRIVATE						
110-0000-37.1000 PROPERTY CONTRIBUTED	0	0.00	0.00	0.00	0.00	0.00
110-0000-37.1004 COMMUNITY CONTRIBUTIONS	0	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIB. & DONAT.-PRIVATE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIB. & DONATIONS PRIV	0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS REVENUE						
RENTS & ROYALTIES						
110-0000-38.1002 RENTAL OF PROPERTY	0	0.00	750.00	0.00	750.00	0.00
TOTAL RENTS & ROYALTIES	0	0.00	750.00	0.00	750.00	0.00
OTHER						
110-0000-38.9000 ORNAMENT SALES	0	140.00	2,614.50	0.00	2,614.50	0.00
110-0000-38.9001 MISC REVENUE	0	0.00	585.84	0.00	585.84	0.00
110-0000-38.9002 LIVING HISTORY	0	0.00	0.00	0.00	0.00	0.00
110-0000-38.9003 GIFT CARD PROGRAM	0	0.00	5,126.84	0.00	5,126.84	0.00

CITY OF BAINBRIDGE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2023

10-DOWNTOWN DEVELOPMENT

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
10-0000-38.9999 PRIOR YEAR EXCESS REV	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER	0	140.00	8,327.18	0.00	8,327.18	0.00
TOTAL MISCELLANEOUS REVENUE	0	140.00	9,077.18	0.00	9,077.18	0.00
OTHER FINANCING SOURCES						
=====						
INTERFUND TRANSFERS						
10-0000-39.1100 OPERATING TRANSFERS IN	0	0.00	0.00	0.00	0.00	0.00
10-0000-39.1109 TRANSFERS IN	65,000	5,416.67	48,750.03	0.00	(16,249.97)	75.00
TOTAL INTERFUND TRANSFERS	65,000	5,416.67	48,750.03	0.00	(16,249.97)	75.00
TOTAL OTHER FINANCING SOURCES	65,000	5,416.67	48,750.03	0.00	(16,249.97)	75.00
TOTAL REVENUE	65,000	5,556.67	57,981.59	0.00	(7,018.41)	89.20

CITY OF BAINBRIDGE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2023

110-DOWNTOWN DEVELOPMENT

% OF YEAR COMPLETED: 75.00

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
NON-DEPARTMENTAL						
PERSONAL SERVICES						
SALARIES & WAGES						
110-0000-51.1100 REGULAR EMPLOYEES	0	0.00	0.00	0.00	0.00	0.00
TOTAL SALARIES & WAGES	0	0.00	0.00	0.00	0.00	0.00
EMPLOYEE BENEFITS						
110-0000-51.2200 SOCIAL SEC (FICA) CNTR	0	0.00	0.00	0.00	0.00	0.00
110-0000-51.2201 EMPLOYER INS CONTRIBUTE	0	0.00	0.00	0.00	0.00	0.00
110-0000-51.2202 EMPLOYER RETIRE CONTRI	0	0.00	0.00	0.00	0.00	0.00
110-0000-51.2205 CLAIMS PD FOR EMPLOYEE	0	0.00	0.00	0.00	0.00	0.00
TOTAL EMPLOYEE BENEFITS	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONAL SERVICES	0	0.00	0.00	0.00	0.00	0.00
PURCHASED/CONTRACT SERV.						
PURCH. PROF.&TECH. SERV.						
110-0000-52.1200 PROF SERVICES	10,000	0.00	52,394.00	0.00	(42,394.00)	523.94
TOTAL PURCH. PROF.&TECH. SERV.	10,000	0.00	52,394.00	0.00	(42,394.00)	523.94
PURCHASED PROPERTY SERV.						
110-0000-52.2210 MAINTENANCE & REPAIRS	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.2215 OUTSOURCED (NON-SHOP)	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.2310 RENT OF OFFICES	3,840	213.33	2,986.33	0.00	853.67	77.77
110-0000-52.2311 RENTAL OF LAND & BUILD	0	1,000.00	3,000.00	0.00	(3,000.00)	0.00
TOTAL PURCHASED PROPERTY SERV.	3,840	1,213.33	5,986.33	0.00	(2,146.33)	155.89
OTHER PURCHASED SERVICES						
110-0000-52.3101 INSURANCE	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3200 TELEPHONE	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3202 POSTAGE	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3300 ADVERTISING-PUB NOTICE	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3301 PROMOTIONAL ITEMS	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3500 TRAVEL	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3600 DUES & FEES	0	0.00	0.00	0.00	0.00	0.00
110-0000-52.3851 MAINT & SERVICE CONTRA	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PURCHASED SERVICES	0	0.00	0.00	0.00	0.00	0.00
TOTAL PURCHASED/CONTRACT SERV.	13,840	1,213.33	58,380.33	0.00	(44,540.33)	421.82

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
<u>SUPPLIES</u>						
<u>SUPPLIES</u>						
110-0000-53.1101 PRINTING & SUPPLIES	0	103.00	103.00	0.00 (	103.00)	0.00
110-0000-53.1210 ENERGY-WATER/SEWERAGE	180	0.00	0.00	0.00	180.00	0.00
110-0000-53.1230 ENERGY-ELECTRICITY	600	63.31	375.79	0.00	224.21	62.63
110-0000-53.1701 SUPPLIES OTHER THAN OF	4,700	3,463.00	8,964.76	0.00 (	4,264.76)	190.74
110-0000-53.1702 GIFT CARD PROGRAM	0	0.00	4,272.90	0.00 (	4,272.90)	0.00
TOTAL SUPPLIES	5,480	3,629.31	13,716.45	0.00 (	8,236.45)	250.30
TOTAL SUPPLIES	5,480	3,629.31	13,716.45	0.00 (	8,236.45)	250.30
<u>CAPITAL OUTLAY</u>						
<u>PROPERTY</u>						
110-0000-54.1306 PURCHASE/RENOVATE BUIL	0	0.00	25,903.00	0.00 (	25,903.00)	0.00
110-0000-54.1401 BROUGHTON ST PARKING L	0	0.00	74,321.41	0.00 (	74,321.41)	0.00
TOTAL PROPERTY	0	0.00	100,224.41	0.00 (	100,224.41)	0.00
TOTAL CAPITAL OUTLAY	0	0.00	100,224.41	0.00 (	100,224.41)	0.00
<u>DEPRECIATION/AMORTIZATIO</u>						
<u>DEPRECIATION</u>						
110-0000-56.1000 DEPRECIATION	0	0.00	4,020.32	0.00 (	4,020.32)	0.00
110-0000-56.1001 AMORTIZED EXPENSE-LEA	0	0.00	2,961.25	0.00 (	2,961.25)	0.00
TOTAL DEPRECIATION	0	0.00	6,981.57	0.00 (	6,981.57)	0.00
TOTAL DEPRECIATION/AMORTIZATIO	0	0.00	6,981.57	0.00 (	6,981.57)	0.00
<u>OTHER COSTS</u>						
<u>PAYMENTS TO OTH AGENCIES</u>						
110-0000-57.2010 FACADE GRANTS	20,000	0.00	4,250.00	0.00	15,750.00	21.25
TOTAL PAYMENTS TO OTH AGENCIES	20,000	0.00	4,250.00	0.00	15,750.00	21.25
<u>PAYMENTS TO OTHERS</u>						
110-0000-57.3002 COMMUNITY ACTIVITIES	0	0.00	0.00	0.00	0.00	0.00
TOTAL PAYMENTS TO OTHERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER COSTS	20,000	0.00	4,250.00	0.00	15,750.00	21.25

CITY OF BAINBRIDGE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2023

110-DOWNTOWN DEVELOPMENT
 NON-FUNCTION
 NON-DEPARTMENTAL

% OF YEAR COMPLETED: 75.00

CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	VARIANCE (UN) FAVORABLE	% YTD BUDGET
<u>EXPENDITURES</u>					
<u>DEBT SERVICE</u>					
PRINCIPAL					
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
TOTAL PRINCIPAL					
INTEREST					
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST					
0	0.00	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE					
39,320	4,842.64	183,552.76	0.00 (	144,232.76)	466.82
TOTAL NON-DEPARTMENTAL					
39,320	4,842.64	183,552.76	0.00 (	144,232.76)	466.82
TOTAL NON-FUNCTION					
39,320	4,842.64	183,552.76	0.00 (	144,232.76)	466.82
TOTAL EXPENDITURES					
25,660	714.03 (	125,571.17)	0.00	151,251.17	488.98-
=====					
REVENUE OVER/ (UNDER) EXPENDITURES					

*** END OF REPORT ***

DIRECTOR'S REPORT

May 2023

ORGANIZATION

- Update downtown website and social media accounts
- Coffee + Conversations

PROMOTION

- Second Saturday
- Sip & Shop
- Art & Wine Walk
- Downtown Events: 14 Attendance: 1266
- Downtown Dollars
 - All-Time Amount:
 - Load: \$6950.00
 - Spent: \$3828
 - (3/17/23-4/18/23)
 - Spent: \$1308
 - Activated: \$1235

ECONOMIC DEVELOPMENT

- Business(es) Opened: 2 Business(es) Closed: 1
 - Bonnie Blue House Jobs Lost: 1
 - The Bronze Bar
- Jobs Created: 6

DESIGN: Clark Street/Broughton Street sewer expansion + bump-outs + planters

DIRECTOR'S REPORT

June 2023

ORGANIZATION

- Update downtown website and social media accounts
- Coffee + Conversations
- Anovion Ground Breaking/Downtown Celebration
- Presented at Valdosta State University: Rural Development Institute

PROMOTION

- Second Saturday
- Sip & Shop
- Juneteenth Celebration
- Downtown Events: 13 Attendance: 961
- Downtown Dollars
 - All-Time Amount:
 - Load: \$7350
 - Spent: \$4091
 - (4/19/23-7/12/23)
 - Spent: \$1597
 - Activated: \$1235

ECONOMIC DEVELOPMENT

- Business(es) Opened: 1 Business(es) Closed: 0
 - Flourish Inc. Jobs Lost: 0
- The Jobs Created: 2
- Properties Sold: 2 (The Willis Park Hotel + Ehrlich Building)

DESIGN:

- Clark Street/Broughton Street sewer expansion + bump-outs + planters
- Security camera installed at Downtown Station

Façade Incentive Grant Program Application

CONTACT

Applicant **BRENT WARR**

Cell # **229-400-2580** Email **brent@brentwarr.com**

Mailing **109 E WATER ST. APT 6 BAINBRIDGE 39817**

PROPERTY AND PROJECT

Property Owner **BRENT WARR**

Property Address **125 E. CALHOUN ST.**

Cell # **229-400-2580** Email **brent@brentwarr.com**

Project Description: *Check only one + add brief description*

Building located within interior of block/Awning

Corner Building

Start Date: **MARCH 23'** Completion **OCTOBER 23'**

APPLICATION

Application fully completed

Photograph of existing building

Paint and awning fabric samples

Contractor Estimate

OFFWHITE STUCCO

FINANCIAL INFORMATION

Estimated Cost of Project: **\$ 14,000.00**
(Please attach detailed budget summary)

Amount of Façade Grant **\$ 2,500.00**

Applicant Signature certifies that all information presented above is accurate and true.



Front facade Grant - 125 Calhoun

Brent Warr <brent@brentwarr.com>

Thu 6/29/2023 10:49 AM

To:Amanda Glover <amandag@bainbridgecity.com>

Flint River Log Homes Inc.

2710 Dothan Road
Bainbridge, Ga. 39817

Estimate

Date	Estimate #
3/16/2023	240

Name / Address
Brent Warr

			Project
Item	Description	Qty	Total
011	DRYWALL LABOR	1	14,400.00
011	PAINTING MATERIALS	1	3,500.00
011	PAINTING LABOR	1	10,500.00
011	STUCCO FRONT OF BIULDING AND REPAIR AS NEEDED AROUND NEW DOORS	1	14,000.00
011	STORE FRONT DOORS X4 plus 1 side and 1 larger side	1	28,511.53
011	INTERIOR MILLWORKS, DOORS TRIM ETC	1	11,000.00
011	CARPENTRY LABOR MILL WORK ECT	1	13,320.00
011	GENEAL LABOR	1	5,000.00
011	CABINETS	1	18,000.00
011	COUNTER TOPS	1	9,000.00
011	RESIDENTIAL UNIT WINDOWS FOR EGRESS	8	2,000.00
011	INTERIOR DOORS AND MILLWORKS BASE	1	11,500.00
011	EXTERIOR DOORS UNITS OTHER THEN STORE FRONTS	1	7,500.00
011	HARDWARE DOORS ETC	1	550.00
011	PANIC HARDWARE EXTERIOR DOORS COMMERCIAL, STORE FRONT NY OTHER	1	600.00
011	DUMPSITE RENTAL	1	2,500.00
011	EQUIPMENT RENTAL SCAFFOLDING ETC	1	1,500.00
011	CONTRACTORS FEE 15%	1	78,729.00
011	ADMINSTRATION FEE .5%		3,017.00
	Sales Tax		0.00



125 CALHOUN

THE SHOPS AT CALHOUN

DOWNTOWN DEVELOPMENT AUTHORITY OF BAINBRIDGE
RESOLUTION

AUTHORIZING THE RECEIPT OF A LOAN FROM THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DEPARTMENT) UNDER THE DOWNTOWN DEVELOPMENT REVOLVING LOAN FUND PROGRAM; AUTHORIZING THE LENDING OF SUCH FUNDS TO DOWNTOWN DEVELOPMENT AUTHORITY OF BAINBRIDGE FOR THE PURCHASE AND REHABILITATION OF 125 CALHOUN STREET, IN THE CITY OF BAINBRIDGE, IN DECATUR COUNTY, GEORGIA, FOR USE AS A MIXED USE BUILDING; AUTHORIZING THE EXECUTION OF A PROMISSORY NOTE IN FAVOR OF THE DEPARTMENT, TO DOCUMENT THE AUTHORITY'S RECEIPT OF FUNDS FROM THE DEPARTMENT IN ORDER TO FUND THE LOAN TO THE DOWNTOWN DEVELOPMENT AUTHORITY OF BAINBRIDGE; AUTHORIZING THE SECRETARY TO EXECUTE AND DELIVER ANY AND ALL DOCUMENTS NECESSARY TO CLOSE THE TRANSACTION; AUTHORIZING THE OFFICERS AND AGENTS OF THE AUTHORITY TO TAKE ANY AND ALL ACTION CONSISTENT WITH THESE RESOLUTIONS; REPEALING CONFLICTING RESOLUTIONS; AND FOR OTHER PURPOSES.

WHEREAS, the Development Authority of Bainbridge (the "Authority") is a development authority formed pursuant to the Georgia Downtown Development Authorities Law, O.C.G.A. §§ Section 36-42-1, and a Resolution of the Downtown Development Authority , dated May 18, 1993.

WHEREAS, pursuant to Code Section 36-42-1, the Authority has all of the powers necessary or convenient to carry out and effectuate the purposes of the Georgia Downtown Development Authorities Law;

WHEREAS, pursuant to Code Section 36-42-1, the purpose of the Georgia Downtown Development Authorities Law is to develop and promote trade, commerce, industry and employment opportunities for the public good and the general welfare of the State;

WHEREAS, Brent Warr Co., LLC, a Georgia Business ("the Borrower"), which purchased and rehabilitated 125 Calhoun Street in the City of Bainbridge, which is located in Decatur County, Georgia;

WHEREAS, the Borrower desires to start-up this operation by purchasing and renovating certain real property and improvements located at 125 Calhoun Street, in the City of Bainbridge (the "Property");

WHEREAS, in order to finance the acquisition and renovation of the Property, the Borrower has obtained approval for a Downtown Development Revolving Loan Fund Loan from the Department;

WHEREAS, pursuant to the Downtown Development Revolving Loan Fund ("DD RLF") program, the Department makes a loan to an authority, which in turn utilizes these funds to make a loan to an industry or business;

WHEREAS, the Department has approved a DD RLF loan to the Borrower for the acquisition and renovation of the Property, which loan has been given a project number of #23dd-nr-043-10610;

WHEREAS, the Department has requested that the Authority act as a recipient of the DD RLF loan funds, and in turn lend such funds to the Borrower;

WHEREAS, the Authority has determined that the Borrower's acquisition and renovation of the Property will promote trade, commerce, industry, and employment opportunities for the public good in the City of Bainbridge.

NOW, THEREFORE, IT IS HERBY RESOLVED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF BAINBRIDGE as follows:

1. **Authorization to Obtain Loan from Department.** The Authority is hereby authorized to obtain from the Department a loan in the original principal amount of \$196,580, pursuant to that certain Statement of Contract Award from the Department to the Development Authority of Bainbridge, dated May 23,2023, issued in connection with Project No. #23dd-nr-043-10610 (the "Statement").

2. **Authorization to Make Loan to the Borrower.** Pursuant to the Statement, the Authority is hereby authorized to loan to Brent Warr Co., LLC, on such terms and conditions as the Authority may be advised by the Department, the principal sum of \$196,580, to be utilized for the renovation of the Property. The Authority is also authorized, with the approval of the Department, to make any subsequent amendments to the loan or loan documents that may be needed to maintain or modify the terms of the loan as needed.

3. **Execution of Documents.** Amanda Glover, Secretary of the Authority, or any member of the Authority, is hereby authorized to execute any and all promissory notes, instruments, closing statements and documents necessary or appropriate to close any and all transactions authorized by this Resolution, including any subsequent amendments that may be necessary to effectuate the transaction as approved by the Department.

4. **Ratification.** Any and all actions previously or subsequently taken by the officers or agents of the Authority consistent with the foregoing Resolutions are hereby approved, ratified and confirmed in all respects.

5. **Repeal of Conflicting Resolutions.** Any and all resolutions or parts thereof which conflict with or are inconsistent with this Resolution are hereby repealed.

SO RESOLVED, this 20th day of July, 2023

DOWNTOWN DEVELOPMENT AUTHORITY OF BAINBRIDGE

By: _____

_____, Secretary

(SEAL)

RESOLUTION

Downtown Development Authority of Bainbridge

WHEREAS, a meeting of the Downtown Development Authority of the City of Bainbridge (the "Authority") was held on the 20th day of July, 2023; and

WHEREAS, said meeting was held after proper notice and a quorum of the members of the Authority were present; and

WHEREAS, the Authority is a Public Body Corporate and Politic, and an instrumentality of the State of Georgia, created by general statute; and

WHEREAS, pursuant to O.C.G.A. 36-42-4, the Authority has all of the powers necessary or convenient to carry out and effectuate the purposes of the Georgia Downtown Development Authorities Law and downtown revitalization; and

WHEREAS, Brent Warr Co., LLC (the "Borrower") has purchased real property located at 125 Calhoun Street ("Property"); and

WHEREAS, in order to partially finance the rehabilitation of the Property, the Borrower has obtained approval for a loan from the Georgia Cities Foundation, Inc.; and

WHEREAS, pursuant to the guidelines of the Georgia Cities Foundation's Revolving Loan Fund program, such loan funds must be made to a city's downtown development authority or to a similar entity, which will utilize these funds to make a simultaneous loan to the Borrower for the downtown revitalization project described above.

NOW, THEREFORE, it was upon motion and adopted as follows:

The Authority is authorized to accept a loan in the amount of \$196,580 from the Georgia Cities Foundation, Inc., with such loan to be used for the rehabilitation of property located at 125 Calhoun Street in Bainbridge, Georgia. The Authority will and is hereby authorized to provide a loan in the same amount to Brent Warr Co., LLC for the rehabilitation of the property described above for use as a mixed use property.

BE IT FURTHER RESOLVED that the Authority is authorized to enter into such agreements and assignments and to execute such other documents as necessary to close this transaction.

BE IT FURTHER RESOLVED that the Chairman, Vice-Chairman, and/or Secretary of the Authority are hereby authorized to execute such loan agreements, assignments, promissory notes, or other documents as necessary to carry out the above-described project.

This 20th day of July 20 .

DOWNTOWN DEVELOPMENT AUTHORITY OF BAINBRIDGE

By: _____
Chair

Attest: _____