**CITY OF EUHARLEE**
**DOWNTOWN DEVELOPMENT AUTHORITY MINUTES**

May 11, 2026, 9:00AM

**CALL TO ORDER** – Chair Chris Fitzgerald called the meeting to order at 9:04 a.m.

**ROLL CALL** – Chris Fitzgerald - Chair, Crystal Kimberly, Chelsie Downing, Butch Emerson, and Zach Tyree, present. Katie Gobbi - Community and Economic Development Director and Betty Jane Tilley, Euharlee Historical Society, Patrick Vickers, Department of Community Affairs were also present. Todd Moore, not present.

**PUBLIC COMMENTS –** No public comments.

**APPROVAL OF MINUTES** – February 9 and April 13 minutes passed unanimously.

**STAFF REPORT**

Staff reported on the success of the first Food Truck Friday of the season, noting a record twelve food vendors and the largest attendance to date. While long wait times highlighted the need for additional vendor capacity, the event was considered very successful.

Additional updates included:

- City Council amended the Entertainment Zone ordinance to allow patrons to cross Covered Bridge Road with alcoholic beverages during events.
- The sculpture reception was well attended and positively received.
- Staff discussed ongoing evaluation of sound coverage within the Osborne Park amphitheater and future plans for permanent sound equipment to improve performances and announcements.
- Staff provided an update on the current Downtown Development Authority vacancy and the part-time Downtown Business Association position, noting both remained open.

**NEW AND UNFINISHED BUSINESS**

**Georgia Department of Community Affairs Presentation:** Patrick Vickers, Georgia Department of Community Affairs (DCA), presented an overview of funding opportunities available to support downtown redevelopment, including:

- Downtown Development Revolving Loan Fund
- Appalachian Regional Commission (ARC) funding
- Redevelopment Fund opportunities

Discussion focused on several City priorities, including:

- Covered Bridge lighting and accessibility improvements through the T-Mobile Hometown Grant.
- Rehabilitation or redevelopment options for the Granary Building.
- Downtown sidewalk connectivity.
- Tourism-related infrastructure improvements.
- Future economic development opportunities.

The Board discussed the significant costs associated with rehabilitating the Granary Building, estimated between $250,000 and $500,000 before tenant improvements, and acknowledged the Historic Preservation Commission's request to fully explore preservation options before demolition. No action was taken.

**Bylaw Amendment:** Staff presented proposed amendments to the Authority's bylaws regarding meeting scheduling and quorum procedures.

Following discussion, the Board agreed to:

- Change the regular meeting time to 8:30 a.m. on the second Monday of each month.
- Make every effort to reschedule meetings within the same month when quorum cannot be achieved rather than canceling meetings.

Mr. Tyree moved to approve the bylaw amendments as presented. Motion seconded. Motion carried unanimously.

**Carnival by the Creek Update:** Staff provided an update on planning for Carnival by the Creek, including:

- Vendor recruitment progress.
- Sponsorship commitments.
- Planned activities, including inflatables, petting zoo, dunk tank, face painting, balloon art, sand art, and tug-of-war.
- Volunteer recruitment.
- Entertainment planning.

The Board discussed changing the talent show from an audition format to an open-call format. Consensus supported the change. Staff also noted a park layout meeting would be scheduled prior to the event.

**Brick Sponsorship Project:** Mr. Tyree presented preliminary plans for a commemorative brick fundraising program to support downtown sidewalk improvements and a future veterans memorial.

Discussion included:

- Sample engraved bricks and available brick options.
- Proposed pricing structure.
- Installation concepts.
- Potential memorial design.
- Long-term project planning and phasing.

Board members agreed additional planning should occur before beginning sales. Mr. Tyree will develop conceptual designs, obtain concrete cost estimates, and determine the number of bricks needed for the initial phase before returning with a more comprehensive proposal.

ADJOURN – The meeting adjourned at 10:33 a.m.