

The Board of Directors of the Urban Redevelopment Agency met for their Regular meeting on Wednesday, November 8, 2023, at 9:00 a.m. at Harlem City Hall with Chairman John Neal presiding.

Present: BOARD: Chairman John Neal, Director Robert Culpepper, Director Renee Dean, and Director Hope Hodge; STAFF: City Manager Debra Moore, Community Development Director David Jenkins, City Clerk Leona Holley, Public Works Director Robert Fields, and City Attorney Adam Nelson; GUEST: Mayor Roxanne Whitaker.

The meeting was called to order by Chairman Neal at 9:00 a.m.

The Invocation was given by City Attorney Nelson.

The Pledge of Allegiance was led by Chairman Neal.

Approval of the Agenda: Director Culpepper made the motion to approve the Agenda as presented; 2nd by Director Hodge. The motion carried with Directors Culpepper, Dean, Hodge, and Neal voting in the affirmative.

Approval of the Minutes: Director Hodge made the motion to approve the Minutes of the October 11, 2023 meeting; 2nd by Director Dean. The motion carried with Directors Culpepper, Dean, Hodge, and Neal voting in the affirmative.

PUBLIC COMMENTS:

Mayor Roxanne Whitaker – Mayor Whitaker reported Ladies Night Out in Harlem was a huge success. Trick-or-Treat on Main was massive and very organized. This coming Thursday some of the downtown businesses will be holding their Christmas Open House. The Columbia County Chamber of Commerce will be hosting Small Business Saturday in Harlem on November 25th. On December 9th will be the Christmas Festival and Red Oak Manor will be the drop off for Toys for Tots. Fishes and Loaves Food Pantry is having a food drive for Christmas boxes. Mayor Whitaker stated everything is going well with the city and is looking forward to a very prosperous end of the year as far as events are going on in the downtown area. Mayor Whitaker spoke with Lance Ellis about serving on the URA Board, and he will not be able to serve as a Board Member for the URA.

REPORTS:

Staff Report – David Jenkins: Mr. Jenkins reported Christie's Coffee Shop has recently come in about the property located at 380 W. Milledgeville Road; they are in the process of doing a Conditional Use. Staff are working with another business prospect for another property in Harlem. Mr. Jenkins reported on the East side of the city, Mr. Al Stevenson has a piece of property for sale, and across from his property there is planning activity going on. Mr. Jenkins asked the Board if the URA sign needs to be taken down on the Durst property since the property is being listed with Jordan Trotter Realty. Chairman Neal stated the contract has been signed with the realtor and Director Culpepper has spoken with the realtor. Director

REPORTS (cont'd):

Staff Report – David Jenkins (cont'd): Culpepper stated the realtor has been in contact with the Thornton's and is working on a brochure for the property; they have not said anything about the URA sign on the property.

Staff Report – Debra Moore: Ms. Moore reported official action is needed for the repair of the roof at 220 N. Louisville Street. She is working on the 2024 budget for the city; the budget will be available to the public on Monday. There will be a Budget Hearing on Monday, November 20th. Ms. Moore stated there have been no updates on the easement for the Durst property.

Directors Reports: None.

UNFINISHED BUSINESS:

Back Paddle Brewing, LLC – Ms. Moore stated Kyle McCloud reached out to her requesting a copy of the signed agreement for the property.

San Saba Property – A brief discussion was given on the San Saba Property. Recently a company was looking at the property and was going through their due diligence. The city was told the company wanted to do cold storage, warehouse, and possible retail on the property. The property is zoned B-1, and they would have had to do a rezoning for the property. No one with the city told them they could not do this. The only item that would not be allowed is 18-wheeler trucks. The company was provided a rendition of the concept the city would like to see. The county GIS still shows wordage as zoned as industrial; a letter has been sent to GIS to see about changing the wordage.

NEW BUSINESS:

Touch of Life – Roof Replacement – Action: Ms. Moore stated the roof on the building at 220 N. Louisville Street has been leaking and it needs to be replaced. The roof has been patched in the past. Director Culpepper spoke with the tenant, and she stated she cannot see any visible damage. The estimate to replace the TPO roof is \$17,650.00. Director Culpepper made the motion to approve replacing the roof at 220 N. Louisville Street; 2nd by Director Dean. The motion carried with Directors Culpepper, Dean, Hodge, and Neal voting in the affirmative.

Other:

With there being no further items for discussion, Director Culpepper made the motion to adjourn the meeting; 2nd by Director Dean. The motion carried with Directors Culpepper, Dean, Hodge, and Neal voting in the affirmative. The meeting adjourned at 9:36 a.m.

Respectfully submitted,

Leona H. Holley, City Clerk