

COMMERCIAL DEVELOPMENT AUTHORITY
MINUTES
December 12, 2019

The Commercial Development Authority (CDA) of the City of Jacksonville met on December 12, 2019 at 5:30 p.m. in the Public Safety Complex, 911 Public Safety Drive for a Regular Meeting. Chairperson, Andy Green called the meeting to order at 5:37 p.m. The following members were present: Josh Carlegis, Bruce Edmiston, Andy Green, Jason Sumner, and Mike Hindman. Others present were: Mayor, Johnny Smith, and City Clerk, Brenda Sandoval.

Adoption of Minutes.

A motion to adopt Minutes from November 22, 2019 was made by Bruce Edmiston, seconded by Jason Sumner. Upon vote on the motion, the following votes were recorded: Yeas: All; Nays: None. Motion carried.

Financial Report:

Bank statement dated 11/30/2019 was read by City Clerk, Brenda Sandoval and made part of the minutes. Current balance is \$ 22,585.24. Andy Green made note that once the CDA receives the \$10,000.00 allotment from the City of Jacksonville, that will bring the balance to \$32,285.24 and after paying Recollected Books when they are finished it will bring it down to around \$30,000.00

Façade Grant Application Discussion.

• **Recollected Books**

Mr. Henricks came into the City Clerk's office and signed his agreement for the Façade Grant he applied for.

Going forward a time should be set up for all parties to sign the necessary documents at the same time. Members would like to have a face to face with the applicants to discuss the application and any concerns there may be. If possible when a new application is brought to the CDA for approval, they would like the applicant to be there at that time.

Business Appreciation:

Andy Green caught the Mayor up on what was being discussed for Business Appreciation. Mayor suggested doing a picture of the trail or something similar to that. Mayor thought it was good idea to promote appreciation in our City.

Andy Green brought up the possibility of doing some type of awards for businesses that are voted on by our citizens. Citizens can nominate businesses in certain categories, and they can be evaluated by their service to the City, how they are giving back to the community, etc. This is a great way to recognize our current businesses for the great work they are doing in the City. Andy Green stated that the awards could be presented at a small get together and the award could be a plaque of some sort. Andy Green does not want to forget the businesses who are already here. Per the Mayor if there is nothing going on that would not coincide with this type of appreciation.

Andy Green stated that he would put something together and the conversation can continue at the next meeting to include types of awards.

Rent Subsidy:

Andy Green caught Mayor Smith up on the Rent Subsidy idea that is in the works. Andy Green stated that the idea is trying to fill property in the City. For most businesses the biggest concern on opening is what it costs to get the doors open. Mayor stated a good example is Heirloom Taco, because they paid rent for a year before they were finally able to open the doors.

In discussing the option of including businesses who have grown out of their current space and need to relocate, the members had some concerns:

- Landlords getting mad about losing their current renter
- Renters stating, they have outgrown their current place when in reality they have issues with current Landlord or building. Josh Carlegis stated that it cannot be someone who is tired of their landlord but ONLY for expansion for a growing business. The members would have to be more selective in how they chose applicants. They will be able to ask questions to make sure that the applicant is applying for the correct reasons.
- “What if someone buys?”. Josh Carlegis and Andy Green both stated that this grant will only be for renters, not for buyers.

Bruce Edmiston brought up that the applicant will be the business owner not the landlord, so who will the check be written to? Discussion offered the following ideas:

- Josh Carlegis stated it was a subsidy, so write the check to the business owner and they can spend it any way they want. Andy Green’s concern is that we are writing checks to Business A every month and they are spending it elsewhere and in three months we find out that the business is in the rears three months of rent.
- Bruce Edmiston suggested that we write the check out to both the business owner and landlord. Andy Green and Mike Hindman likes that idea. What if the landlord is an out of town landlord? There are many of those in the City.
- City Clerk, Brenda Sandoval suggested that with the Façade Grant the applicant must spend the money first, then show how they spent the money and then they are reimbursed what the applicant/business spent. So, with the rent subsidy, why can’t the application state that they will pay their rent and either get a receipt or letter form landlord stating that it is paid and how much was paid. The applicant must then turn that receipt/letter into the City Clerk’s office to receive payment for the rent they already spent. Brenda Sandoval added that the application state that the applicant will receive reimbursement withing 30 days of turning their receipt/letter into the City Clerk’s office. This timeline gives the CDA time to have a meeting, members can see the receipt/letter and check can be written and signed at the meeting.

Andy Green will come up with a draft for everyone and at the meeting in January members can discuss and possible approve. Mike Hindman states that the City Attorney should also approve it.

Any Other Business:

- Bruce Edmiston stated that he has had 3 attempts at reaching the President of a company who has several stores throughout Alabama to hopefully bring one into the City. He is hopeful that he will get a return phone call in January. Also made it known that the City does not have a business in this category at this time.
- VeoRide...Bikes are still here but the company is gone.
- Mayor Smith asked if the CDA was aware of what is going in next to Chick-fil-A. Mayor stated it would be a car wash, same type as next door to Huddle House. The lot has already been bought but the only issue is that there is so much concrete and asphalt but not any drains.
- The Board agreed to meet again on January 9, 2019 at 5:30 p.m. in the Public Safety Complex, 911 Public Safety Dr for a regular meeting.

Adjournment:

Motion to adjourn was made by Jason Sumner, seconded by Mike Hindman. Upon vote on the motion, the following votes were recorded: Yeas: All; Nays: None. Motion carried. Meeting adjourned at 6:37 p.m.



Brenda Sandoval, City Clerk



Andy Green, Chairperson

