

ROCHELLE MARKETPLACE

Exploratory Group

(Tuesday, August 06, 2019 @ 11:00 am)

PRINCE JOSEPH LOPEZ
(Presenting)

Later to Transition into the:

Downtown Development
AUTHORITY.
(DDA)

QUICK RULES OF THE GAME

1. “When **LOGIC** fail, **EMOTIONS** prevail” (PJL).
2. **ATTACK** and discuss the **ISSUES** and **NOT PERSONS** and/or **PERSONALITIES**.
3. **EXPECT** severe **APATHY**, **NEGATIVITY** and **AGGRESSIVE OPPOSITION**.
4. After years of living among **RUINS** and **BLIGHT**, that is the **NEW NORMAL**, anything different may NOT be **WELCOME**.
5. Don’t take anything **PERSONAL**. Although, we all say the word ‘**YOU**’.
6. We need to be the **GLUE** that bonds this project together and everyone else **LIVING, WORKING** or **PROPERTY OWNERS** within its boundaries.
7. We are not here to **HURT**, we are here to **HELP**.
8. Always, **SMILE**.

THIS MEETING DIRECTIVES

- More Information on the **BENEFITS** of the **DDA**.
- **Bingo, Coffee/Tea Meet & Greet Social**
- Exploratory Committee Motion Ready-Form
- Next Meeting Date: **September 3, 2019 @ 11:00 am.**

Downtown Development Authority

**Mechanics &
Management**





 **INCOMMONS
BANK**
You Have Our Word

**Jake's
BACKDOOR
BBQ & GRILL**

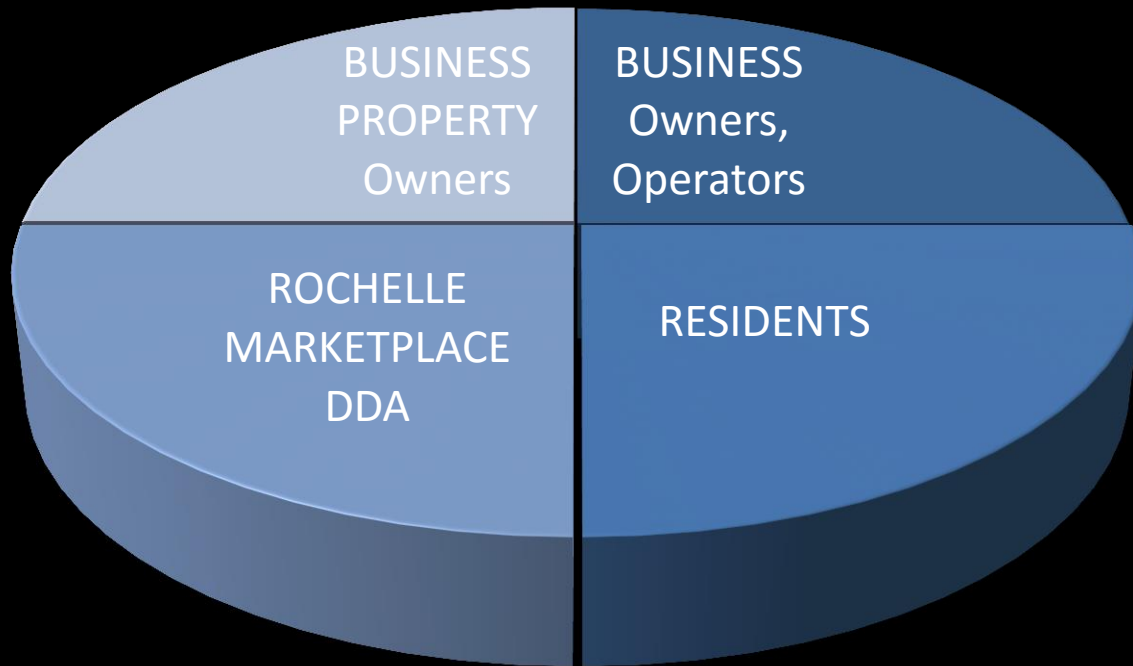
DOWNTOWNS

**Are ECONOMIC ENGINES
to Cities.**

DDA's have powers that a city does not
and their focus is **sustainability**
through Development Projects.

THE WINNING FORMULA

The GLUE that bind us TOGETHER



PURPOSE

PROTECT

DDAs are regulated by state statute, so they can provide protection to cities who work through their DDAs.

Example: cities are not liable for their DDA's debts or contracts.

POWERS

DDAs have certain powers granted by the state that cities don't have.

Example: to acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real and personal property.

PROJECTS

DDAs are charged with redevelopment of their service area and completing projects.

Example: the acquisition and renovation of downtown properties for target business recruitment and expansion.

POTENTIAL

DDAs are concerned only with their mission and projects, not the burdens of a local government, so board members have the potential to solve problems and engage in sustainable redevelopment.

Example: through training, board members may become redevelopment specialists.

BENEFITS TO THE CITY IN GENERAL

- **JOBS;**
- **INVESTMENT** *(In general);*
- **REAL ESTATE** *(Developing/Redeveloping, Purchasing/selling and assembling parcels for investors) and*
- **ESTHETICS,**
- As **DDA's** are develop and promote for the ***public good and general welfare trade, commerce, industry, and employment opportunities***

DIRECT BENEFITS TO THE MUNICIPALITY.

INCREASED:

- **Property Taxes**
- **Business License** *(Numbers & Fees)*
- **Sales Taxes** *(Splost III and TIA, other)*
- **Franchise Taxes** *(Electric, Phone, Cable/Satellite TV, Internet taxes).*
- **Services** *(Increase Water, Sewer and Trash Collection).*
- **Financial Protection to the Municipality**

BENEFITS TO THE COUNTY.

- Property Taxes
Including benefits to
the **School District.**

POWERS (*Benefits*)

- To make and execute contracts, agreements, and other instruments necessary or convenient to exercise the powers of the authority or to further the public purpose for which the authority is created.¶
- **To acquire** by purchase, lease, or otherwise and to hold, lease, and dispose of real and personal property of every kind and character, or any interest therein, in furtherance of the public purpose of the authority.¶
- **To finance** (by loan, grant, lease, or otherwise), refinance, construct, erect, assemble, purchase, acquire, own, repair, remodel, renovate, rehabilitate, modify, maintain, extend, improve, install, sell, equip, expand, add to, operate, or manage projects and to pay the cost of any project from the proceeds of revenue bonds, notes, or other obligations of the authority or any other funds of the authority, or from any contributions or loans by persons, corporations, partnerships (whether limited or general), or other entities, all of which the authority is authorized to receive, accept, and use.¶
- **To borrow money** to further or carry out its public purpose and to execute revenue bonds, notes, other obligations, leases, trust indentures, trust agreements, agreements for the sale of its revenue bonds, notes, or other obligations, loan agreements, mortgages, deeds to secure debt, trust deeds, security agreements, assignments, and such other agreements or instruments as may be necessary or desirable.¶

- **To issue revenue bonds, notes, or other obligations** of the authority and use the proceeds thereof for the purpose of paying, or loaning the proceeds thereof to pay, all or any part of the cost of any project and otherwise to further or carry out the public purpose of the authority and to pay all costs of the authority incidental to, or necessary and appropriate to, furthering or carrying out such purpose.¶
- **To make application directly or indirectly to any federal, state, county, or municipal government or agency** or to any other source, whether public or private, for loans, grants, guarantees, or other financial assistance in furtherance of the authority's public purpose and to accept and use the same upon such terms and conditions as are prescribed by such federal, state, county, or municipal government or agency or other source.¶
- **To enter into agreements with the federal government or any agency** thereof to use the facilities or services of the federal government or any agency thereof in order to further or carry out the public purposes of the authority.¶
- **To contract for any period, not exceeding 50 years, with the State of Georgia, state institutions, or any municipal corporation or county** of this state for the use by the authority of any facilities or services of the state or any such state institution, municipal corporation, or county, or for the use by any state institution or any municipal corporation or county of any facilities or services of the authority, provided that such contracts shall deal with such activities and transactions as the authority and any such political subdivision with which the authority contracts are authorized by law to undertake.¶
- **To extend credit or make loans to any person, corporation, partnership (whether limited or general), or other entity** for the costs of any project or any part of the costs of any project, which credit or loans may be evidenced or secured by loan agreements, notes, mortgages, deeds to secure debt, trust deeds, security agreements, assignments, or such other instruments, or by rentals, revenues, fees, or charges, upon such terms and conditions as the authority shall determine to be reasonable in connection with such extension of credit or loans, including provision for the establishment and maintenance of reserve funds.¶¶

- **As security for repayment** of any revenue bonds, notes, or other obligations of the authority, to pledge, mortgage, convey, assign, hypothecate, or otherwise encumber any property of the authority (*including, but not limited to, real property, fixtures, personal property, and revenues or other funds*) and to execute any lease, trust indenture, trust agreement, agreement for the sale of the authority's revenue bonds, notes, or other obligations, loan agreement, mortgage, deed to secure debt, trust deed, security agreement, assignment, or other agreement or instrument as may be necessary or desirable, in the judgment of the authority, to secure any such revenue bonds, notes, or other obligations, which instruments or agreements may provide for foreclosure or forced sale of any property of the authority upon default in any obligation of the authority, either in payment of principal, premium, if any, or interest or in the performance of any term or condition contained in any such agreement or instrument. ¶
- **To receive and use the proceeds of any tax levied by a municipal corporation** to pay the costs of any project or for any other purpose for which the authority may use its own funds. ¶
- **To receive and administer gifts, grants, and devises of money and property of any kind and to administer trusts.** ¶
- **To use any real property, personal property, or fixtures or any interest therein or to rent or lease such property to or from others or make contracts with respect to the use thereof, or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or grant options for any such property in any manner as it deems to the best advantage of the authority and the public purpose thereof.** ¶
- **To serve as an urban redevelopment agency** pursuant to Chapter 61 of O.C.G.A. 36. ¶
- **To contract with a municipal corporation** to carry out supplemental services in a city business improvement district established pursuant to Chapter 43 of O.C.G.A. 36. ¶
- To serve as a redevelopment agency pursuant to Chapter 44 of O.C.G.A. 36. ¶

ROCHELLE MARKETPLACE

Committee Purview

- Work defining the **SERVICE/TARGET AREAS** and **mapping**.
- Work with the City Planning Committee, if any or needed, to establish minimum **ZONING** and **LAND USE** Enforceable Guidelines for the downtown area.
- Work developing **DRAFT Bylaws** and **Ordinance**.
- Work **Helping** organize building paint-overs, clean-ups and beautification events.
- Work creating a proactive consciousness of empowerment, to be the catalyst and **GLUE** to have a **sustainable** downtown.

ROCHELLE MARKETPLACE WEBSITE

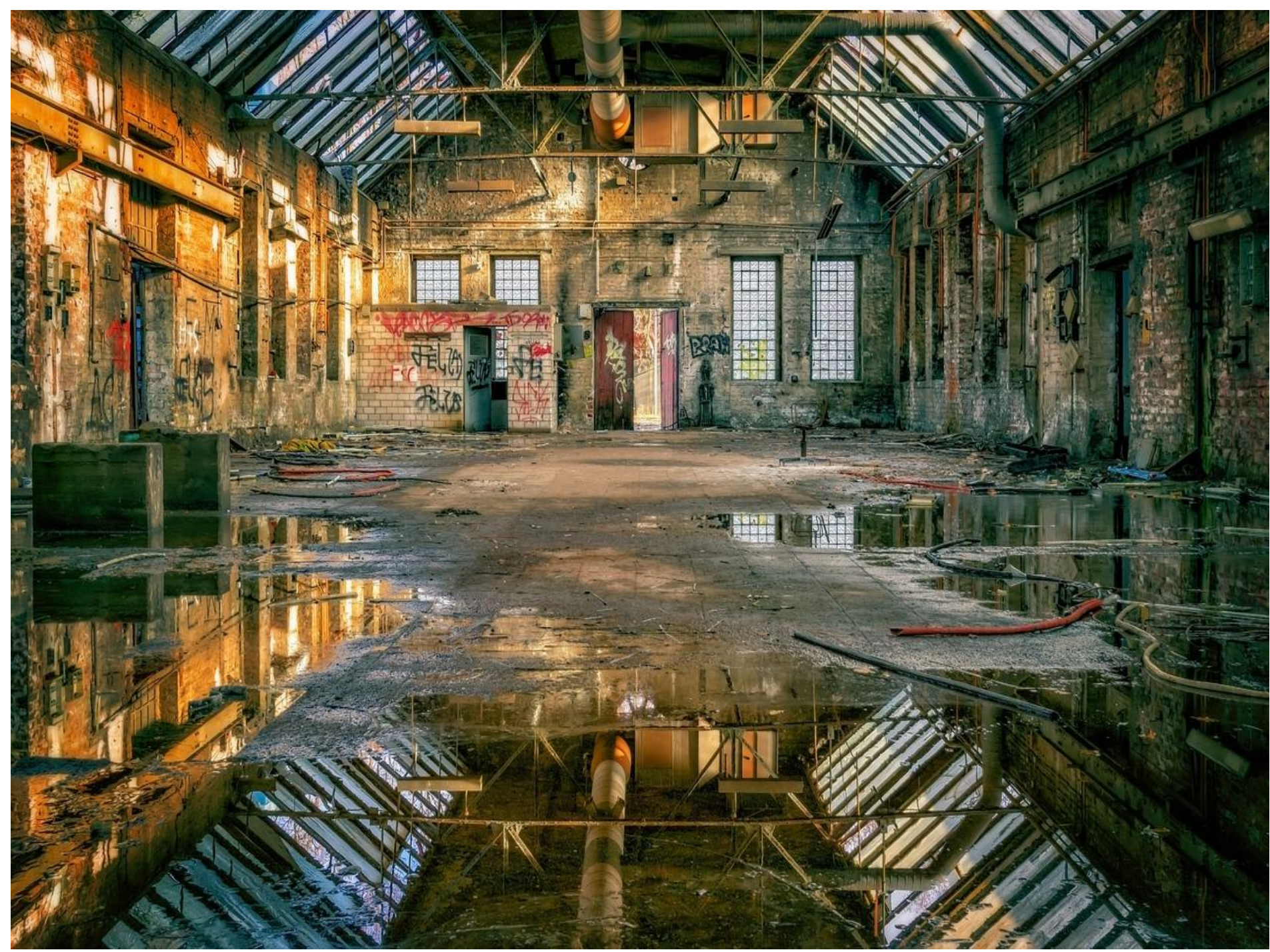
- As soon as the City Council stands the **Rochelle Marketplace**, I will get a **FREE** website from **Neighborhood Link**, will populate it and will donate the payment of the **first** yearly **\$25.00** for the **domain** fee.

COMMUNITY DEVELOPMENT

Bingo, Coffee/Tea Meet & Greet Social

DISCUSSION (Group Participation)

- **Activity:** At the beginning, the following picture will be shown, asking all those in attendance to write the **USE** they envision on the space as is.
- **Location, Date and Time?**





← What we have now



What we could have ↓



POLYCARBONATE Roofing Panels







Image Courtesy of Republic Restor

DRIVERS OF HISTORIC ADAPTIVE POLICE PROLOGUE