

Downtown Development Authority

Janey Ettien

Don Townsend

Barton Harris

"Your City for Family Living"

Allan Ward

Rex Harrison

City of Trenton

Janet York

Incorporated 1854

P.O. Box 518 • Trenton, Georgia 30752

Telephone (706) 657-4167

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To: Commissioners – City of Trenton

Subject: Downtown Development Authority Monthly Status Report for June 2006

General Downtown Development Authority Items

June 2006 Board Meeting Votes (Motions Passed)

1. The financial report and minutes of the last meeting were accepted.
2. Motion made and passed to hire Chad Yates for June 16, 2006 concert in park
3. Motion made and passed to create DDA website.
4. Motion made and passed for executive session on real estate matter.

Promotion Committee

Rex Harrison is the chairperson of the Promotion Committee.

Family Fest 2006

- An interim financial report for Family Fest 2006 is available. There are some minor income pieces unresolved. Once resolved we expect a slight increase in revenue. The report is available from Peter Cervelli. The interim net income is \$1,385 (after subtracting last year's gift of \$2,060 from Dade Days).

Summer Concerts 2006

- A summer concert was held in the park on June 16, 2006. This was made possible, in part, with a grant from Northwest Georgia Grows the Arts.
- Additional concerts will be planned once income sources can be found.

Chickamauga Campaign Heritage

- The Chickamauga Campaign Heritage Trail Committee has been working on a website, which will support tourism with all the historical marker information. A draft version is available at <http://www.chickamaugacampaign.org/preview/>. The website includes the Trenton and Dade County sites. Click on “Tour Information”, “Dade County”. The two Trenton sites are:
 - The Macon Iron Works
 - The O’Neal House
- The potential spots for the plaques have been reviewed. It is still necessary to contact property owners to insure we have all the necessary permissions.

Northwest Georgia Pedestrian and Biking Task Force

- There was a legislators’ meeting on June 12 to inform them about the task forces’ goals and objectives and to build support for those goal and objectives. The task force found the session informative and helpful in how to better tune its message.

Design Committee

The chair of this committee is Vickie Seymour.

Downtown Building Design Criteria

- The Design Committee has prepared a draft recommendation regarding façades for buildings that are visible from Highways 11 or 136. This recommendation is in response to the request made by the city commission regarding metal building facades. The recommendation is more generic and speaks to acceptable and non-acceptable materials. A copy is attached to this report.

Historic Preservation Commission

- The City attorney has approved the draft version of the ordinance that will create the Historic Preservation Commission. We are waiting for a formal copy from the City attorney.

Façade Grant Program

- The façade grant program has been funded with a \$4,500 commitment from Citizen’s Bank and Trust. A subcommittee of the Design Committee has been formed and meets on July 14th. At that meeting, the committee will finalize plans for implementing the program.

Banners

- The remaining eight Trenton Arts Council banners were installed on Highway 11.
- Sponsor banner for Charter Communication and a replacement banner for the Rising Fawn Baptist Church will be installed shortly.

Economic Restructuring Committee

Allan Ward is the chairperson of the Economic Restructuring Committee.

Seeking New Downtown Businesses and Development

The committee continues working with a developer for advice and consul on development potentials for downtown. A plan is under development.

Building Inventory

A building inventory for Main Street buildings is under development

Organization Committee

Janet York is the chairperson of the Organization Committee.

Board Membership

- Mr. Allan Ward has joined the DDA Board to replace Ms. Lynch-Burress.
- There is still an opening on the board for a City resident.

DDA Website

- A website is being developed for the DDA. A draft version is available to the City commissioners for their information. It is www.DowntwonTrentonGA.org/index2.php .

Grants

A State of Georgia Local Development Grant (LDF) application has been applied for by the Mayor. Awaiting feedback.

Non-Profit Status

- Work will begin later this month on the DDA becoming a 501c3 non-profit organization. 501c3 status would provide an additional tool for downtown development.

Downtown Development Authority Meeting Schedule

The regular monthly meeting is the third Thursday of every month here at City Hall starting at 5 PM. The next meeting is July 20, 2006.

Peter Cervelli
Better Hometown Manager
City of Trenton

Building Material Recommendation From Design Committee To City Commissioners

The City Commissioners, earlier this year, asked the Design Committee of the Downtown Development Authority to make a recommendation to the Commission on building materials that would be allowed on the exterior of buildings in downtown Trenton. This request was prompted as a result of concerns about newly built buildings and the quality of their facades.

The Design Committee surveyed other towns in Georgia and decided upon the following being given to the City Commission for their discussion and evaluation.

The recommendation is not written in the form of an ordinance. It is intended for use by the City attorney in the formulation of a zoning ordinance.

This recommendation is for:

- All new construction, additions to existing buildings and reconstructed buildings that have been damaged by fire or natural occurrence (tornado, flood, earthquake, etc.) to the point of the necessity to be demolished and
- All faces of a building's exterior facade that can be viewed from the public right of ways of Highway 11 or Highway 136.

All sides of a building impact the surroundings and should be considered and treated with an architectural finish of primary materials to include brick, wood and stone, unless other materials are used that are demonstrated to be of equal or greater quality. Other materials, sometimes referred to as secondary materials, include (but are not limited to) wood and metal. These materials may be used in conjunction with primary materials, but only for decorative elements and trim.

Building materials should be similar to the materials used on nearby existing buildings in the downtown development district (assuming these material meet the standards set forth in this ordinance). If nearby building materials do not meet the standard, building materials should reflect the higher standards of selected buildings in the downtown area. Brick may be used on new commercial buildings and for rehabilitation of existing brick buildings. Brick and stone masonry are considered compatible with wood siding.

Building materials should not create glare. Highly reflective materials such as unfinished aluminum, unpainted metal, and reflective glass are not permitted. Clear glass windows, with or without panes, shall be used for commercial storefront display windows and doors.

Exposed rough or re-sawn siding and exposed, untreated concrete, plain, or painted concrete blocks are not permitted.

The following types of building materials are not generally attractive and are not be used: smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels, highly reflective, shiny, or mirror-like materials; mill-finish (non-colored) aluminum metal windows or door frames; exposed, unfinished foundation walls; exposed plywood or particle board; un-plastered, exposed concrete masonry blocks; and synthetic or metal siding.

These rules would be placed in the city's zoning ordinance and be enforced and managed as all other zoning ordinances are.