

Tallassee Redevelopment Authority - TRA

Meeting Minutes

April 4, 2023

I. Call to order

Gregg Brinsfield called to order the meeting of the Tallassee Redevelopment Authority – TRA at 5:30 PM on 4-4-2023 at the IDB Unit 5 Conference Room.

II. The pledge was recited, and an invocation was offered.

III. Agenda was approved.

IV. TRA office

- A. The IDB has provided the TRA office space and access to the conference room at 1 Twin Creeks Dr. Unit 5. Members were provided an opportunity to tour the facility prior to the meeting.

V. Board members in attendance

Dylan Daniel	Steve Burak	Steve Miller
David Lawrence	Gregg Brinsfield	Tristen Moon
Ethan Colley	Blake Moon	

Guests

Damian Carr, City Council Liaison	Fred Randal Hughey, THPS

VI. The 3-7-2023 Meeting Minutes were approved.

VII. Treasurers report

- A. Current balance, \$1,340.76, report approved by unanimous vote. The board was not inclined to require the Treasurer to give TRA a bond.

VIII. Old business

- A. Bylaws were taken off the table and approved by unanimous vote.
- B. Budget discussions
 - 1. The board discussed its need to formulate a budget and to attend and advocate at City Finance Committee meetings. Total budget expectations are around \$7,500. Funds are required for property maintenance, liability insurance, security, attorney fees, grant writer, and possibly an accountant.

2. Property maintenance: expect it will be about \$4,000.
3. Liability insurance: \$1,600/yr. for next 3 years
4. Security: Ethan Colley and Blake Moon indicated that Russel Corp probably would provide locks and chains at no charge and fencing at a reduced cost.
5. Attorney: Gregg Brinsfield indicated that a TX attorney with AL reciprocity was relocating to Tallassee and may be able to provide services Pro Bono.
6. Grant writer: Gregg Brinsfield believes we need to hire one. His mother is a grant writer in TX and may be able to provide some free assistance.
7. It was reported that city funds for the TRA are not a line item in the city budget. TRA funding would come from an Ad Hoc line item of about \$8,000. Councilmen present indicated we should request some of these funds be released to the TRA. David Lawrence plans to discuss this with the City Clerk.

IX. New business

A. Old RR Bridge Discussions

1. Since the bridge is a ROW and city and private utilities are located on it, the bridge would best be kept in public hands. Dylan Daniel has spoken with the contractor working on Fitzpatrick bridge and expects to get a quote on blasting and painting the RR bridge. Grants and private funding would be sought to finance the work needed to convert the existing structure into a pedestrian bridge with the possibility of use by emergency vehicles.

B. Areas of Development

1. Grants: Most grant deadlines for this year have passed. The chair and secretary are looking into what might still be available. Randall Hughey reported that AL Historical grants are due by June 30.
2. Stakeholder ID: The chair will spearhead identifying all stakeholders. The board was asked to help in this effort.
3. Investor/Developer ID: again, the chair will spearhead identifying stakeholders. Daniel Dylan was asked to help coordinate this activity since R49 has become a central location for many of these stakeholders to frequent. The board was asked to help in this effort.
4. Fund Raising Events: reception to this idea was cool. Gregg reminded the board that we could establish a task force made up of non-board members and non-residents of Tallassee to handle these events.

5. Legislative Outreach: board members were asked to get to know who their city, county, state, and federal representatives were.
6. Maintenance Committee: Steve Burak and David Lawrence would continue their efforts with respect to getting grass cut, spraying weeds, and securing the Old Mill site. Gregg Brinsfield is going to coordinate with eastside mill representative Jimmy Webster with regards to gating the eastside of the RR bridge.
7. Downtown Committee: To be determined. Members were sent a link to the current Streetscape Grant plans for downtown. The plan consists of sidewalk work that's ADA compliant, classic lighting fixtures and landscape. The city will be responsible for paving roads and parking lots.
8. Local Area Outreach: Board members were asked to funnel contacts to the chair who would then compile a list that cross referenced attributes of each contact. Requested info would consist of contacts name, number, and public or private affiliation, interest in redevelopment, and brief summary of how they might best be able to assist the TRA.
9. Liaisons with Various Community Groups: The thrust of this endeavor is to identify and to help communicate and coordinate projects being undertaken by the various players in the community. Board members are encouraged to attend meetings of the City Council, City Committees and Commissions, Chamber of Commerce, Historical Society, CDC, IDB, etc.

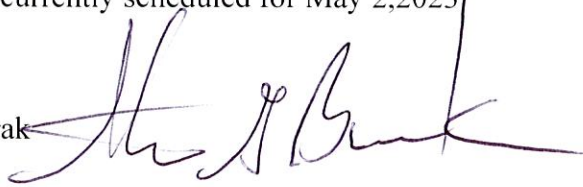
X. Action Items

- a) Initial quote on blasting and painting RR bridge: Dylan Daniel (TBD)
- b) Grant options for historical mill site: Gregg Brinsfield to meet with Randall Hughey re. possible Alabama Historical Commission (AHC) grants (TBD)
- c) Stakeholder ID and tracking: Gregg Brinsfield, with inputs from all (Online file share, 2 May 23)
- d) Maintenance of TRA property follow-up: Steve Burak, David Lawrence (ongoing)
- e) East side RR bridge security coordination with East Mill project: Gregg Brinsfield (2 May 23)
- f) Establish Downtown Committee: Steve Burak (TBD)
- g) Liaison Efforts: All; but need to come to agreement on coordination (TBD)

XI. The meeting was adjourned.

- a) Next TRA meeting is currently scheduled for May 2, 2023

Minutes submitted by: Steven Burak

A handwritten signature in dark ink, appearing to read "Steven Burak", written over the text "Minutes submitted by: Steven Burak".

Minutes approved by: Gregg Brinsfield

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