



City of Holly Springs

Date: Wednesday, November 13, 2019
Location: 3235 Holly Springs Parkway

Downtown Development Authority Meeting Agenda 6:30 p.m.

- I. CALL TO ORDER
- II. ROLL CALL – Sonia Carruthers, Christopher DeLuca, Tim Downing, Jimmy Long, Phyllis Long, Kevin Moore, Kyle Whitaker
- III. TREASURER’S REPORT
- IV. UNFINISHED BUSINESS
- V. NEW BUSINESS
 1. Approve/deny the 2020 Proposed Budget
 2. Approve/deny the October 16, 2019 meeting minutes
- VI. DISCUSSION
 1. Discuss Active Adult Flats in the Town Center
Presented By: Charles Heiser, Stonecrest Homes LLC and Porter Lummus, Inwood Holdings, LLC
- VII. REPORTS
- VIII. ADJOURNMENT



**Downtown Development
Authority As of October 31, 2019**

Revenues	October 2019 Transactions	2019 Annual Budget	YTD Transactions	% of Annual Budget
Prior Year Fund Balance	-	4,900	-	0.00%
Interest Revenue	-	100	-	0.00%
TOTAL REVENUES	\$ -	\$ 5,000	\$ -	0.00%

Expenditures				
Dues & Fees	-	500	290	58.00%
Training	-	250	-	0.00%
Other Expenditures	-	250	19	7.50%
Stormwater Fees	-	2,500	-	0.00%
Sponsorships	-	1,500	1,500	100.00%
TOTAL EXPENDITURES	\$ -	\$ 5,000	\$ 1,809	36.17%

Holly Springs Downtown Development Authority

Treasurer's Report

October 2019

Opening Balance: \$ 87,789.58

Less: Cash Disbursements

DATE	CHECK #	VENDOR	AMOUNT	DESCRIPTION
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Total \$ -

Add: Deposits & Other Credits

Total \$ -

Ending Bank Balance \$ 87,789.58

Plus Certificate of Deposit \$ 35,864.00

Total Funds \$ 123,653.58

City of Holly Springs
Downtown Development Authority
Proposed Budget
For the Fiscal Year 2020

Account Number	Description	FY 2019 Budget	FY 2020 Budget	Variance
361000	Interest Revenue	100	100	-
134000	Prior Year Fund Balance	4,900	4,900	-
	TOTAL REVENUES	\$ 5,000	\$ 5,000	\$ -
7550-523600	Dues and Fees	500	500	-
7550-523700	Training	250	250	-
7550-531700	Other Expenditures	250	250	-
7550-571000	Stormwater	2,500	2,500	-
7550-572000	Sponsorships	1,500	1,500	-
	TOTAL EXPENDITURES	\$ 5,000	\$ 5,000	\$ -

Holly Springs Downtown Development Authority
Meeting Minutes
October 16, 2019

Members Present: Treasurer Sonia Carruthers, Vice Chairman Chris DeLuca, Tim Downing, Secretary Jimmy Long, Phyllis Long, and Councilman Kyle Whitaker.

Members Absent: Chairman Kevin Moore.

Staff Present: City Manager Robert H. Logan, Deputy Chief Tommy Keheley, and Assistant City Clerk Erin Honea.

Vice Chairman DeLuca called the meeting to order at approximately 6:30 p.m.

Roll Call – Chairman Kevin Moore absent.

Treasurer's Report

Treasurer Carruthers presented the Treasurer's Report for August and September 2019.

Secretary Long made a motion to approve the August financial report. Phyllis Long seconded the motion. Motion carried 6-0.

Tim Downing made a motion to approve the September financial report. Phyllis Long seconded the motion. Motion carried 6-0.

New Business

Phyllis Long made a motion to approve the August 21, 2019 meeting minutes with amendments as follows: *"Chairman Moore made a motion to adjourn. ~~Secretary~~ Treasurer Carruthers seconded the motion. Motion carried 5-0."* Vice Chairman DeLuca seconded the motion. Motion carried 6-0.

Charles Heiser made a presentation to the Authority regarding the Town Center Project.

Tim Downing made a motion to enter into Executive Session for the purpose of Real Estate. Phyllis Long seconded the motion. Motion carried 6-0.

Tim Downing made a motion to return from Executive Session. Councilman Whitaker seconded the motion. Motion carried. 6-0.

Tim Downing made a motion to adjourn. Treasurer Carruthers seconded the motion. Motion carried 6-0.

Meeting adjourned.

Respectfully Submitted.

Kevin Moore, Chairman

Date

Attest:

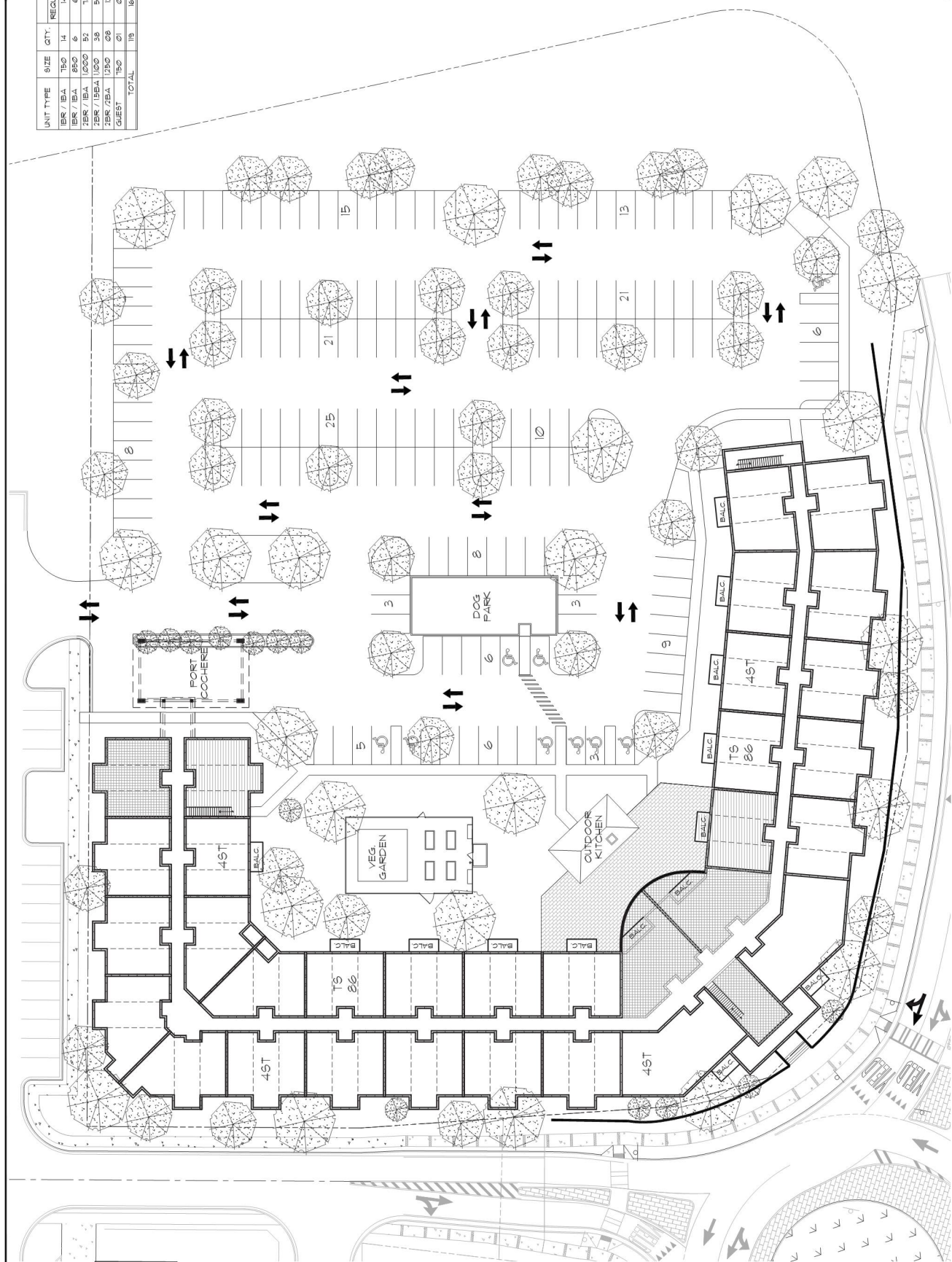
Erin Honea, Assistant City Clerk

DRAFT



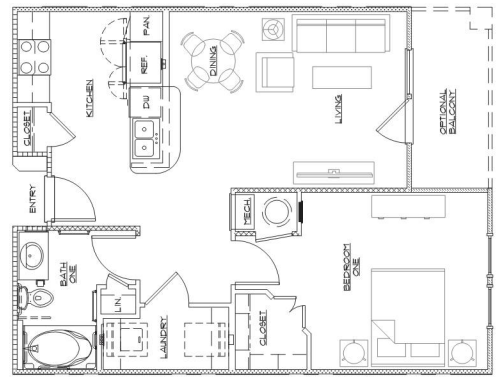
2019-042	PROJECT			
DATE	1/15/19			
ISSUE / CHECKED BY				
DET				

UNIT TYPE	SIZE	QTY.	PARKING	
			REQUIRED	PROVIDED
1BR / 1BA	750	14	14	14
1BR / 1BA	850	6	6	6
2BR / 1BA	1000	52	78	78
2BR / 1BA	1100	38	51	51
2BR / 2BA	1250	08	12	12
GUEST	750	01	01	02
TOTAL		119	168	163

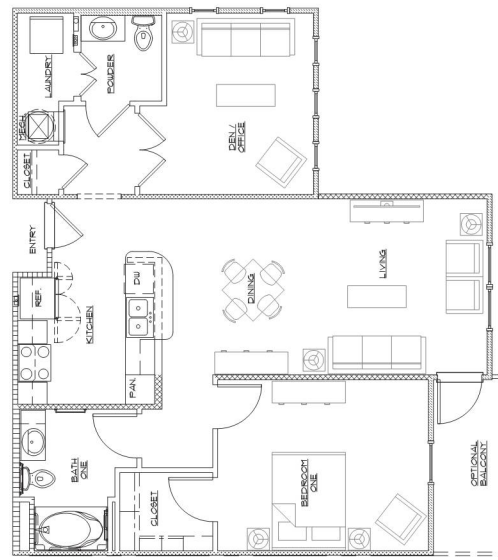




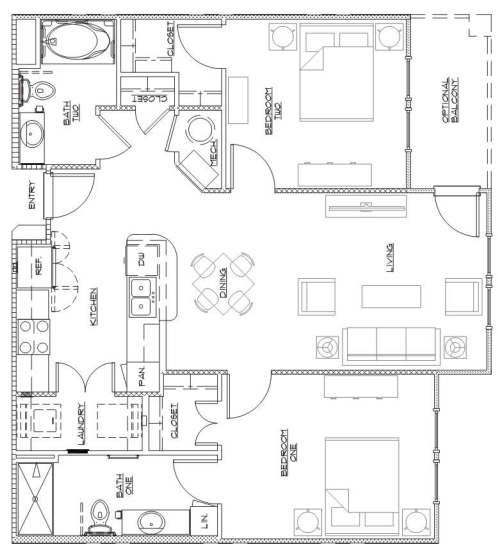
1 ONE BEDROOM UNIT
14'-4" x 11'-6"



2 ONE BEDROOM WITH DEN UNIT
14'-4" x 11'-6"



3 TWO BEDROOM UNIT
14'-4" x 11'-6"



4 TWO BEDROOM CORNER UNIT
14'-4" x 11'-6"

