



City of Guyton, Georgia
**DOWNTOWN DEVELOPMENT
AUTHORITY (DDA) MEETING**

October 15, 2025 | 10 A.M.

**Guyton City Hall
310 Central Boulevard
Guyton, GA 31312**

AGENDA

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Consideration to Approve Agenda
4. Consideration to Approve the Minutes
 - ❖ 09/17/2025 DDA Meeting
5. Financial Report
6. Old Business
 - a) Recap of Foodie Friday (Saturday Edition) event
 - b) Discussion on rescheduling public forum
7. New Business
 - a) Discussion on scheduling a Board Retreat for 2025-2026 fiscal year planning and bylaws review
 - b) Discussion on rescheduling November 2025 Board meeting
8. Consideration to move from the Regular Meeting to an Executive Session regarding personnel
9. Consideration to take any action needed arising from Executive Session
10. Consideration to Adjourn

DDA

10/15/2025

INCOME

FY '26 General Fund	\$	52,300.00
Total Income	\$	52,300.00

EXPENSES

BUDGET SUMMARY

*Façade Grants (10/\$1,000.00)

Total Expenses	\$	-
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<u>TOTAL REMAINING</u>	\$	52,300.00
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*Funds yet to be expended

**BY-LAWS
of the
CITY OF GUYTON DOWNTOWN DEVELOPMENT AUTHORITY
for the City of Guyton, Georgia**

ARTICLE 1 – NAME AND PURPOSE

Section 1-1. Name

The Mayor and City Council of the City of Guyton activated the Guyton Downtown Development Authority (“DDA”) by Resolution # 2023-07 on May 9, 2023. Directors of this Authority (“Directors”) shall henceforth exist under this authority with all of its rights, responsibilities and limitations in accordance with the DDA Law, O.C.G.A. 36-42-1, et seq. The name of the Authority shall be the Guyton Downtown Development Authority, otherwise referred to in these by-laws as “DDA”. The DDA will serve the geographical area within the municipal boundaries of the City of Guyton as indicated on the map attached hereto as Exhibit A.

Section 1-2. Purpose

The purpose of the DDA is to provide technical assistance and financial opportunities with incentives, as available, that encourage quality economic growth and development while preserving Guyton’s unique architectural and community heritage. This purpose will be carried out with DDA Directors’ involvement by facilitating public and private efforts to revitalize, redevelop, and enhance that which improves the quality of life for those that live, work, and visit Guyton. This purpose will also be realized by working collaboratively with partners towards achieving goals identified within the City of Guyton’s Comprehensive Plan to maintain the City’s sense of place.

ARTICLE 2 – VISION/MISSION AND DEVELOPMENT OF WORK PLANS

Section 2-1. Vision

Vision Statement: The Vision of the DDA is to improve the quality of life for those that live, work, and visit Guyton and enhance the cultural experience while preserving the community's cultural heritage.

This Vision will be achieved through the Directors’ commitment to historic preservation-based economic development that balances design, business assistance, promotion, and organization with established committees and partners that represent each point.

ARTICLE 3 – BOARD OF DIRECTORS

Section 3-1. Management Powers, Number, Qualification and Term.

The property, affairs and business of the DDA shall be managed by its Directors, consisting of seven persons with applicable qualifications and appointed as provided by law (O.C.G.A. 36-42-1). Each Director shall be appointed by the elected officials of the City of Guyton and hold office for a term of four (4) years following expiration of the terms filled upon the City’s activation of the DDA on May 9, 2023.

If necessary, a Director whose term of office has expired shall continue to hold office until a qualified successor is appointed. If a vacancy is created by the death, resignation or removal of a Director, a successor shall be appointed in the same manner as the original appointment, but for the unexpired term only.

Section 3-2. Personnel

Any staff of the DDA, whether appointed by the City or directly employed by the DDA (“Employee”) may be a non-voting member of the DDA and shall be present at all meetings held

by the Directors. The Employee shall manage and coordinate the DDA's policies and projects and perform other duties as the City Manager and Directors may require.

The Employee, with advice of the DDA Chair and/or Executive Committee, shall prepare the DDA's agendas for all regular and special meetings and send them to the Directors at least twenty-four (24) hours prior to the meeting. Any Director may request that an item be placed on the agenda, but all such requests shall be submitted through the Chair and/or Executive Committee. However, the Employee shall utilize discretion in the quantity of agenda items in order to maintain the timeframe of the meeting.

In the absence of said Employee, the City of Guyton shall seek to fill this position with input from the DDA's Executive Board.

Section 3-3. Powers and Responsibilities.

DDA Directors shall have such power and authority as is conferred upon them in accordance with the terms and provisions of the Downtown Development Authority Law as it now exists and as it might hereafter be amended or modified.

To achieve the goals of the DDA, any member of the Board can participate in any of the committees created by the Board, and will participate in any Board development workshops, required trainings, and other activities that will benefit the individual's dedication to the DDA. All new Directors shall participate in an orientation program familiarizing them with the goals and objectives of the DDA and with their responsibilities.

Directors shall show their commitment to the DDA through attendance at regularly scheduled meetings, special meetings, and meetings of committees on which they serve. If a Director has three (3) consecutive absences or four (4) or more unexcused absences in the course of one year, at any of the above mentioned meetings, the Chairperson may, with majority approval from the Board, submit a recommendation to the City Council for said Director to be removed from the Board. Extenuating circumstances, such as, but not limited to, personal or employment circumstances, will be considered.

Section 3-4. Regular Meetings.

Regular meetings of the Authority shall be held on the Third Wednesday of each month at 10:00 A.M. Meetings may be called by the Chairperson or at the request of at least fifty percent of the Directors via email or fax to each Director at least 48 hours prior to such meeting. All meetings shall comply with the Georgia Open Meetings Act (O.C.G.A. Section 50-14-1).

Section 3-5. Special Meetings.

Special meetings may be held upon request of the Chairperson, Vice-Chairperson in the absence of the Chairperson, or the Employee with a written request of four (4) or more Board Members, by giving twenty-four (24) hour notice of the meeting, stating the purpose of the meeting and by posting a public notice of the meeting, as per the Georgia Open Meetings Act (O.C.G.A. Section 50-14-1). Notice of a special meeting may be either provided in person, via telephone, fax, or email.

Section 3-6. Quorum.

A quorum shall consist of at least four Directors attending a meeting in person. If the in-person quorum is met, a member may participate by teleconference if necessary due to reasons of health or absence from the jurisdiction so long as the other requirements of the Open Meetings Act are met. Directors attending meetings via teleconference will be allowed to vote, but their presence may not count towards a quorum. Decisions are made by majority vote of those at a meeting in which a quorum is present. If four or more Directors are absent from a meeting, a majority of the Directors present may adjourn the meeting without further notice, until a

quorum has been obtained. No member shall participate by teleconference pursuant to this subsection more than twice in one calendar year.

Section 3-7 Disclosure of Interest

A Director who has a conflict of interest in any matter before the Board shall disclose that interest and recuse themselves prior to the Board taking any action.

Section 3-8. Parliamentary Procedures.

The most current ***Roberts Rules of Order***, or a reasonable interpretation thereof, shall govern the parliamentary procedures of the Authority when not in conflict with these by-laws. The order of business may be altered or suspended at any meeting by a majority vote of the Directors present.

Section 3-9. Nominations of Directors.

Prior to the expiration of a Director's term, the Executive Committee shall seek and make recommendations for qualified individuals, in accordance with the activation resolution adopted May 9, 2023, to be appointed by the Mayor and City Council of the City of Guyton. Directors may, from time to time, make suggestions to the elected officials for new Director and vacant Director positions in order to assist in meeting the needs and goals of the DDA.

ARTICLE 4 – AUTHORITY AND DUTIES OF DIRECTORS AND OFFICERS

Section 4-1. Number and Term.

Directors shall elect from one of their members a Chairperson, a Vice-Chairperson, a Treasurer, and a Secretary to be Officers of the Authority. The Officers shall serve one calendar year terms (January through December), and are eligible to be re-elected to the same position.

Section 4-2: Duties of Officers

The Chairperson shall preside at meetings of the Board and shall perform such other duties as may be, from time to time, assigned by the Board. The Chairperson shall be a voting member of the Board.

The Vice-Chairperson shall perform the duties of the Chairperson in the Chairperson's absence and such other duties as, from time to time, are assigned by the Board.

The Treasurer shall review and present to the Board for approval all DDA revenue and expense reports prepared by Employee and Finance Director of the City. In the absence of Employee or Finance Director of the City, the Treasurer will be responsible for tracking all funds, expenses and revenues.

The Secretary shall record, review and present to the Board for approval all DDA meeting minutes, committee minutes and correspondence.

The Officers, with Employee as an ex-officio member, shall serve as the Executive Committee and shall oversee and advise the direction and actions necessary for the daily management of the DDA.

Section 4-3. Election and Removal.

A meeting shall be held after the DDA is activated and within the first three months of each year thereafter for the purpose of electing new Officers. Notice of the time and place of such meeting shall be given.

All officers shall be elected by and serve at the discretion of the Board. Any officer may be removed from office, either with or without cause, at any time, by the affirmative vote of a majority of the Directors then in office.

Section 4-4. Powers.

The powers and duties of the Officers shall be as provided herein and as provided from time to time by resolution or other directive of the Directors. In the absence of such provisions, respective Officers shall have the powers and shall discharge the duties customarily and usually held and performed by like officers of authorities similar in organization and purposes to this DDA.

ARTICLE 5 – COMMITTEES

Section 5-1. Establishing Committees

The Board of Directors may, by majority vote, establish committees as needed. The committees shall be composed of any Board members the Board deems appropriate, as well as any non-Board members deemed appropriate (“Board-appointed liaison(s)”). The Board may make provisions for appointment of the liaison(s) of such committees; establish such procedures to govern their activities, and delegate thereto such authority as may be necessary or desirable for the efficient management of the property, affairs, business, and activities of the DDA. Sub-committees may be established by majority vote of the Directors to address specific issues and items within the DDA’s purview.

Section 5-2. Responsibilities of Committees

The committee members shall effectively and efficiently carry out the goals of the DDA and make recommendations to the Board of Directors for final decisions reflective of the purpose of the DDA.

The Board-appointed liaison, committee chairperson, or her/his designee shall be responsible to determine and schedule Committee meeting times, dates, and locations, send committee meeting reminders, prepare materials, and coordinate committee activity in conjunction with the DDA as dictated by a majority of Directors. The Board-appointed liaison, committee chairperson, or her/his designee will notify Employee and Directors of its meetings and will keep written reports of its proceedings and forward those reports to Employee and Directors. The committees do not have authority to take action, act on proposed plans, or enter into contracts or purchase agreements without obtaining approval of the Board. The designation and appointment of committees and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed upon them by law.

Section 5-3. Advisory Committee

The Board, by resolution, may designate and appoint one (1) or more stakeholder groups to advise the Board on the direction of the DDA. The members of such advisory groups may be selected by majority vote of Directors.

ARTICLE 6: FINANCIAL ADMINISTRATION

Section 6-1. Fiscal Year.

The fiscal year of the DDA shall run from July 1- June 31.

Section 6-2. Budget

Directors shall prioritize goals for the DDA and approve a proposed budget outlining necessary details, ideally two months prior to the new fiscal year. The approved budget may be reviewed and revised periodically as deemed necessary by the Directors.

Section 6-3. Revenue and Expenditures

All revenues and expenditures for the DDA shall be reviewed at each regular scheduled Board of Directors meeting. Requests for funding and payments shall be submitted to the Employee. The employee shall then review the request and prepare it for Treasurer, or other Officer, approval.

Once approved by the Treasurer, the payment shall be processed and presented to the Chairperson (or other Officer) to be signed. The Officer approving the payment shall not be the same Officer to sign the check.

Section 6-4. Compensation

Directors shall receive no compensation. Should a Director be called upon by the DDA to represent the DDA at a conference, meeting, or other official occasion, the Director shall be reimbursed for expenses upon submittal of receipts. Receipts must be submitted within 5 days of the incurred expenses.

Section 6-5. Annual Audit.

The Treasurer may cause an annual audit of the books of the DDA, and present such audit to the Directors of the DDA. The City of Guyton shall include the DDA's finances with its copy of the audit that shall be filed with the State Auditor, if necessary, to comply with the Local Government Financial Management Standards Act (Georgia Laws, 1980, p. 1738). Audits may also be caused by a majority vote of the Directors.

ARTICLE 7: EFFECTIVE DATE

Section 7-1. Approval of by-laws

These by-laws as written and any amendments to said by-laws shall become effective upon approval by a majority vote of the Directors.

ARTICLE 8: AMENDMENTS

Section 8-1. Amendments.

The by-laws of the DDA shall be subject to alteration, amendment or repeal, and new by-laws not inconsistent with any laws of the State of Georgia creating this Authority may be made by affirmative vote of a majority of the Directors then holding office at any regular or special meeting of the Directors. Proposed amendments shall be submitted in writing to all Directors of the DDA ten (10) days prior to the meeting at which such amendment will be considered. If such written proposed amendment is submitted by email, it shall be deemed delivered when sent.

Resolved this __ day of _____, 2023 by the City of Guyton Downtown Development Authority.

, Chair

ATTEST:

**STATE OF GEORGIA
CITY OF GUYTON**

RESOLUTION #2023-07

**RESOLUTION FOR ACTIVATION OF THE
DOWNTOWN DEVELOPMENT AUTHORITY OF GUYTON,
GEORGIA**

A RESOLUTION TO DECLARE THE NEED FOR A DOWNTOWN DEVELOPMENT AUTHORITY TO FUNCTION IN THE CITY OF GUYTON, GEORGIA, PURSUANT TO THE PROVISIONS OF THE DOWNTOWN DEVELOPMENT AUTHORITIES LAW (O.C.G.A. 36-42-1, et seq.); TO APPOINT A BOARD OF DIRECTORS FOR THE DOWNTOWN DEVELOPMENT AUTHORITY; TO DESIGNATE A DOWNTOWN DEVELOPMENT AREA; TO PROVIDE FOR THE FILING OF A COPY OF THIS RESOLUTION WITH THE SECRETARY OF STATE OF THE STATE OF GEORGIA AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES:

WHEREAS, it has been determined by the Mayor and Council of the City of Guyton, Georgia (the "City") that there is a need for the revitalization and redevelopment of locations within the City's downtown area in order to develop and promote for the public good and general welfare, trade, commerce, industry, and employment opportunities, and to promote the general welfare of the State of Georgia by creating a climate favorable to the location of new industry, trade and commerce, and the development of existing industry, trade and commerce within the City; and

WHEREAS, it has been determined by the Mayor and Council of the City that revitalization and redevelopment of areas within the City's downtown area by financing projects under the Downtown Development Authorities Law (1981 Ga. Laws p. 1744; O.C.G.A. 36-42-1, et seq. - the "Downtown Development Authorities Law") will develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities and will promote the general welfare of the State of Georgia; and

WHEREAS, it has been determined by the Mayor and Council of the City that it is in the public interest and is vital to the public welfare of the people of the City and of the people of the State of Georgia to revitalize and redevelop areas within the City's downtown area; and

WHEREAS, the Downtown Development Authorities Law creates in and for each municipal corporation in the State of Georgia a downtown development authority for the purpose of revitalizing and redeveloping areas specific to the Downtown Development Authority's boundaries of such municipal corporation and promoting for

the public good and general welfare, trade, commerce, industry and employment opportunities and promoting the general welfare of the State of Georgia; and

WHEREAS, the Mayor and Council of the City, after thorough investigation, have determined that it is desirable and necessary that the Downtown Development Authority of the City be activated immediately, pursuant to the Downtown Development Authorities Law, in order to fulfill the needs expressed herein;

NOW, THEREFORE, be it resolved, by the Mayor and Council of the City, that there is hereby determined and declared to be a present and future need for a Downtown Development Authority (as more fully described and defined in the Downtown Development Authorities Law) to function in the City.

BE IT FURTHER RESOLVED that there is hereby activated in the City the public body corporate and politic known as the "Downtown Development Authority of Guyton, Georgia" which was created upon the adoption and approval of the Downtown Development Authorities Law.

BE IF FURTHER RESOLVED that there are hereby appointed as members of the first Board of Directors of the Downtown Development Authority of the City the following named seven persons, each of whom shall be: (1) a taxpayer residing in the municipal corporation for which the authority is created; (2) an owner or operator of a business located within the downtown development area and a taxpayer residing in the County in which is located the municipal corporation for which the authority is created; or (3) persons having a combination of the foregoing qualifications. One such director may be a member of the governing body of the municipal corporation and not less than four shall be or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area (hereinafter defined). Notwithstanding the foregoing, one director appointed to the board may reside outside the county; provided, however, that such appointed director owns a business within the downtown development area and is a resident of the State of Georgia.

<u>Name:</u>	<u>Term of Office:</u>	<u>Representation:</u>
T. Marshall Reiser	Coincides w/ Term	City Council Member
Carl Heindel	Two Years	County Taxpayer/ Business Owner with economic interest in redevelopment and revitalization of the DDA
Kaitlyn Thayer	Two Years	Taxpayer in City/ Business Owner with economic interest in redevelopment and revitalization of the DDA
Tamela Mydell	Four Years	Taxpayer in City/ Business Owner with economic interest in redevelopment and revitalization of the DDA
Keith Lancaster	Four Years	County Taxpayer/ Business Owner with economic interest in redevelopment and revitalization of the DDA

Miller Bargeron	Six Years	Taxpayer in City/ Business Owner with economic interest in redevelopment and revitalization of the DDA
Glenn Montgomery	Six Years	County Taxpayer/ Business Owner with economic interest in redevelopment and revitalization of the DDA

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Guyton find that the above-named members of the Board of Directors of the Downtown Development Authority of the Guyton, Georgia have an economic interest in the redevelopment and revitalization of the downtown development area.

BE IT FURTHER RESOLVED that commencing with the date of adoption of this resolution each of the persons named above as directors shall serve in such capacity for the number of years set forth opposite their respective name, however, that the terms shall be four years for those directors appointed or reappointed after the adoption of this resolution. The term of a director who is also a member of the governing body of the City shall end when such director is no longer a member of the governing body of the City.

BE IT FURTHER RESOLVED that the Board of Directors herein elected shall organize itself, carry out its duties and responsibilities and exercise its powers and prerogatives in accordance with the terms and provision of the Downtown Development Authorities Law as it now exists and as it might hereafter be amended or modified.

BE IT FURTHER RESOLVED that the "Downtown Development Area" shall be that geographical area described in Exhibit A, attached hereto and made a part hereof by reference, which area, in the judgment of the Mayor and Council of the City, constitutes the "Downtown Development Area Boundaries" of the City as contemplated by the Downtown Development Authorities Law.

BE IT FURTHER RESOLVED that the City shall furnish promptly to the Secretary of State of the State of Georgia and the Georgia Department of Community Affairs a certified copy of this resolution in compliance with the provisions of the Downtown Development Authorities Law.

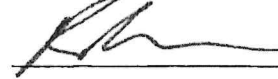
BE IT FURTHER RESOLVED that the action taken by the Mayor and Council of the City as herein specified is not intended in any way to affect any public corporation, industrial development, downtown development, or payroll authority previously created by legislative act or constitutional amendment including, without limitation, its existence, purpose, organization, powers, or function.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Mayor and Council of the City, and from and after such adoption the Downtown Development Authority of the City shall be deemed to be created and activated.

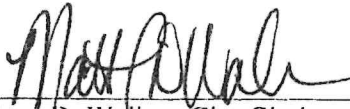
Adopted this 9th day of May, 2023.

CITY OF GUYTON



Russ Deen, Mayor

ATTEST:

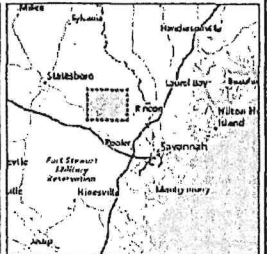
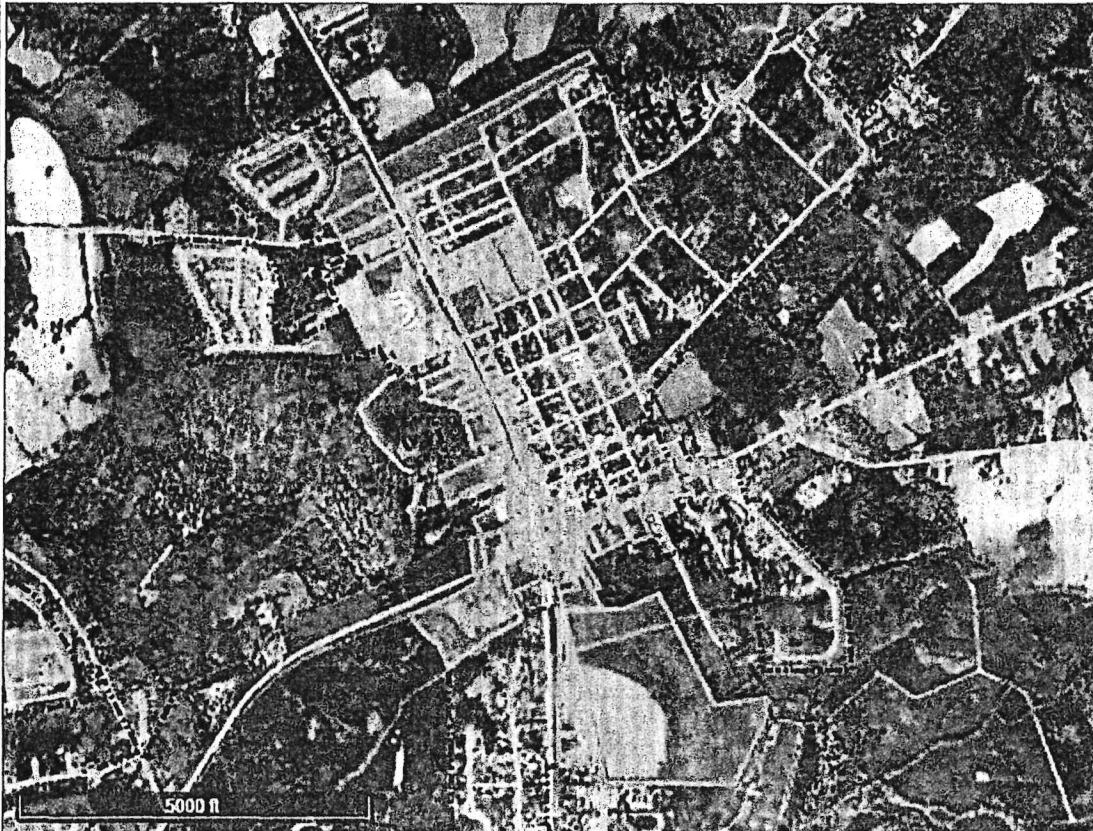


Matthew D. Walker, City Clerk





Guyton Downtown Development Area- Exhibit A



Legend

- Address Points
- Tax Parcels With Labels
- Downtown Development Authority
- ▬ City Boundary
- ▬ Roads
- ▬ Road Names



4 May, 2023

This map is a user generated static output from rightsplot.spateog.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

What Is A Downtown Development Authority (DDA)?

The Downtown Development Authority (DDA) is primarily a policy-making and major decision-making entity that plans and manages the downtown area. The DDA is a corporate body recognized by State law and used for the last three decades as an important tool in downtown redevelopment. The DDA is eligible to receive certain grant monies, whereas, a local business or merchants association may not qualify. From an Internal Revenue perspective the DDA is considered to be governmental tax-exempt.

The DDA can utilize a variety of financing tools outlined in the Official Code of Georgia. Money created from the implementation of these tools can be used in a number of ways to bring about revitalization and economic development of the central business district.

The DDA can work with volunteers from the local business association, citizens, the city and county to bring about the revitalization of the downtown area or depending on a set of criteria for qualification, a DDA may choose to initiate a Main Street or Better Home Town Redevelopment

Program Since the passage of the 1981 Downtown Development Authorities Law, cities of all sizes have created DDAs. Many of these became inactive after changes in federal tax codes in 1986 removed certain tax incentives for downtown improvement loans, but many others have continued to work to strengthen their downtowns. Often simply having a well-structured and focused organization with a comprehensive and long-term view of downtown, cities have seen positive results and have prevented opportunities from being lost.

The Downtown Development Authorities Law of 1981 created "in and for each municipal corporation in the State a public body corporate and politic to be known as the Downtown Development Authority of such municipal corporation..." This law authorizes a DDA in every city in Georgia. It eliminated the need for individual local legislation to establish such authorities, which had previously been the case. These DDAs must be activated by city government before they can function. This is done by first designating the downtown area boundaries with the city; appointing the initial directors of the authority; creating a resolution which also declares that there is a need for such an Authority; pass the resolution and file copies of the resolution with the Secretary of State and the Georgia Department of Community Affairs.

The DDA Law indicates that each authority shall consist of a board of seven directors. These directors must be taxpayers residing in the county in which the authority is located. At least four of the directors must also be owners or operators of downtown businesses. Directors of authorities created under the DDA law are appointed by the governing body of the municipality. Directors appointed after January 1, 1992 are required to attend and complete at least eight hours of training on downtown development and redevelopment programs.

Each authority can undertake commercial, business, office, industrial, parking, or public projects where these will have a benefit for the downtown. (Certain public projects such as the construction of government buildings and streets are not permissible DDA projects.)

A 1988 amendment added hospitals, skilled nursing homes, and intermediate care homes where such facilities are operated on a not-for-profit basis.

The following are powers that are specifically provided to the DDA created under the Downtown Development Authorities Law of 1981:

1. To sue and be sued.
2. To adopt and to change as necessary a corporate seal.
3. To make and execute contracts and other agreements, such as contracts for construction, lease or sale of projects or agreements to finance projects.
4. To purchase and own property, real or personal and to sell or otherwise dispose of property, lease or rent property. The authority's property is tax-exempt.
5. To finance projects by loan, grant, lease or otherwise.
6. To finance projects using revenue bonds or other obligations of authority.

7. To borrow money.
8. To apply for and receive government grants, loans, loan guarantees or other financial assistance.
9. To receive and use city tax monies. (The City can levy a tax up to three mills for the support of the authority. See Official Code of Georgia Annotated 48-5-350).
10. To employ an executive director for the downtown revitalization efforts.
11. To prepare plans for the downtown area or to hire others to prepare plans.
12. To exercise any power of public or private corporations under state law, which does not conflict with the authority's public purpose.

The 1992 Amendments (Act No. 1334) added the following powers:

1. To serve as an urban redevelopment agency under the Urban Redevelopment Law.
2. To serve as a redevelopment agency under the Redevelopment Powers Law.
3. To contract with a city government to carry out City Business Improvement District services in a downtown.
4. To acquire real property through eminent domain (subject to the approval of the City and the meeting of other requirements.)

These amendments also gave cities the express authorization to create special tax, fee, or assessment districts within the area of operation of downtown authorities. This authorization is pursuant to Article IX, Section II, Paragraph VI of the Georgia Constitution.

Before the enactment of the Downtown Development Authorities Law in 1981, some two dozen Georgia cities persuaded the General Assembly to create individual downtown development authorities for each of their communities. At the time this was the only way that such authorities could be established. Because special local legislation was used it was possible to tailor each law for particular local desires. For example, some of the authorities were given the ability to operate anywhere in the city. Many were given very substantial powers such as the power to levy taxes within a downtown tax district or the power of eminent domain. Composition of the board of directors could also be tailor-made for particular local needs.

There were three methods by which these authorities were created:

1. Statute

Under this method a statute of local application was passed by the General Assembly. The statute detailed the duties, powers and responsibilities of the authority. This method was the least used and generally was the most restrictive with regard to the authority's powers and flexibility to act. (Examples: Albany, Fitzgerald, Gainesville, Perry).

2. Local Constitutional Amendment with Enabling Legislation

To begin this process the General Assembly passed a resolution which proposed an amendment to the constitution that would authorize it (the General Assembly) to create the development authority by local law. This proposed constitutional amendment was then put on the ballot in the next general election. If the local voters ratified the amendment, a local law was passed at a following session of the General Assembly which defined the powers of the authority, provided for qualifications of the directors, and specified other details concerning the authority's operation. The authority was not operational until the local law took effect.

Generally, the constitutional amendment was kept short, stating only that the General Assembly was granted the authority to create the development authority, define its powers, and appoint the authority members, etc. (Examples: Athens, Dalton, LaGrange, Marietta, Waycross).

3. Local Constitutional Amendment without Enabling Legislation

In this method, the General Assembly passed a resolution that proposed a constitutional amendment that, if passed, directly created the authority. The constitutional amendment generally appeared on the ballot in the general election. If the voters ratified it, the authority became active January 1 following the general election or whenever members were appointed by the local government after January 1. (Examples: Acworth, East Point, Powder Springs, Valdosta).

The current constitution permits only constitutional amendments of general application. Because of this limitation, it is no longer possible to create individual downtown development authorities by local constitutional amendment.

(For the sake of brevity, those authorities which were created individually by local constitutional amendment or by statute may be referred to in this manual as "local legislation authorities" or "LLA's".)

Source: Except from Downtown Development Authority Training Manual, The University of Georgia and Georgia Cities Foundation