



**Minutes of the Regular Meeting of the Newnan Urban Redevelopment Agency (NURA)
August 4th, 2025
Newnan, Georgia
Richard A. Bolin Council Chambers
City Hall
6 p.m.**

Members In Attendance in Person

Hank Arnold*
Shaquita Gates*
Tony Galioto*
JC Meghrian*
Jess Barron*
Frank Farmer*
Gerald Walton, Chairman*

Additional Participants

Andrew Moody*
Tracy Dunnivant*
Hasco W. Craver IV, Assistant City Manager
C. Bradford Sears Jr, City Attorney
Jack Jackman, Citizen

*Denotes GICH Team Member

The meeting was called to order at 6:00 p.m. It was determined that a quorum was present for NURA purposes. A quorum was also present for GICH purposes.

Approval of Previous Meeting Minutes

The previously regular meeting minutes for July 7th, 2025, were presented to the members for a vote. There was a consensus to approve the minutes as drafted. Motion made by Frank Farmer, second by Tony Galioto there was no discussion. Minutes approved (6 – 0).

Review of 100 East Washington Bids (Continued Item)

Hasco Craver introduced himself and Mr. Brad Sears. Mr. Craver stated that the purpose of his and Mr. Sears' attendance was to provide some context and valuable information regarding the review of submissions to the request for proposals issued by the board as well as a bit more background to the process leading up to this point. Mr. Craver added that many years ago the City of Newnan acquired the lot at 100 East Washington Street as part of the McIntosh Parkway widening. Mr. Craver then stated that the Newnan City Council had given the lot to the Urban Redevelopment Agency to potentially redevelop a home that existed on the site; though as work began it was discovered that the cost to repair would far exceed the available funding, as a result

the home was approved for demolition. Mr. Craver stated that the City Council has chosen to call the loan and have the NURA sell the lot.

Mr. Craver then proceeded to discuss the process in which the NURA went about selling the lot, including the release of a request for proposals to solicit bids for the property. Mr. Craver added that following that process, city staff, including himself and Mr. Sears, began to review the submitted proposals. Mr. Craver stated that while the NURA's intent was genuine to include an optional development plan as part of the proposal, it resulted in obscured review. In the opinion of Mr. Craver, Mr. Sears and city staff, two of the responses were contingent upon rezonings and variances. Mr. Craver added that the NURA does not have the authority to grant rezoning or variances, therefore the NURA would be unable to accept two of the proposals as they are currently submitted which does not reflect "as-is". Mr. Craver argued that he believes the NURA has a couple options to pursue.

Mr. Craver outlined the following options to the NURA:

1. The \$50,500 bid is currently responsive, and the board could if it chooses to accept the bid, move forward; knowing that it does not satisfy the outstanding debt owed to the City Council.
2. The NURA reserves the right to refuse all proposals and reissue the request for proposals.
3. Consider approaching the parties of the two submittals with contingencies and ask them to consent to removing the stated contingencies. Respondents would not be allowed to change their price, all other factors unrelated to the contingencies remain in place as well.

Tony Galioto asked for clarification if the contingency included the acquisition of a strip of land from another property owner. Andrew Moody stated that when Mr. Craver refers to the contingencies it includes that as well. Mr. Galioto sought further clarification that if the NURA proceeded in asking respondents to remove contingencies, but they refuse to do so, could the board revert back to the first option and sell to the \$50,500 submittal. Mr. Craver stated that would be correct.

Mr. Sears added that from the legal perspective the bid submitted by Passport Home Builders, Inc., and Gary and Brooke Adams would be considered non-responsive as they included items that the NURA simply cannot grant. Mr. Sears added that these parties can agree to remove the contingencies, pay the proposed amount, and then attempt to proceed through the normal process to request rezoning or variances after the parties own the property, with no guarantees. Frank Farmer asked for clarification on what the responsibility of the NURA is in the situation in regard to what is proposed to be built on the property, or to maximize the sale price. Mr. Sears clarified that ideally, selling to the highest bidder is what you want to do, but it would be unfair to the buyer without being transparent about the contingencies. Mr. Sears added a fourth option that the NURA could give the highest bidder the opportunity to at their own expense attempt to rezone the property and request the variances needed. Mr. Sears sought clarity as to whether the City Council reserves the right to approve the sale. Mr. Craver stated that he does not believe so.

Mr. Craver stated that what the board has before them is a few bits of known information regarding the contingencies and the currently responsive \$50,500 bid. Mr. Craver added that the

NURA will need to weigh their options. Gerald Walton asked if the board should make the decision first or proceed to Council for their input. Mr. Walton stated that if the Council needed to review the proposals he feels they will not be agreeable to the \$50,500 with the two higher bids. JC Meghrian asked for clarification on how much is owed. Mr. Moody stated that \$150,000 is owed as the full loan balance, and that around \$70,000 remained as part of the principal balance remaining unspent.

Tracy Dunnivant then added more insight on to the reasons why the two respondents would need variances and rezonings. Mrs. Dunnivant stated that in RU-7 zoning designation only four units per acre are allowed, and that this lot does not even have an acre (0.71). Mrs. Dunnivant added that at most you may be able to get two units on the parcel. Mrs. Dunnivant stated that one proposal showed five units and another showed three units, neither are possible without going through a rezoning process, additionally they would not be able to meet the rear setback requirements, hence the need for a strip of land. Mrs. Dunnivant reiterated that the NURA is unable to grant any of those items.

JC Meghrian stated his position on needing to cover the \$80,000 difference of what the board has in remaining principal in comparison to the bid prices. Mr. Meghrian stated that the \$50,500 will leave the board short of the unpaid balance, whereas the two higher bids would not. Mr. Meghrian stated that he believed the board should approach the two high bidders and ask them to remove the contingencies, and that if they refuse to do so then to reject all of them. Mr. Galioto stated that he doesn't believe the high bidders will be willing to accept those terms. Mr. Sears added that the board must keep in mind that the \$50,500 bid is responsive and that if you reject all the bids and go back out after people may grow concerned and not bid.

Hank Arnold asked for clarification on why a bid minimum of \$50,000 was set. Mr. Moody stated that at the time the board was considering to release the request for proposals, that was the price the board voted on and approved. Mr. Arnold shared that he felt that the board should consider what it is proposed to be built on the site as part of the award consideration. Mr. Galioto shared that he felt a single-family house is best suited for the site.

Mr. Craver reiterated that the board cannot grant variances or rezonings, but you can give the high bidders the opportunity within a set time frame to remove the items causing the contingencies to bring them into a responsive state.

Mr. Moody stated that it appears the board has the ability to leave the meeting with a structured plan in place through a proper motion, to allow the removal of contingencies and either accept or reject the bids, but for the sake of efficiency preventing having to come back for further consideration. Mr. Moody added that whichever direction the board chooses to make a motion that they consider accepting the bids in a descending order based upon bid price.

A motion was entered by Frank Farmer to allow the submittals by Passport Home Builders, Inc. at \$125,000 and Gary and Brooke Adams at \$101,000 the opportunity to remove their purported contingencies; and subsequently if the respondents elect to remove said contingencies, the submissions will be awarded in descending order based upon bid price, as is reflected in the RFP. If neither Passport Home Builders Inc., or Gary and Brooke Adams agree to remove the

said contingencies; the sale shall move forward with Carl Evans at \$50,500. Second, by Jess Barron. Motion Approved (7-0).

Fall Paint Day Date

Mr. Moody stated that RiverLife has requested we align the NURA Fall Paint Day with their volunteer day on September 20th, 2025. Mr. Moody added that the board previously in the Spring selected a house for fall, however, additional lead-based paint testing needed to be completed first. Mr. Moody stated that the house is located at 57 Ball Street.

A motion was entered by Tony Galioto to approve September 20th, 2025, as the Fall Paint Day date. Second, by Jess Barron. Motion approved (7-0)

Consideration of Options for Murray Street Phase 3

Mr. Moody shared that construction was nearing completion on Phase 2 of Murray Street and that the board will need to begin considering options for Phase 3 of the program. Mr. Moody added that the board could consider making a request to the City Council to allow them the build in other areas or the research the possibility of conducting housing rehabilitation. The board discussed the details of Murray Street at length.

Nomination and Election of Vice Chairman

A nomination was entered by Jess Barron to elect Cindy Eidson as Vice Chairman.

A motion to approve the nomination was entered by Gerald Walton. Second, by Shaquita Gates. Motion approved (7-0).

OFF AGENDA – Paint Day Supplies Overhaul

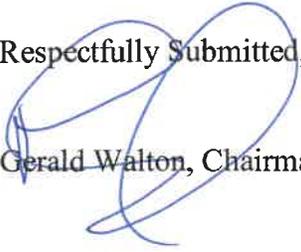
Mr. Moody stated that the board is dire need of new paint day supplies, and the board should consider authorizing an expense to overhaul the materials, separate of the Fall Paint Day budget.

A motion was entered by Tony Galioto to authorize expenses of up to \$500 for the overhaul of paint day supplies. Second, by Hank Arnold. Motion approved (7-0).

Adjournment

There being no further business before the board, the meeting adjourned at 6:56 p.m.

Respectfully Submitted,


Gerald Walton, Chairman