

**Minutes of the Regular Meeting of the
Downtown Development Authority of Chamblee (CDDA)
Held on November 19, 2015 – 6:30pm
Chamblee City Hall Conference Room
5468 Peachtree Road, Chamblee, GA 30341**

The regular meeting of the Downtown Development Authority of Chamblee, Georgia, (CDDA) was held on Thursday, November 19, 2015, at the Chamblee City Hall at 5468 Peachtree Road. Board members in attendance: John Boggs, David Carter, Ronni French, Van Pappas, Paige Perkins, Brian Ray and Leslie Robson. Also attending were Economic Development Manager Adam Causey, Authority Counsel Dan McRae, and members of the public.

Call to Order: Past Chairman Van Pappas called the meeting to order at 6:30 p.m., noting that a quorum was present.

Pledge of Allegiance: Chairman Pappas led the group in the Pledge of Allegiance

Approval of Minutes:

- Regular Meeting, October 27, 2015

Motion by Leslie Robson to approve the October 27 regular meeting minutes as submitted, seconded by Brian Ray with Carter, Boggs French, Pappas, Ray and Robson voting to approve.

- Executive Session, October 27, 2015
Report of attendees should be corrected – only Development Authority members and Counsel were present for the meeting.

Motion by Leslie Robson to approve the October 27 regular meeting minutes as corrected, seconded by Brian Ray with Carter, Boggs French, Pappas, Ray and Robson voting to approve.

Financial Report: Treasurer Paige Perkins reported that a new operating account at Iberia Bank has been opened. Only \$60,000 of our funds (payment from Olmsted) is not encumbered by the Tables & Chairs purchase, and will be moved into the new account. Paige asked when the financing fee from S. J. Collins would be paid. Dan McRae reported that it would be paid in December at the closing.

Projects Report: Parkview on Peachtree

David Carter noted that the size and length of the tax abatement has not yet been decided. J. R. Connolly was present and was asked to discuss the public benefits of this project. He noted the urban streetscape along Peachtree Boulevard, connection to the Rail Trail, enhanced bridge over the Rail Trail, extensive retail offerings, structured parking, and jobs onsite. He also noted that the current property tax is \$45,000 annually. With a 70% abatement, taxes would increase to \$460,000 annually, and after ten years would increase to \$1,750,000 annually. There was discussion about the size and term length of the abatement. Brian Ray suggested a ten-year abatement with graduated percentages. Consensus from the Board was that David negotiates an MOU with JR Connolly and return the next Board meeting.

Main Street Program

Adam Causey reported that changes had been made to the National Main Street program. It will now be more task forced based – and allows us to tailor our program to fit the city's needs.

The Design Committee will be proceeding with the National Register application.

Ronni French reported on the Promotions Committee. Plans are being made for the Spring Festival in April. The ICT parking lot was suggested as a site, since this will be a multi-cultural event.

The group is also considering a Progressive Dinner along Peachtree Road, to encourage visitation to all of the restaurants along the route.

A decision was made to make the Holiday Festival in December an International Holiday Festival, featuring all of the cultures in our area.

Downtown Renaissance Plan Projects and Funding:

Mural Project: Ronni French will work with Adam Causey on this project – to identify the first site and the method of mural selection.

Signage: There was a discussion of current signage as well as additional signage needed. Many older signs need repair or replacement. Some signs need to be moved as a result of the annexation two years ago. Leslie Robson suggested that we partner with the City in a unified effort for the entire city.

Peachtree Pierce off-street Parking Lot: Committee reviewed the proposal from Jacobs for survey and construction documents. Paige Perkins noted that the costs seem very high – she knows of previous surveys that could be used. She also asked if there was a conflict of interest in using Jacobs, since the City contracts with them for services. No action was taken.

The \$100,000 appropriated by the City for this project is now in a special fund. Decisions about expenditures will be made by the CDDA.

Public Comment: There was not public comment.

Motion by David Carter to enter executive session for the purposes of discussing a real estate transaction, seconded by Leslie Robson, with Carter, French, Pappas, Perkins, Ray and Robson voting to approve.

Adjourn:

Motion by David Carter to adjourn the meeting, seconded by Leslie Robson, with Carter, Boggs, Perkins, French, Pappas, Ray and Robson voting to approve.

Respectfully submitted:

Ronni French
Secretary of the Chamblee DDA

Approved by the Board on _____

Chairman of the CDDA _____