

## CHAMBLEE DOWNTOWN DEVELOPMENT AUTHORITY

Regular Meeting Minutes  
Tuesday, October 25, 2016 – 6:30pm  
Chamblee City Hall Conference Room  
5468 Peachtree Road, Chamblee, GA 30341

A regular meeting of the Chamblee Downtown Development Authority was held on Tuesday, October 25, 2016, at the Chamblee City Hall at 5468 Peachtree Road. Board members in attendance: David Carter, Ronni French, Van Pappas, Paige Perkins, Brian Ray, and Leslie Robson. Also attending were Board Counsel Dan McRae, Economic Development Manager Adam Causey, and members of the public.

**Call to Order:** The meeting was called to order by Chairman David Carter at 6:30pm.

### **Approval of Minutes:**

Regular Meeting, September 27, 2016: **Motion by Brian Ray to approve the August 23, 2016 regular meeting minutes as submitted, seconded by Leslie Robson with Carter, French, Pappas, Perkins, Ray and Robson voting to approve.**

Executive Session, September 27, 2016: : **Motion by Brian Ray to approve the August 23, 2016 Executive Session minutes as submitted, seconded by Leslie Robson with Carter, French, Pappas, Perkins, Ray and Robson voting to approve.**

**Chairman's Report:** There was no Chairman's Report.

**Financial Report:** Treasurer Paige Perkins reviewed the P & L Statement as well as the Balance Sheet. We now have 5 separate accounts since the real estate closings for 2135 American Industrial Way and 5442 Peachtree Road. There is \$42,600 in our General Account – with an outstanding check for \$1500 to Robert Lann.

### **Old Business:**

**Malone on Peachtree (5251 Peachtree Boulevard) MOU:** The developer did not signed the Memorandum of Understanding by the due date; consequently, the MOU is now void. The CDDA has no further obligation to the project.

**Chamblee Atlanta Project -5211 Peachtree Boulevard:** This property should close by the end of the year. The developer is going back to City Council for a PUD modification to relocate some units within the project. This does not require a modification of the MOU.

**Tables & Chairs lease & Parking:** The present tenant is doing well and has requested a three year extension on the current lease, working through a broker. Van Pappas questioned whether we need to continue paying a monthly fee to the broker. Adam Causey was asked to provide copies of the current lease for review. Dan McRae offered to review the lease as well. Brian Ray commented that we should look increasing the rent to keep pace with other rates in Chamblee at this time.

As reported previously, adjacent property owner Hans Pannek has been using this lot to house cars waiting for repair, having paid rent to the previous owner of this property. Since the current tenant leases the entire property, he collects rent for this lot. Rent for the Tables & Chairs property should be raised to include the amount being paid for this lot.

**DDA Retreat:** David Carter, Brian Ray Leslie Robson and Van Pappas attended the City Council retreat last week. The CDDA needs to have a separate retreat to build on discussions of the Council Retreat. Adam

Causey suggested that we hold the retreat in Duluth to tour its Downtown redevelopment efforts. The retreat will be scheduled after the first of the year.

**New Business:**

**Debt Consolidation/IGA discussion:** Dan McRae reported that we will be refinancing our existing bond into a consolidated Master Bond, with a capacity up to \$12,000,000, with a provision for other bonds to be added as needed. This would streamline accounting and improve cash flow. There was some discussion about CDDA's freedom to use money from any profits from the sale of properties. Paige Perkins reported that our accountant would like to retain the Operating Account because of the Main Street Program.

**Main Street Program:**

**Old Business:**

**Façade Grant Discussion: Motion by Van Pappas to move discussion of the Façade Grant Program to the November, 2016 meeting, seconded by Ronni French with Carter, French, Pappas, Perkins, Ray and Robson voting to approve.**

**New Business:**

**Peachtree Road Mural Design review:** Michael Jones was present for the meeting and presented a draft of the mural design—a series of images representing Chamblee. A meeting needs to be scheduled with MARTA to present this design as well. The wall has been pressure washed and cleaned of all plant material. An adjacent property owner has agreed to allow us to store paints and other materials in a container inside a fenced area. A primer will be painted onto the wall in the next few weeks, and work on the mural should begin immediately after. Jones hopes to have the mural completed in 3-4 months.

**Public Comment:** There was no public comment.

**Executive Session pursuant to O.C.G.A.5-14-3(b)(1) for the purpose of discussing or approving real estate transactions: Motion by Leslie Robson to enter into Executive Session for the purpose of discussing or approving a real estate transaction, seconded by Ronni French with Carter, French, Pappas, Perkins, Ray and Robson voting to approve.**

**Adjourn: Motion by Brian Ray to adjourn, seconded by Van Pappas with Carter, French, Pappas, Perkins, Ray, and Robson voting to approve.**

Respectfully submitted:

Ronni French  
Secretary of the Chamblee DDA

Approved by the Board on

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Chairman of the Chamblee DDA

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