

## CHAMBLEE DOWNTOWN DEVELOPMENT AUTHORITY

Special Meeting Minutes  
Tuesday, February 7, 2017 – 8:00pm  
Chamblee Civic Center  
3540 Broad Street, Chamblee, GA 30341

The Special Session of the Chamblee Downtown Development Authority was held on Tuesday, February 7, 2017, at the Chamblee Civic Center at 3540 Broad Street, Chamblee, Ga. Board members in attendance: David Carter, Ronni French, Van Pappas, Leslie Robson and Brian Ray. Also attending were Board Counsel Dan McRae, Economic Development Manager Adam Causey, and members of the public.

The Board reviewed the information previously requested and submitted by Trackside Development in support of an abatement. In this case, Marta owns the property, Trackside has a long term lease, and the CDDA would own the structure, but not the land. Van Pappas asked what our responsibility would be – Dan McRae reported that we would have no responsibility to Marta once the MOU is executed – we would have no liability. We do not need or want to work with Marta, but we do need to have a copy of the ground lease. The tax abatement will be based on the value of the building.

The benefit to the City of Chamblee on this project is the creation of high level jobs and the creation of the first Class A office space in the city. He noted that he favored an abatement somewhere between \$2 million and \$ 4 million. Brian Ray agreed with Carter, and favors a graduated abatement.

The Board discussed the upgraded finishes for the exterior of the building, the pocket park, and other amenities that will help to market the building. David Carter asked Adam Causey about the status of the Peachtree Malone Lofts. This project does not about the Olmsted Development. The City will have to work with all of the entities involved to resolve issues. Gary Matthews stated that all of the abatement dollars would go to the tenants in terms of upgraded facilities and lease rates. Adam Causey noted that this is happening throughout the region. Van Pappas stated that we need to consider our competition.

Van Pappas reminded the Board that this is not a 100% abatement – all public entities – City, County and School System will receive tax dollars from the deal. **Motion by Leslie Robson to grant a \$4 million abatement. Motion failed due to lack of a second. Motion by Van Pappas to grant a \$3 million abatement, seconded by Leslie Robson, with Carter, French, Pappas, Ray and Robson voting to approve.**

Dan McRae will have the MOU prepared within the next 30 days.

**Public Comment:** Mario (?), a new resident of Chamblee, thanked the Board for our efforts, and noted that equity equality was moving forward in Chamblee ?

**Executive Session:** There was no Executive Session

Motion by Leslie Robson to adjourn the Special Session, seconded by Ronni French, with Carter, French, Pappas, 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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