

CHAMBLEE DOWNTOWN DEVELOPMENT AUTHORITY

Regular Meeting Minutes
Tuesday, October 24, 2017 – 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 24, 2017, at the Chamblee City Hall at 5468 Peachtree Road. Board members in attendance: David Carter, Ronni French, Van Pappas, Robert Pond, Brian Ray, Leslie Robson and Robert Smith. Also attending were Council Members John Mesa and Tom Hogan, City Manager Jon Walker, Economic Development Manager Adam Causey, Development Director Matt Dickison, and members of the public.

CALL TO ORDER: The meeting was called to order by Chairman David Carter at 6:30pm.

APPROVAL OF MINUTES:

- a. **Regular Meeting, September 26, 2017: Motion by Leslie Robson to approve the September 26, 2017 regular meeting minutes as submitted, seconded by Robert Pond with Carter, French, Pappas, Pond, Ray, and Robson voting to approve.**
- b. **Executive Session: September 26, 2017: Motion by Leslie Robson to approve the September 26, 2017 executive session meeting minutes as submitted, seconded by Robert Pond with Carter, French, Pappas, Pond, Ray, and Robson voting to approve.**

CHAIRMAN'S REPORT: Chairman Carter reported that the audio has not yet been fixed. Jim Loser Proposed a multi-directional speaker and a sound bar, costing approximately \$800. A better camera would cost approximately \$1100-1500. Following discussion about the merits of each, Leslie Robson noted that the conference room is used by all committees of the City, and the city might be able to purchase the equipment needed. Adam Causey will follow up.

Chairman Carter noted that we now own a number of building in the downtown area, and have been approached by a number of people regarding leasing. Leasing would provide income to offset the mortgages for these buildings, and could contain a buyout clause.

FINANCIAL REPORT: Treasurer Brian Ray presented an updated Financial Report. Adam Causey reported that Olmsted's payment had been added to the Financial Report.

TOWN CENTER: Randy Holmes and Andrew Roberts were present, representing Seven Oaks Company. Bob Voyles was out of town and unavailable to attend the meeting. Andrew Roberts will be the point person on the Chamblee project. Holmes described current and past projects led by Seven Oaks. He outlined the operation of the project, including use of consultants.

Councilman Tom Hogan asked about resources for the city and the community, and the financial capacity for the project. Seven Oaks is currently updating the original proposal, including the fee proposal and will complete this within two weeks. David Carter noted that we need to finish the Development Agreement, and to comment on the Project Scope. Mr. Carter suggested we could have a special called meeting for this purpose or authorize the chair to move ahead. **Motion by Leslie Robson to authorize the Chair and the DDA Counsel to finalize the Development Agreement and Project Scope documents and to have the Chair authorize same, seconded by Robert Pond, with Carter, French, Pappas, Pond, Ray, Robson and Smith voting to approve.**

OLD BUSINESS:

Arts & Business Incubator update: Adam Causey has updated the scope of the original proposal, and is now working on a business plan (required for CDBG funding). He will talk with DeKalb County about the funding and work with Business Outreach Coordinator Laura Linman, who has experience with grant funding. Leslie Robson asked if jobs created by the City could be funded by CDBG funds. Adam Causey will check.

SLX Atlanta (Nissan Project) update: David Carter reported that our agreement had been modified to accommodate HUD requirements. Dan McRae has worked to modify the agreement to best protect the DDA, and feels that the current modifications sufficiently protect the DDA and our investment. There was discussion about future requests to amend agreements, and it was agreed that the request be reviewed and evaluation as a new agreement.

Peachtree Station update: When the property was sold, the buyer was uncomfortable with our position on Whole Foods. Buyer has provided language that allows for change in name (if necessary) based on Amazon's purchase of Whole Foods. Van Pappas suggested we ask Dan McRae for a specific proposal.

NEW BUSINESS:

The Olmsted – administrative payment review: The Olmsted Project is now complete and Olmsted has submitted the Administrative Payment Calculation for 2017. Two calculations were provided: using 10% of Regular Tax method, the payment would be \$51,160.42. Using the 100% City Tax method, the payment would be \$77,148.67. Dan McRae will be asked to review this document. **Motion by Brian Ray to authorize the Chair to approve the Developer's submitted calculations after review by DDA Counsel, seconded by Leslie Robson, with Carter, French, Pappas, Pond, Ray, Robson and Smith voting to approve.**

PUBLIC COMMENT: Steve Collins of SJ Collins, developer of Peachtree Station, spoke about the project and the language in our agreement related to Whole Foods, noting that they felt that they had delivered on the original agreement.

Jim Goodroe, a member of the History Project committee, noted that their group could make good use of our current camera if we choose to purchase a new one.

EXECUTIVE SESSION pursuant to O.C.G.A. 50-14-2(b)(1) for the purpose of discussion or approving a real estate transaction: Motion by Leslie Robson to enter into Executive Session pursuant to O.C.G.A. 50-14-2(b)(1) for the purpose of discussion or approving a real estate transaction, seconded by Ronni French, with Carter, French, Pappas, Pond, Robson, Ray and Smith voting to approve.

ADJOURN: Motion by Ronni French to adjourn, seconded by Leslie Robson, with Carter, French, Pappas, Pond, Ray, Robson and Smith voting to approve.

Respectfully submitted:

Ronni French
Secretary

Approved by the Board on

Chairman of the Chamblee DDA
