

CHAMBLEE DOWNTOWN DEVELOPMENT AUTHORITY

Regular Meeting Minutes

Tuesday, March 27, 2018 – 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, March 27, 2018, at the Chamblee City Hall at 5468 Peachtree Road. Board members in attendance: David Carter, Van Pappas, Robert Pond, Brian Ray, Leslie Robson and Robert Smith. Also attending were Mayor Eric Clarkson, Council Member Brian Mock, Council Member John Mesa, Council Member Tom Hogan, City Manager Jon Walker, Community & Economic Development Manager Adam Causey, Business Outreach Coordinator Laura Linman, and members of the public.

- 1) **CALL TO ORDER:** The meeting was called to order by Chairman David Carter at 6:30pm.
- 2) **APPROVAL OF MINUTES:**
 - a) **Regular Meeting, February 27, 2018: Motion by Leslie Robson to approve the February 27, 2018 regular meeting minutes, seconded by Van Pappas, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.**
 - b) **Executive Session, February 27, 2018: Motion by Leslie Robson to approve the February 27, 2018 executive session meeting minutes, seconded by Van Pappas, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.**
- 3) **Chairman’s Report:** David Carter noted that this meeting would be the last for Adam Causey. The Board thanked Mr. Causey for his service and wished him well.
- 4) **FINANCIAL REPORT:** Treasurer Brian Ray reviewed the February 2018 financial statements.
- 5) **TOWN CENTER:**
 - a) **Master Plan Concept Discussion:** Bob Voyles of Seven Oaks and Bob Hughes of HGOR presented three concept plans for the master plan and explained the efforts leading up to this point. Mr. Voyles detailed the previous public community meetings that were held and the joint City Council – DDA retreat and noted that familiar themes emerged from these meetings: to keep Broad Street an authentic, “crunchy” retail/commercial district, to provide new greenspace options, and to infill with new commercial uses and transportation projects that fit with the topography. Mr. Hughes explained the designs and how they link the land uses and transportation opportunities. Mr. Voyles explained the next steps, where Seven Oaks and HGOR

would continue to refine the concepts based on the findings from the market report, traffic study, and hotel study. Mr. Voyles noted that there would be additional public meetings to obtain input.

6) OLD BUSINESS:

- a) **Arts & Business Incubator/CDBG Update:** Adam Causey reported that the FY2015 CDBG funds are no longer available from DeKalb County for this project. Mr. Causey suggested waiting to apply for funds on another project once the town center plan is more defined.
- b) **Façade Grant request – 5553 Peachtree Road and 5576 Peachtree Road:** Mr. Causey explained the actions taken by the Board ahead of this item, noting that a public notice will run in the DeKalb Champion on March 29, 2018 detailing the information required by state law when a director has a conflict of interest on a matter before the Board. Director Robert Pond, having made known his conflict of interest in this matter, left the building for this item. Mr. Causey reviewed the façade grant application for two properties – The Whaley building at 5553 Peachtree Road and the former Biggar’s Antiques building at 5576 Peachtree Road. Each application requested \$5,000 for building façade improvements.

Motion by Brian Ray to confirm a finding of conflict of interest with DDA Director Robert Pond and the project, seconded by Van Pappas, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.

Motion by Van Pappas to approve the Façade Grant request for 5553 Peachtree Road, seconded by Leslie Robson, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.

Motion by Leslie Robson to approve the Façade Grant request for 5576 Peachtree Road, seconded by Van Pappas, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.

Director Robert Pond rejoined the meeting.

- c) **Tables & Chairs lease – Biggar’s Antiques:** Mr. Causey explained that the existing lease with Tables & Chairs expires on April 30, 2018. The tenants wish to remain in the building and are willing to sign a new lease. A commercial lease form has been provided by DDA Counsel and shared with the tenants, however the term and amount need to be negotiated.

Motion by Brian Ray to authorize the Chair to negotiate and execute a lease with Biggar’s Antiques at 2135 American Industrial Way, seconded by Robert Pond, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.

7) NEW BUSINESS:

- a) **Chamblee Chamber of Commerce “State of the City” sponsorship:** Mr. Causey stated that there was interest from the Board to sponsor the Chamber’s 2018 State of the City event and presented the various levels. Van Pappas noticed that one level was missing and would like to suggest the Board sponsor the event at the same level as 2017, which was recalled as a “Presenting Sponsor” for around \$2,500.

Motion by Van Pappas to sponsor the Chamblee Chamber of Commerce’s 2018 State of the City event at the same level as in 2017, seconded by Leslie Robson, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.

- b) **Peachtree Station Annual Report:** Mr. Carter noted that there was a request from the previous owner of the shopping center to discuss the property’s value for 2018, since the existing term of the bond deal depends on the yearly value determining how much of the tax credits are used up. Van Pappas explained that the higher the property value, the quicker the bond deal ends. Robert Pond noted that the values are set on January 1 of each year. There was consensus by the Board that nothing be done, especially without the consent of the current property owner.

- 8) **PUBLIC COMMENT:** Tom Hogan spoke and disagreed with the Board’s actions regarding the earlier façade grant requests. Mr. Hogan stated that he believed the grant was simply underwriting developer profit.

- 9) **Executive Session pursuant to O.C.G.A. 50-14-3(b)(1) for the purpose of discussing or approving a real estate transaction:**

Motion by Leslie Robson to enter executive session for the purpose of discussing real estate transactions, seconded by Brian Ray, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.

Motion by Brian Ray to authorize the Chairman to execute the term sheet discussed in executive, seconded by Leslie Robson, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.

10) ADJOURN

Motion by Leslie Robson to adjourn, seconded by Brian Ray, with Carter, Pappas, Pond, Ray, Robson, and Smith voting to approve.

Respectfully submitted:

Laura Linman

Approved by the Board on

Chairman of the Chamblee DDA
