

CHAMBLEE DOWNTOWN DEVELOPMENT AUTHORITY

Special Meeting Minutes
Tuesday, April 11, 2017 – 6:30pm
Chamblee Civic Center
3450 Broad Street, Chamblee, GA 30341

A special meeting of the Chamblee Downtown Development Authority was held on Tuesday, April 11, 2017, at the Chamblee Civic Center at 3450 Broad Street. Board members in attendance: David Carter, Ronni French, Van Pappas, Robert Pond, Brian Ray, Leslie Robson and Robert Smith. Also attending were Economic Development Manager Adam Causey, City Manager Jon Walker, Development Director Matt Dickison and members of the public, including Council Members Darren Kusman, Tom Hogan, John Mesa and Brian Mock.

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

The Chamblee Downtown Development Authority received three responses to the Downtown Redevelopment RFQ. Each of the three groups responding to the RFQ made presentations to the board:

Del American – Representatives, led by Anthony DelGuidice, described past projects, and presented their proposal for the development of a new Town Center – a mixed use of government, commercial office, retail and residential, and the need to add additional properties to those already purchased to make the project a full town center and more attractive to equity partners.

Seven Oaks – Representatives, led by Robert Voyles, described their interest in Chamblee, and presented their proposal for the town center development – mixed use including government, office, residential and hotel (later in the development). Partners in their proposal included Worthing Companies (multi-family developers) and the Legacy Group (restaurant, retail and hotel development).

Pope and Land – Mason Zimmerman described the group's proposal, and introduced each of the partners involved including HGOR Planning and Landscape Architects, and Terminus Real Estate. The mixed use proposal included government, commercial office, retail and residential components.

Following the three presentations, the board discussed issues presented by the three groups, including the need to acquire additional properties, potential relocation of the Police Department, transportation connections, and marketing of the town center. Adam Causey

asked each board member to re-score the matrix that was developed, and to submit additional questions to be asked of each group.

Public Comment: Art Gibert commented on keeping the historic character of Chamblee and insuring that the chosen partner share the community's vision. City Council member Tom Hogan commented that absorption rates were troubling, that project financing might be tricky, and suggested that the additional of another college or university presence could be sought. Darren Kusman spoke about risk tolerance, and the capacity and willingness to finance this project.

ADJOURN: Motion by Van Pappas to adjourn, seconded by Brian Ray 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
