

CHAMBLEE DOWNTOWN DEVELOPMENT AUTHORITY

Regular Meeting Minutes

Tuesday, September 26, 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, September 26, 2017, at the Chamblee City Hall at 5468 Peachtree Road. Board members in attendance: David Carter, Ronni French, Van Pappas, Robert Pond, Brian Ray, and Leslie Robson. Also attending were City Council Members Brian Mock and Tom Hogan, City Manager Jon Walker, Economic Development Manager Adam Causey, Counsel Dan McRae, Counsel Chris Compton, Development Director Matt Dickison, 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, August 22, 2017: **Motion by Leslie Robson to approve the August 22, 2017 regular meeting minutes as submitted, seconded by Brian Ray with Carter, French, Pappas, Pond, Ray, and Robson voting to approve.**
- b. Executive Session: August 22, 2017: **Motion by Leslie Robson to approve the August 22, 2017 regular meeting minutes as submitted, seconded by Brian Ray with Carter, French, Pappas, Pond, Ray, and Robson voting to approve.**
- c. Special Meeting, August 28, 2017: **Motion by Leslie Robson to approve the August 22, 2017 regular meeting minutes as submitted, seconded by Brian Ray with Carter, French, Pappas, Pond, Ray, and Robson voting to approve.**
- d. Special Meeting, September 12, 2017: **Motion by Leslie Robson to approve the August 22, 2017 regular meeting minutes as submitted, seconded by Brian Ray with Carter, Pappas, Pond, Ray, and Robson voting to approve and French abstaining.**

3. CHAIRMAN'S REPORT: Chairman Carter reported that the audio has not yet been fixed. We may need to buy a more commercial camera in order to get the results needed. Dan McRae reviewed the status of the SLX-Nissan Lease amendment. The Trust will become part of the guarantor, along with all family members – representing substantial net worth, allowing us to proceed with the deal. A question was asked about Peachtree Crossing, now that it has been sold. Our original MOU required that only a Whole Foods store be operated in the center. Since Whole Foods has been acquired by Amazon there was some question about what may happen. Dan McRae suggested that we ask for a specific proposal from Amazon/Whole Foods.

4. FINANCIAL REPORT: Treasurer Brian Ray presented an updated Financial Report.

Motion by Van Pappas to amend the agenda to add item 4.a – “Arts & Business Incubator discussion”, seconded by Brian Ray with Carter, French, Pappas, Pond, Ray, and Robson voting to approve.

Motion by Brian Ray to add item 4.a – “Mid-City Stroll discussion” to the agenda, seconded by Robert Pond, with Carter, French, Pappas, Pond, Ray, and Robson voting to approve.

4a. Arts & Business Incubator discussion: Van Pappas reminded the board that several years ago we had agreed that the arts should be a major part of the City’s development. Efforts were made at that time to establish an Arts Incubator in the downtown area. A \$125,000 CDBG grant was obtained from DeKalb County for that purpose. For several reasons, the incubator was not created at that time. Funds are still in place dependent upon approval of a plan. It was agreed that this should be included in the redevelopment efforts. Brian Ray asked if the grant funds could be used to rent property owned by the Development Authority for use as an arts incubator. Adam Causey suggested that more discussion was needed about this, and will bring more information to the next regular meeting.

4b. Mid-City Stroll update: Adam Causey recapped the event, which drew a number of people, and many ideas for the Town Center Project. MARTA is open to making substantive changes to the Chamblee Station to enable a Bike Share and other amenities. The City Council approved a corridor study with Stantec beginning on Peachtree Road at Chamblee Tucker Road.

5. OLD BUSINESS:

- a. **Town Center Conceptual Master Plan Agreement:** Mason Zimmerman and members of the development team were present. Zimmerman noted that they had studied the Conceptual Master Plan developed by the City and found it to be materially different from the information in the LOI. Based on those differences, the Pope and Land team resigned from the project and exited the meeting. Jon Walker reported that using City Staff, much of Phases 1 and 2 could be accomplished. He noted that the City could move forward with some tasks, but a development partner is needed to participate in the discussions and planning. Van Pappas asked how we will move forward: do we open a new search, or could we approach Seven Oaks to see if they still have an interest in our project. **Motion by Leslie Robson to approach Seven Oaks to gauge their interest in partnering with the City, seconded by Van Pappas, with Carter, French, Pappas, Pond, Ray, and Robson voting to approve.**

6. NEW BUSINESS: No new business.

7. PUBLIC COMMENT: City Council Member Thomas Hogan suggested an exit interview for Pope & Land to see if more information could be gathered from the town center

redevelopment process. Peter Dyer encouraged attendees to explore the Atlanta mayoral race, which has featured discussions regarding the arts economy.

- 8. 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 Brian Ray, with Carter, French, Pappas, Pond, Robson, Ray and Smith voting to approve.**

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

Respectfully submitted:

Ronni French
Secretary

Approved by the Board on

Chairman of the Chamblee DDA