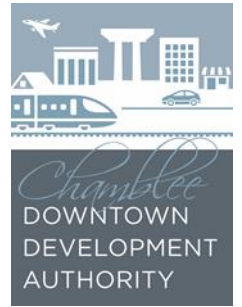




# Chamblee Downtown Development Authority



Regular Meeting  
January 27, 2015 - 6:30pm  
Chamblee City Hall Conference Room  
5468 Peachtree Road, Chamblee, GA 30341

1. Call to Order Van Pappas
2. Pledge of Allegiance
3. Approval of Minutes
  - a. Regular Meeting, December 23, 2014
  - b. Special Meeting, January 20, 2015
4. Financial Report
5. Projects Update Adam Causey
  - a. Main Street Memorandum of Understanding
  - b. Main Street Committees Discussion
  - c. Business & Arts Incubator Update
  - d. Façade Grant Discussion
  - e. MARTA Parking Lot Update
  - f. Tables & Chairs Update
6. FY2015 Draft Budget Discussion and Adoption
7. Executive Session pursuant to O.C.G.A. §50-14-3(b)(1)  
for the purpose of discussing or approving a real estate transaction
8. Public Comments
9. Meeting Adjourned

**Minutes of the Executive Session of the  
Downtown Development Authority of Chamblee (CDDA)  
Held on January 27, 2015  
Chamblee City Hall  
5468 Peachtree Road  
Chamblee, Georgia**

The Executive Session of the Downtown Development Authority of Chamblee, Georgia (CDDA) was held on Tuesday, January 27, 2014. CDDA members present: John Boggs, David Carter, Ronni French, Van Pappas, Paige Perkins and Leslie Robson. Also in attendance Gary Sobel.

Approval of Minutes:

- Regular Meeting, December 23, 2014: **Motion by Leslie Robson to approve the December 23, 2014 regular meeting minutes as submitted, seconded by Van Pappas, with Boggs, Carter, French, Pappas, Perkins and Robson voting to approve.**
- Special Meeting, January 20, 2015: **Motion by Leslie Robson to approve the January 20, 2015 regular meeting minutes as submitted, seconded by Van Pappas, with Boggs, Carter, French, Pappas, Perkins and Robson voting to approve.**

Financial Report: No Financial Report was available for this meeting.

Projects Update:

- **Main Street Memorandum of Understanding:** Adam Causey and Ronni French attended the Georgia Main Street luncheon last week to receive recognition as new Main Street City. The National Main Street Program will hold its annual conference March 30-April 3 in Atlanta, and CDDA members are urged to attend. The Main Street board must sign the MOU for the program prior to that time. It was decided to hold the discussion and signing of the MOU until the next regular meeting.
- **Main Street Committees discussion:** Dan McRae noted that he has questions about the committee structure and board members service on these committees. He has a meeting scheduled next week with Billy Peppers and will discuss this with him. This will be discussed at the next regular meeting.
- **Business and Arts Incubator:** Adam Causey has toured the Dryad facility on Peachtree Road. There are currently artists working in space within the facility, and room to add more. There was discussion about partnering with this facility to house the Arts and

Business Incubator. It was felt that partnering with Dryad would strengthen our ability to obtain more funding for the project, and that the owner could provide not only space but share her business acumen with emerging artists as well.

Causey reported that a budget and scope of work needs to be developed by March.

- **Façade Grant Program:** Causey reported a need to encourage new development and redevelopment in the Downtown area to improve the appearance of property. A revolving loan fund, low interest loans, grants and matching funding could be used to encourage this. The 2015 budget includes \$20,000 for this Façade Grant Program. Criteria need to be developed for the administration of this program. Dan McRae noted that the public sector is prohibited from providing gifts to the private sector, but such a program would be for the city's benefit, and would be legal. Ronni French suggested that we survey other cities about their programs.
- **MARTA Parking Lot Update:** Causey reported that MARTA is in the process of developing and RFP for their parking lot, and should issue it in March or April, hoping for a decision in July.
- **Tables and Chairs Update:** A Special Called Meeting has been scheduled for February 3, 2015 at 6:30p.m. in the City Hall Conference Room.

**A motion was made by Van Pappas to begin formal negotiations with Georgia Commerce Bank on terms to secure financing for the Tables & Chairs project, seconded by Leslie Robson, with Boggs, Carter, French, Pappas, Perkins and Robson voting to approve.**

- **FY2015 Draft Budget Discussion and Adoption:** Causey presented the draft budget for 2015. After discussion, the budget will be revised, sent out to members, and discussed at the next regular meeting.

**A motion was made by Van Pappas, to enter into Executive Session per O.C.G.A 50-14-3(b)(1) to discuss a real estate matter, seconded by Leslie Robson, with Boggs, Carter, French, Pappas, Perkins, and Robson voting to approve.**

**Motion was made by Van Pappas, to exit Executive Session per O.C.G.A 50-14-3(b)(1), seconded by Leslie Robson, with Boggs, Carter, French, Pappas, Perkins, and Robson voting to approve.**

**Motion by Leslie Robson to direct staff to further investigate possible incentives and the financial benefits to the City regarding the Peachtree Broad development by Garry Sobel, seconded by David Carater, with Boggs, Carter, French, Pappas, Perkins, and Robson voting to approve.**

- **Public Comments:** there were no public comments.
- **Meeting Adjourned: Motion by David Carter to adjourn the meeting, seconded by John Boggs, with Boggs, Carter, French, Pappas, Perkins and Robson voting to approve.**

Respectfully submitted:

Ronni French  
Secretary of the Chamblee DDA

Approved by the Board on \_\_\_\_\_

Chairman of the CDDA \_\_\_\_\_