

**Minutes of the Regular Meeting of the
Downtown Development Authority of Chamblee (CDDA)
Held on October 27, 2015 – 6:30pm
Chamblee City Hall Conference Room
5468 Peachtree Road, Chamblee, GA 30341**

The regular meeting of the Downtown Development Authority of Chamblee, Georgia, (CDDA) was held on Tuesday, October 27, 2015, at the Chamblee City Hall at 5468 Peachtree Road. Board members in attendance: David Carter, Ronni French, Van Pappas, Paige Perkins, Brian Ray and Leslie Robson. Also attending were City Council Member Tom Hogan, Economic Development Manager Adam Causey, Authority Counsel Dan McRae and Chris Compton, and members of the public.

Call to Order: Chairman David Carter called the meeting to order at 6:30 p.m., noting that a quorum was present.

Pledge of Allegiance: Chairman Carter led the group in the Pledge of Allegiance

Approval of Minutes:

- Regular Meeting, September 22, 2015

Van Pappas expressed concern regarding the Authority's Audit Report posted to the City's website. Reference was made in that report to an Authority member who failed to disclose a conflict of interest, but that member was not identified. Van is concerned that someone might believe that he was that member. As a Certified Financial Planner a high level of ethical behavior is expected of him. He would like the minutes of this meeting to reflect that he is not that member.

Motion by Paige Perkins to approve the September 22, 2015 regular meeting minutes as submitted, seconded by David Carter with Carter, Perkins, French, Pappas, Ray and Robson voting to approve.

Financial Report: Treasurer Paige Perkins reported that she is working with Iberia Bank to split our bank account, in order to keep the DDA administrative expenses separate from our acquisition expenses. The change should be completed by the next meeting. Adam reported that he had amended the 2016 proposed budget to reflect this split, but it may not fit with the new accounts. We will wait to approve the 2016 budget until the budget items can be reconciled with the new accounts.

Main Street Report:

- **Committee Updates:**
- **Promotions:** Adam Causey reported on the Harvest Festival held on September 17 at Senior Connections. There was food, entertainment and more than 25 vendors present. The Promotions Committee is working with the Chamblee Antiques Dealers Association (CADA) on its December 5-6 Holiday Open House. They are discussing the possibility of carolers, carriage rides and a Holiday Decoration Contest for area businesses. It was suggested that a comprehensive calendar of all events in the city, public and private, be developed and distributed.

- **Design:** National Register Application: Adam Causey explained the National Register designation. Such a designation would offer important tax credits for property owners without stringent rules and guidelines for property development. Paige Perkins suggested that the City might already have this designation – created in 2001. Files will be checked to confirm this.

Projects:

- **Downtown Renaissance Plan funding and initial projects discussion**

A question was raised regarding the \$100,000 approved by City Council for the implementation of the Renaissance Plan. Brian Mock's motion was to give the CDDA the \$100,000 to implement this plan, but the money is in a City account rather than the CDDA account. Paige Perkins suggested that a separate CDDA account be created. This would facilitate grant requests, accountability, etc.

A Main Street Committees meeting will be called to review the Renaissance Plan, to prioritize projects, and develop an implementation schedule. Brian Ray suggested that the parking lot behind the buildings from Union Hill Kitchen to Southbound Restaurant be a top priority. He recommended that we obtain a proposal from Jacobs Engineering for a survey and plan. Once a soft design is created, we should meet with property owners affected by this plan.

Motion by David Carter to direct the city to place the Downtown Renaissance Plan funds appropriated by City Council in September (\$100,000) into a separate CDDA account, seconded by Leslie Robson with Carter, Perkins, French, Pappas, Ray and Robson voting to approve.

Motion by Brian Ray to obtain proposals from Jacobs Engineering for survey and concept engineering plans for parking lot improvements along Peachtree Road, seconded by David Carter with Carter, Perkins, French, Pappas, Ray and Robson voting to approve.

- **Approval of a bond resolution for the SJ Collins project**

Dan McRae reported that all required documents have been updated to the MOU done previously. This is a Bonds for Title arrangement, with a financing fee of \$62,500 due to the CDDA at closing, which is scheduled in December.

Motion by David Carter to approve the bond resolution for the SJ Collins project, seconded by Leslie Robson with Carter, French, Pappas, Perkins, Ray and Robson voting to approve.

- **Parkview on Peachtree project review (Spruce Street Partners)**

J.R. Connelly updated the board on the project. The building has been demolished and site is being cleared. There will be 14,000 SF of loft office space above ground level retail. Total retail space is planned at 40,000 sf. with structured parking. They are targeting local businesses rather than chains. There will also be 303 residential multi-family units on site. In order to be competitive with nearby projects underway, they are asking for a 10 year, 80% tax abatement. Leslie Robson noted that these new projects are driving up rental rates that are not affordable to small businesses and asked if there is

any subsidized space planned – in the commercial or residential portions of the project. Such subsidies were reported to be too expensive; Dan McRae reported that these subsidies do not work well.

Motion by Van Pappas to direct David Carter and Dan McRae to enter MOU negotiations with J.R. Connelly for the Parkview on Peachtree project, seconded by Leslie Robson with Carter, French, Perkins, Pappas, Ray and Robson voting to approve.

Public Comment: There was not public comment.

Motion by David Carter to enter executive session for the purposes of discussing a real estate transaction, seconded by Leslie Robson, with Carter, French, Pappas, Perkins, Ray and Robson voting to approve.

Adjourn:

Motion by Leslie Robson to adjourn the meeting, seconded by Ronni French, with Perkins, French, Pappas and Robson voting to approve.

Respectfully submitted:

Ronni French
Secretary of the Chamblee DDA

Approved by the Board on _____

Chairman of the CDDA _____