

**City of Abondale Estates  
Downtown Development Authority**

**December 9, 2008  
6:30 p.m.  
MINUTES**

**Members Present:** Jill Joyner-Bush, Chair  
Don Connelly  
Steve Grubenhoff  
George Kennedy  
Allan Kirwan  
Laura Leckband  
Bart Webb

**Staff Present:** Clai Brown, City Manager  
Karen Holmes, Administrative Assistant

*Item No. 1* Meeting called to order at 6:32 p.m. by Jill Joyner-Bush

*Item No. 2* Adoption of Agenda  
A motion to adopt the agenda was made by Allan Kirwan, seconded by George Kennedy; passed with all ayes (7-0).

*Item No. 3* Approval of minutes:  
October 2, 2008 Special Called  
October 14, 2008 Regular Meeting  
A motion to defer approval of the October minutes to the January meeting was made by Steve Grubenhoff, seconded by Laura Leckband; passed by consensus.

*Item No. 4* Charter School Initiative recommendations to BOMC – Laura Leckband  
Laura Leckband presented a review of zoning issues, concerns and recommendations.  
Mayor Ed Rieker advised the board that the BOMC was very close to adopting the zoning ordinance. He urged them to present only the most critical items for consideration. Once adopted, and because of annexation, the other issues would be addressed later.  
In discussion, it was decided to present to the BOMC 1) Primary, secondary, higher learning schools as conditional use in commercial

districts; 2) Planned development minimum lot size reduced from 5 to 2 acres; and 3) Maximum height in the CBD increased from 35 to 36 feet.

The board will address zoning issues as related to annexation at the regular meeting on January 13, 2009. The regular meeting agenda will be addressed at a Special Called Meeting scheduled for January 27.

*Item No. 5*

Financial Report – Steve Grubenhoff

Steve Grubenhoff reported that purchases of DDA shirts (tee and sweats) totaled \$2,347.50 and to-date sales were \$1,517.00, making the cost invested \$830.50. Copies of the DJJ Operating Account YTD General Ledger were distributed for board review.

Chair Jill Joyner-Bush asked if there were funds available for advertising as discussed in earlier meetings. In discussion, it was decided that a marketing plan was needed to be in place before advertising should be considered.

Also presented for board review was the interest rates and terms for certificates of deposit. The current interest rate for the existing money market account was .75%. It was proposed that some of the funds from this account could be moved into a CD to earn a higher rate of interest, the downside being that if these monies were required, the assessed fees for early withdrawal would be significant.

A motion to transfer \$20,000 from the Downtown Development Authority General Fund Account into a 90-day Certificate of Deposit was made by Allan Kirwan, seconded by George Kennedy; passed with all ayes (7-0).

*Item No. 6*

Committee Reports

**Don Connelly & George Kennedy – Marketing**

Don Connelly advised that Lin Inlow wanted to meet with them to discuss how the Arts Alliance and DDA could work together.

George Kennedy stated that he and Don had begun collecting information for the development package.

**Laura Leckband – Charter School Initiative**

The Charter School is proceeding on schedule. They have submitted an application to the Georgia Department of Education for a planning grant. Also, fundraising efforts have begun. There will be a direct mailing to residents and Charter school supporters.

A letter of interest has been sent to Avondale First Baptist Church regarding the possibility of renting space.

**Bart Webb – AE Business Association**

Nothing to report

**Allan Kirwan – Annexation**

He attended the City of Decatur’s meeting on annexation. The city has prioritized the areas of interest; however, Decatur’s School Board is opposed to the annexation. There was significant opposition from the residential areas, the Midway and Forrest Hills neighborhoods.

*Item No. 7* Discussion of board members  
Nothing additional

*Item No. 8* Summary for BOMC meeting  
Steve Grubenhoff will represent the DDA at the BOMC Work Session on Wednesday, December 10.

*Item No. 9* Public Comment  
Ed Rieker, 3267 Wiltshire Drive and 151 Locust Street, urged the board to continue the creation of an information package for new businesses, “Avondale Estates is open for business.” It is extremely important to the commercial development of the City.  
Also, the AE Business Association needs to develop an outreach program. Although he has three business licenses with the City and has expressed interest, the Business Association has not contacted him about membership.

Mary Bell, 89 North Clarendon Avenue (Avondale Antiques) stated that in conjunction with the Tour of Homes and Holiday Market, many businesses will be open.  
She also remarked that encouraging businesses to open in the City is a good thing; but under the current economy, asked that some consideration be given to helping the existing businesses.

There being no further business, a motion to adjourn at 8:50 p.m. was made by Steve Grubenhoff, seconded by George Kennedy; passed with all ayes (7-0).