

**City of Avondale Estates
Downtown Development Authority**

**February 10, 2009
6:30 p.m.
MINUTES**

Members Present: Jill Joyner-Bush, Chair
Don Connelly
George Kennedy
Allan Kirwan
Bart Webb

Members Absent: Steve Grubenhoff

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

Item No. 1 Meeting called to order at 6:30 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 Don Connelly; passed with all ayes (5-0).

Item No. 3 Committee Reports
Don Connelly & George Kennedy - Marketing
Jill Joyner-Bush asked Don Connelly if he had devised a tracking system for t-shirt sales. Steve Grubenhoff expressed concerns about inventory control. Don Connelly stated that he had created a tally sheet, but that it had not been accurately completed at the different venues.

It was explained that at City Hall staff has been instructed to include the size on the receipt. Receipts are to be written for all sales.

Allan Kirwan

At the AEBA meeting, it was reported that the RAD event went well. As a result the AJC was planning to do an article about Avondale Estates as an arts destination. Allan had compiled a listing of artists and merchants to be considered.

The Avondale Pizza Café opened at its new location. The new facility is larger and more comfortable. They have also expanded the menu. The

DDA sent flowers to acknowledge their opening. Allan thought it would be good PR to do that for any business opening in the City. He has compiled a listing of available properties. He is working on getting other information on each, such as the agent handling the property, square footage and condition. George Kennedy suggested that they compile a site-specific fact sheet that could be available to any interested party.

Also, there is a rumor that Five Guys is looking for a location in the area. He is trying to confirm this through their corporate office.

Bart Webb - AEBA

The RAD tour was a huge success. All the artists were pleased with the turnout and sales.

John Waterhouse of the AJC did contact him about an article.

Art-B-Q is scheduled for June. It will be a larger event this year with more artists participating. There will be an ad in Decatur Living.

They are also considering the creation of an Artists' Guild whereby dues would be collected and used to help a members promote events.

Bob Means (owner of the Franklin Street building) will be investing more money on improvements, including handicap access.

The AEBA meeting was held at Mudfire Gallery. A. J. Miles volunteered to create a website for the Business Association.

George Kennedy reported that the restoration work was underway at Alan Gay's building.

Chair Jill Joyner-Bush

Because prior commitments prevent her from doing so, Jill Joyner-Bush wanted two members to schedule a meeting with Tom Shoup. Also, she wanted to know if the board felt it was time to request a joint work session with the BOMC. It was the consensus of the board to return the meeting time to 6:00 p.m. beginning in March.

With regard to the Thumbs Up property, City Manager Brown reported that Century said if it was within two years, leasing was a possibility.

Bart Webb said they are in the planning stages for a weekend farmers market, similar to the one in Decatur.

Don Connelly asked the board to consider a Golf Tournament in May. In the past it has been a well attended event and a good fund raiser. He again asked them to consider making a donation to the Arts Alliance.

Jill Joyner-Bush brought up the concerns Steve Grubenhoff expressed at the last meeting. As a DDA they need to decide which organizations to support. George Kennedy suggested that money could be set aside to support an organization but it should be a different one each year. There needs to be a program in place setting guidelines. Money should be given for a specific purpose.

Don Connelly suggested that instead of a monetary donation, the DDA could allow the Arts Alliance to sell the tee shirts and sweatshirts at Avondale in Bloom. They would be allowed to keep anything over cost.

A motion to allow the Arts Alliance to sell DDA shirts at Avondale In Bloom and keep any amount over cost was made by Allan Kirwan, seconded by George Kennedy; passed with all ayes (5-0).

Item No. 4

Discussion of Board Members

Allan Kirwan suggested Milton Scott, head of the old Georgia Duck and Cordage Mill for many years, for the "In Memoriam" board. As a businessman, he made donations to the City. Also, the Scott family helped endow Agnes Scott College.

A motion to ask the BOMC to consider Milton Scott for recognition on the "In Memoriam" board at the State of the City meeting was made by Allan Kirwan, seconded by George Kennedy; passed with all ayes (5-0),

George Kennedy reported that Emory University has put a hold on development plans.

Allan Kirwan advised that Century Retail had purchased another building in November; the McCann building at North Clarendon and Laredo.

Item No. 5

Public Comment

Ed Rieker, 3267 Wiltshire Drive, 151 Locust Street

He stated that the board was doing a wonderful job and their efforts were appreciated. He offered technical support to create a database for the available properties project. If the board would provide data, including pictures, he had the staff to get it started.

He suggested that the Open Air Market be in some way unique so that people will want to come; organic or green is very popular.

With regards to annexation, he will be meeting with Mayor Floyd (Decatur) tomorrow to discuss the areas of interest.

Julie Feely, 2 Dartmouth Avenue

She asked for clarification as to where the property listings would be posted. Mayor Rieker stated that it would initially be placed on the City's website. Chair Jill Joyner-Bush stated that the DDA was in the process of developing a website, but wanted this information available as soon as possible.

She also stated that at the BOMC Public Hearing held the previous evening, there was discussion regarding the scope of authority and responsibility of the DDA. She suggested the DDA members listen to the audio tape before any joint session with the BOMC. She thought there was an issue as to whether or not the DDA had the authority to purchase property. City Manager Brown did not recall that as an issue because the DDA does have the authority to purchase land.

Mayor Rieker recalled that the Charter School representatives mentioned purchasing some MARTA property through the DDA and wanted zoning that would allow the building of a school. The concern was that if zoning was not in place, it would take a year to go through the process to obtain it. They were assured that the BOMC was in full support of the Charter School and that the process could be done in a shorter period of time. He believed that a development agreement was the issue. The Charter School thought that a development agreement had to go through the DDA.

In discussion it was stated that, although the DDA is in full support of the Charter School being in the CBD, there are no negotiations in progress to purchase any property. For the purpose of clarity, it was suggested that the board review their responsibilities with the BOMC.

Allan Kirwan commented that, although he felt the Charter School would be an asset to the City, he did not feel that it would greatly improve business in the CBD. He cited the MARTA rail as an example. It was proposed that commercial development around the rail stations would increase, but that did not happen. Jill Joyner-Bush stated that the school will attract new residents which in turn will fuel the economy. George Kennedy agreed that the school is definitely good for the city, but unless there is pedestrian traffic, business will not improve.

There being no further business, a motion to adjourn at 7:30 p.m. was made by Allan Kirwan, seconded by Don Connelly; passed with all ayes (5-0).