

**City of Abondale Estates  
Downtown Development Authority**

**April 21, 2009**

**6:00 p.m.**

**Department of Juvenile Justice  
(Tour of bldg followed by meeting)**

**MINUTES**

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

**Members Absent:** George Kennedy

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

*Item No. 1* Meeting called to order by Jill Joyner-Bush

*Item No. 2* Adoption of Agenda  
The following amendments to the agenda were requested:  
Jill Joyner-Bush – Removal of “Tudor Village”  
Addition of an Executive Session  
Allan Kirwan – Add Bob Gross

A motion to adopt the agenda as amended was made by Allan Kirwan, seconded by Bart Webb; passed with all ayes (5-0).

After the approval of the Agenda the DJJ and Forum Management personnel presented an update on current operations.

*Item No. 3* Approval of Minutes:  
A motion to approve the minutes of December 2, 2008 was made by Allan Kirwan, seconded by Don Connelly; passed (4-0).

A motion to approve the minutes of December 9, 2008 was made by Allan Kirwan, seconded by Don Connelly; passed (4-0).

A motion to approve the minutes of January 13, 2009 was made by Allan Kirwan, seconded by Don Connelly; passed (4-0).

Steve Grubenhoff abstained from all three votes.

*Item No. 4*      DDA Appointment

Layne Lee was recommended to the BOMC to fill the current vacancy. It was discussed but not voted upon. Since that time Hal Johnson has also submitted an application. The DDA has been requested to re-address the item and recommend a candidate to the BOMC.

A motion to recommend Layne Lee to fill the DDA vacancy was made by Allan Kirwan, seconded by Bart Webb; passed with all ayes (5-0).

*Item No. 5*      Bob Gross

A sympathy card signed by the members of the DDA would be sent to Rutledge Gross. Flowers will be sent later.

The board recognized Bob Gross' contributions to the City and DDA. Steve Grubenhoff suggested an annual service award in his name. Don Connelly suggested naming a golf tournament after him.

*Item No. 6*      Job Description for Executive Director

Mayor Rieker requested a job description for the position of Executive Director to be presented to the BOMC for consideration. Chair Jill Joyner-Bush requested and received board consensus to draft a letter and job description to be submitted to City Manager Brown.  
(Bart Webb left at this point)

*Item No. 7*      Arts on Main

Chair Jill Joyner-Bush requested board approval to draft a presentation of the Arts on Main program. It will be submitted to City Manager Brown for distribution to owners of vacant properties. This will determine whether or not such a program would be viable in the City.

With the question of liability insurance, property owners would have insurance on the building; however, Steve Grubenhoff pointed out that tenants would be required to insure their business. If the property owners are receptive to the project, the DDA could look into coordinating some type of blanket liability coverage.

A motion was made by Allan Kirwan directing Jill Joyner-Bush to proceed with a preliminary presentation for Arts on Main Program; passed by consensus.

*Item No. 8* MARTA

At the joint work session with the BOMC, it was discussed that Steve Grubenhoff draft a letter to MARTA to begin the process of negotiation to purchase all MARTA properties.

*Item No. 9* Discussion of Board Members

Allan stated that the City has actually been an incubator for restaurants. Besides Waffle House, Huddle House and Mellow Mushroom got their start in Avondale Estates. He thought it would make an interesting article and adds a dimension to the City's profile.

It was the consensus of the board that the marketing committee continues its work on the "Small Town, In Town" campaign. Along those lines, Don requested color suggestions for a new run of t-shirts.

Steve Grubenhoff suggested the slogan be put on the City gateway signs. Don Connelly stated that the original plan was to use the Golf Tournament proceeds to fund new signs. Mystery Valley was a probable location.

Dave Jolley, a former DDA member, is celebrating his 50<sup>th</sup> anniversary this year. Allan Kirwan suggested flowers be sent to commemorate the occasion. It was suggested that this could be the first annual Robert P. Gross Service Award.

Allan Kirwan stated that the corner of North Avondale Plaza and Clarendon Avenue has long been used to advertise City-sponsored events. It was suggested that a monument type of sign be considered.

Chair Jill Joyner-Bush requested a member be present at the BOMC work session to give the DDA update. Steve Grubenhoff was the volunteer.

Items to be reported:

- Submittal of Layne Lee to fill vacancy
- Letter to MARTA will be drafted
- Job description for an Executive Director
- Arts on Main program to proceed

She wanted to know what the DDA's initial participation would be in ARC sign ordinance review.

Also, she would write thank you notes to Forum Management on behalf of the DDA for the tour of the building and use of the conference room.

Allan Kirwan stated that Oak Grove Market is interested in the Ferguson building. City Manager Brown added that Smith Hardware was also

interested in that location. It was noted that business owners appreciate the City's cooperation in helping find locations. When asked if there was any word from Nayef Haddad (Century Retail), City Manager Brown responded that there was nothing new to report.

In discussion, it was agreed that DJJ operations were being well handled and did not need DDA involvement.

Allan Kirwan advised that he had compiled a list of about 72 business web addresses. He has already submitted about 50 to be included on the City's website.

Allan remarked that Rusty Bowers, Cured Foods, is doing very well. Bart Webb is planning Art-B-Q in June which should draw a good crowd. He also thanked the City staff for all the support given to the DDA.

*Item No. 10* Public Comment - NONE

There being no further business, a motion to adjourn into Executive Session at 8:20 p.m. was made by Allan Kirwan, seconded by Don Connelly; passed with all ayes (4-0).

*Item No. 11* Executive Session