



**City of Avondale Estates
Downtown Development Authority
Regular Meeting
March 10, 2020
6:30 p.m.**

MINUTES

Members Present: Dave Deiters, Chair
Stacia Familo-Hopek
Jennifer Joyner
Allen Kim
Leigh Lynch
Lisa Shortell
Tom Trocheck

Staff Present Sam Collier, Executive Director
Paul Hanebuth, DDA Treasurer
Karen Holmes, Administrative Assistant

Item No. 1 Meeting called to order at 6:30 p.m. by Chair Dave Deiters.

Item No. 2 Approval of Agenda and Minutes (Jan and Feb)
A motion to approve the agenda and minutes was made by Allen Kim, seconded by Lisa Shortell; passed (7-0).

Item No. 3 What have we done for “Dale”?

Main Street

The City of Avondale Estates was designated a Classic Main Street in 2015. The Main Street Approach is rooted in a commitment to broad-based community engagement, a holistic understanding of the factors that impact the quality of life in a community, and strategic

it's probably not a big deal. The elderly are the ones with compromised immune systems; they are the most at risk. There are a lot of grandparents who like to visit the grandkids. The CDC recommends that grandparents do not see their grandchildren for a while. I think that all things considered we should delay things for safety's sake.

Dave Deiters, Chair

You would champion, no forced cancellation, but request a delay.

AK

Request a consideration; we do not support doing it for the sake of doing it; find means of rescheduling or cancelling.

Stacia Familo-Hopek

I'm torn; I haven't been able to keep up the health information. Since the events are primarily outside, I wouldn't think there is that great a risk. But I also think that each individual has the right to make that choice. This is the time of year when all kinds of festivals are going on. I think I need more time to think about it.

Jennifer Joyner

I have similar feelings; My concern is that we are providing funding that they requested. I don't know if that gives us any authority to tell them what to do.

Dave Deiters, Chair

Legally, I don't think we can make them cancel. If the City has permitted it, it is a City issue.

Jennifer Joyner

This is a great event and a lot of effort has been put into it but if the City has a policy we should adhere to it.

Leigh Lynch

I totally feel we should stand behind whatever the City feels is appropriate. I'm not sure we can tell people what to do. I understand both sides but personally I feel that people have the right to go out or not to go out.

Allen Kim

I'd like to make a clarification. I'm not saying we have authority to change anything. My point is we need to vote on a resolution about our stand. The reason behind that is because we have money that we allocated on the

behalf of the City through the CPP; that's taxpayer money and we have to be responsible. As a responsible party, because of the public health concerns that we officially on our agenda in our minutes through a resolution have addressed this concern. So that if a party decides to carry on with their event, knowing that concern and did not take the proper measure then the DDA has done what it had to in a proactive stance.

Tom Trocheck

I think it is a personal choice. If the event organizers want to carry on we need do that. It is a personal choice whether or not we attend. We may need a cancellation policy. If a percentage of the participants pull out then maybe we should cancel the event.

LS

I, like everybody else, am torn. Because of the uncertainty we should have some options. I like the idea of a cancellation policy.

JJ

We did have a talk about that. We asked them to talk to the vendors to see what the opinion was. Maybe we need to wait another week. As we learn more about the situation we might be able to have a better idea about the action to take.

SC

I share the concerns of everybody. Things happen in March. This is the time when events ramp up; the temperatures are cooler. These things tend to get better as summer comes on; this may be the time... There may be a slowdown in the next few weeks which might change everything.

DD

We have to follow the City's lead on this. If they start pulling permits it's done.

The CDC protocol is if you have travelled to a Level 3 countries, they request that you self-quarantine for In my case, any travel to Europe by Georgia Tech has been cancelled. Anything beyond encouraging good health practices... I suggest a Special Called meeting next week Things are constantly changing. We will continue to watch for anything from the State or County departments.

Dee Merriam suggested checking with the DeKalb County Board of Health.

AK

People are testing positive for the Covid-19 asymptotically. I'm all for people making their own decisions; but people sometimes make bad decisions. I move that for any event in March or April, the board set very clear concerns that the event planners need to address. Otherwise, reschedule or cancel the event. We can take the lead from the CDC and County Board of Health to determine what those concerns should be.

DD

I'm trying to get to a concise resolution.

JJ

This is a lot to absorb and come up with a resolution right now. Maybe we should schedule a special called meeting when we may have something more formal to vote on.

LL

I'm not ready to say yes or no. Things are changing so fast.

AK

We need to let people know we take this seriously.

DD

I will talk to the city manager. It would be hypocritical of us to hold a festival when the city cancels their own events. Be ready for a special called meeting next week.

Item No. 6

Funding Request – Southern Surf Stomp - Joyner

A motion to approve funding of \$3000 for Southern Surf Stompfest was made by Jennifer Joyner, seconded by Stacia Familo-Hopek. All ayes with Mr. Kim abstaining.

Ms. Joyner gave some background on this festival and said the last time the DDA funded them was 2017. She thinks this is the kind of thing the CPP is meant for. She pointed out that Stompfest is really the only music festival Avondale has. The organizer for the festival was present and said while there are many of these across the country, Stompfest is one of the biggest. Ms. Joyner continued to point out benefits of the festival. There was discussion about the state of funding other CPP applicants as well as the setup for the Stompfest. Ms. Shortell felt the goal of the CPP was to get people into businesses and more discussion followed. While Stompfest has been self-funded, they are requesting extra money to increase marketing for the event. There was more talk about the goals of events, the

move about \$500-thousand from the DJJ operating account to the primary operating account and on to Georgia Fund One so interest can be earned. Mr. Hanebuth had another suggestion on how to carry that out. The person who motioned was not clear. Ms. Lynch seconded. All ayes.

Item No. 10 Status report on DDA Organizational - Collier
Transformation Project

Mr. Collier said there were three parts to this project that the DDA is involved in: phase one mixed use, park design, and stormwater. He mentioned some back stairs that were repaired on a DDA-owned property. He shared about stucco leaks on the Finders Keepers building. He gave an update on planned renovations at 90 North Avondale Road and also the parking lot project behind those buildings. Mr. Collier talked about changes in curb cuts in front of 84 North Avondale Road to make it conform to the upcoming road diet. He also suggested a groundbreaking when the parking lot construction gets underway.

Item No. 11 Spend approval funding assistance - Deiters
regarding Urban Design Development Study
including additional storm water funding

Mr. Deiters said this was an item discussed at the last meeting. The city is funding phase one and the DDA is set to fund phases two and three. The DDA portion, he said, was \$39-thousand, including the stormwater funding. Resident Paul Dorrah asked for clarification on a discrepancy he saw regarding cost between the written document and motion. Members of the DDA gave clarification and redid the motion with more detail.

Mr. Kim motioned to approve. Ms. Shortell seconded. All ayes.

Item No. 12 Spend approval for 84 and 88 N Avondale - Collier
required repairs

Mr. Collier provided a hard copy of some analysis he'd done on the properties. The repair to the stucco of the building at 84 can be paid for as a capital reserve project. He said the door repair at 88 could be paid for as a repair. Mr. Collier wanted to explain these to show how they affected cash flow. Mr. Deiters asked if the request is that they approve ongoing repair and maintenance expense budget for these properties as documented by Mr. Collier.

Ms. Shortell motioned to approve. Mr. Trocheck seconded. All ayes.

Item No. 13 Geothermal Proposal - Collier

Mr. Collier recapped a discussion about this, along with a presentation, at a previous meeting. He explained that, when building, geothermal must be done then and cannot be installed or retrofitted later. Mr. Collier hoped

they could have a partnership with an arm of Southern Company to have geothermal underneath the town green or adjacent commercial development on city-owned property. He added that if one can afford the up-front costs, geothermal has lots of benefits. One of those is that the roof tops become an amenity because there are no large heating/cooling units on the top of buildings. Geothermal can also provide water heating, he noted. Mr. Collier listed some questions that needed answering to see if geothermal is feasible. Mr. Trocheck was skeptical and felt they did not have enough information to make a decision. The proposal that Mr. Collier is presenting is for a study that was answer the question of whether or not geothermal is feasible for this project. There is discussion about funding and there is mention of having Southern Company pay for the study if they're interested in using this project as a test case. Mr. Trocheck is concerned funding cannot be found. But if an entity wants to pay for the geothermal installation then they can also fund the study needed to see if it's viable. Mr. Collier stated that the geothermal system at Agnes Scott College was possible because of creative financing strategies. Ms. Joyner asked if this could be a phased project. She also inquired if this study could put the project behind schedule. Mr. Kim pointed out that geothermal systems are very beneficial and using one is also good public relations. Ms. Shortell agreed. Ms. Lynch also agreed and felt they should consider the intangible benefits such as the good PR Mr. Kim mentioned. Sustainability is also part of the downtown master plan, Ms. Shortell reminded the group. Ms. Joyner said she liked the idea of trying something new but understands the concerns. Mr. Deiters agreed and feared that even if the system is feasible, the costs could become prohibitive. He added that if Southern Company helped fund the study it would show to him that they believe it could be feasible to begin with. Ms. Familo-Hopek asked if there were government rebates for this. Mr. Collier responded that tax incentives were available but he wasn't sure that they would apply to use in a multi-family building. The design team and developer are both interested in making this work, he added. There was consensus for Mr. Collier to go back to Southern Company to see if they could share in the cost of the study.

Item No. 14 First Draft 2020 Budget discussion - Deiters

Mr. Deiters said he'd like to explain the spreadsheet he'd previously sent out to the group. He hopes to keep working on the budget and have it posted about a week before the April meeting. He went through the spreadsheet with the group. Ms. Familo-Hopek asked about comparisons with last year's budget.

Item No. 15 Approval of project schedule for IGA - Deiters
 regarding 90 N. Avondale and 6 Lake St
 properties owned by city

Mr. Deiters explained how the process for entering into Intergovernmental Agreements (IGAs) has changed. The schedule being voted on this

evening is to complete the parking lot and make improvements to 90 North Avondale. The city owns these properties. Ms. Shortell moved to approve. Ms. Joyner seconded. All ayes.

Item No. 16

Public comment on Agenda Items

Kathy Kingsbury had a question about Fabric developers and the geothermal system discussed earlier. Her complete question was inaudible. Paul Dorrah asked if the Urban Redesign Development Study would look at the density of rental units. Ms. Shortell said she believes the new zoning code would look less at that and more at mass, scale, etc. Mr. Deiters said that this study would be a more visual and specific version of the Downtown Master Plan. Mr. Dorrah also requested an update on the Memorandum of Understanding (MOU) with Fabric at the next meeting. Mr. Collier said as far as the prerequisites in the MOU, the Geotech analysis is almost done and then stormwater and demolition will follow.

Item No. 17

Executive Session for Real Estate - Deiters

Adjournment

There being no further business, it was the consensus of the Board to adjourn at 9:20 p.m.

APPROVED SEPTEMBER 8, 2020