



**BOARD OF MAYOR AND COMMISSIONERS
SPECIAL CALLED WORK SESSION**

May 9, 2018

5:30 p.m. to 7:30 p.m.

MINUTES

Members Present: Jonathan Elmore, Mayor
Lionel Laratte, Commissioner
Adela Yelton, Commissioner
Lisa Shortell, Commissioner

Members Absent: Brian Fisher, Mayor Pro Tem

Staff Present: Ken Turner, Interim City Manager/Finance Director
Gina Hill, City Clerk

Item No. 1 Meeting Called to Order

Item No. 2 Adoption of Agenda
Commissioner Laratte moves to adopt agenda. Commissioner Yelton seconds. All ayes.

Item No. 3 **Downtown 3-Dimensional Map Proposal**
Bob Hughes of Brilliance Photography made a presentation at the April 25th special called work session. He showed how his drones can scan the central business district and generate a 3D map and database. The information can be used by the City, consultants and developers to facilitate envisioning, zoning discussions and business development.

Resident and architect Bill Clark answered questions from the Board of Mayor and Commissioners about the project. Some of the issues covered included cost, software, any staff training or street closures. Mayor Elmore emphasized that there would need to be one gatekeeper to the files from this project. Commissioner Yelton said staff needs to be trained and have availability to handle the files. Commissioner Shortell asked Mr. Clark to list the ways this photography would be of use to developers. He added it could be provided to developers free or for a cost. There was a discussion of the ways the product could be used by the City. Public comments and questions included whether or not there were other providers of this service and City staff would be putting out a request for proposals. Members of the BOMC said they would adjust the cost to keep it under the threshold of \$10,000. Ken Turner said the money for the project would come from the general fund under the consultant line item. Another resident suggested including a time line on

the proposal and requiring developers to submit plans using the software. More discussion followed about the capabilities of the program.

Next Steps: The costs in the proposal will be adjusted and a new estimate will be posted on the website. This will be voted on in an upcoming regular meeting afterwards.

Item No. 4

Hiring Firm Regarding the Downtown Street Grid

After an initial discussion at the April 25th special called work session, the Board of Mayor and Commissioners (BOMC) now has a draft document outlining street grid and zoning goals. That draft will be discussed, as well as scope of work and next steps.

Commissioner Shortell shared that she and Downtown Development Authority (DDA) consultant David Burt put together a draft document of downtown street grid improvements and background information. Commissioner Shortell discussed another firm she spoke with, Canvas Planning. She added that she planned to send the draft document to Katherine Moore of the Georgia Conservancy for her help and input. Ken Turner said Keri Stevens could be available to start discussing the scope of work. Commissioner Shortell suggested including another member each from the DDA and BOMC involved in the discussions. There were questions about whether or not to include the zoning rewrite in the scope of work. Commissioner Shortell says there are many moving parts to the process of restoring the street grid and overhauling the zoning code. Also, each firm she has spoken with may only handle certain aspects of the process. It's a matter of figuring out who does what and in what order. The Board wondered if the Mill District should be included in the zoning overhaul or street grid discussions. Mayor Elmore said he would like to hear from the City Planner. He added that perhaps money left over from the fees paid for movie production could be applied to the zoning rewrite. Commissioner Shortell also mentioned asking the DDA to chip in towards costs. A resident says her research shows that condemnation is a long, complicated process. Several audience members voiced support for the project.

Next Steps: Commissioner Shortell will meet with David Burt, City staff and another member each of the DDA and BOMC to refine the scope of work on the draft document. The goal is to have it by the next work session.

Item No. 5

Development Concepts Suggested by Bleakly Advisory Group

The Bleakly Advisory Group was hired to do an analysis of development and financing options for the City-owned four acres in downtown. A member of the group presented their findings at the March 12th Downtown Development Authority (DDA) and BOMC joint special called work session.

Mayor Elmore hopes to revive this conversation. He says it needs to be discussed what direction to go in and who will be in charge of what.

David Burt says the window is closing on the current business cycle. Mr. Burt had written a draft letter of intent on behalf of the community. He suggested another Team Avondale meeting to decide where things stand. Mr. Burt said that if the property were to be used for civic space, the process would be totally different than if it's sold to a developer. He described different ways to go through the process. Commissioner Shortell mentioned the possibility of selling part of the land to the DDA but Mr. Burt felt that would be too difficult to be practical. Mayor Elmore says he prefers to sell the land to a developer for commercial use within certain parameters set by the City. Commissioner Shortell says whatever is built there needs to activate the adjacent green space. The BOMC asked Mr. Burt to find documents from other cities outlining parameters on developers. He added it's possible to have a developer picked out by the fall. He also said the developers he's talked to have said there would need to be a plan for the green space before the front part is developed. That's after one resident mentioned the green space would need to be visible from the main road. Another resident voiced support for it to be developed so the City could get more tax revenue. Mayor Elmore responded yes when asked if the parcels in question would be developed with a planned development agreement. Two residents voiced concern over further use of PD's and another asked about the plan for adjoining parcels, suggesting we look at those as well. And yet another citizen pointed out that the flat roof of the credit union building could be used for something. Commissioner Shortell reiterated the BOMC's commitment to building the green space in downtown. There was then a discussion of whether zoning should be updated and the street grid solidified before moving forward on the four acres. Mr. Burt believes it would slow down the project to the point that it could not be realized while the current BOMC members are in office. He also emphasized the need to have goals and timelines during this development process.

Next Steps: Mayor Elmore says the goal is to get Team Avondale together and have something concrete in the next 30 days.

Item No. 6 Public Comment

One resident says she's observed some confusion over what the DDA can and cannot fund. She asks the BOMC to keep that in mind during development discussions.

Item No. 7 Adjournment

Commissioner Shortell moves to adjourn. Commissioner Laratte seconds. All ayes.

APPROVED THIS 25th DAY OF JUNE 2018


Jonathan Elmore, Mayor

Brian Fisher, Mayor Pro Tem

ATTEST:

Gina Hill

Gina Hill, City Clerk