



**City of Avondale Estates  
Downtown Development Authority  
Special Called Meeting  
June 17, 2020  
4:00 p.m.**

**MINUTES**

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

Staff Present: Sam Collier  
Paul Hanebuth  
Rebecca Long  
Shannon Powell  
Rebecca Davis

Item No. 1 Meeting called to Order

Item No. 2 Approval of Agenda  
Leigh Lynch motioned to approve. Lisa Shortell seconded. All ayes.

Item No. 3 Resolution to approve parking change order - Collier  
(If item is ready)  
Leigh Lynch motioned to approve. Tom Trocheck seconded. All ayes.

Sam Collier received a quote for \$25,000 from ArborGuard to replace the trees that were mistakenly cut down at the construction site. That amount will be subtracted from the cost of the parking lot change order (\$101,280.06). Also included is the preapproval of a 10% construction surprise contingency amount, if needed. Construction will move forward.

Item No. 4                      Resolution to approve IGA w/ City                      -                      Deiters  
whereby DDA would transfer Admin  
fee associated with Bond related to DJJ  
and related transaction to the City  
Tom Trocheck motioned to approve. Leigh Lynch seconded. All ayes.

This intergovernmental agreement allows the DDA to transfer \$550,000 administration fee associated with the bond closing on the Department of Juvenile Justice (DJJ) building tax abatement to the city. There are no restrictions on how this money may be spent.

Item No. 5                      Discussion of options related to timing  
of DJJ transaction including  
proposed lease of DJJ building to Forum  
(purchaser of DJJ) effective 7/1/20 and other  
options  
Commissioner Shortell motioned to approve negotiations and, if needed,  
the execution of a lease. Tom Trocheck seconded. All ayes.

DeKalb County Courts must approve the abatement that's part of Forum Management's purchase of the DJJ building. Courts have been closed because of the covid-19 pandemic which has caused some timing issues. The lease with the State Property Commission (on behalf of the DJJ) begins on July 1<sup>st</sup>. To cover the timing gap, Forum has proposed that the DDA enter into a lease agreement with them starting July 1<sup>st</sup> and that they will then "sublease" the DJJ under their already negotiated lease terms. The new lease between the DDA and Forum will exist for a limited time or until the deal closes (whichever comes first). If closing does not happen in the specified time, the new lease between Forum and the SPC/DJJ will transfer to the DDA.

Item No. 6                      Public comment on agenda Items: None

Adjournment  
Leigh Lynch moved to adjourn. Tom Trocheck seconded. All ayes.

**APPROVED SEPTEMBER 8, 2020**