



**City of Avondale Estates
Downtown Development Authority
Regular Meeting
July 14, 2020
6:30 p.m.**

MINUTES

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

Absent: Jennifer Joyner

Staff Present: Paul Hanebuth, Secretary/Treasurer
Sam Collier, Consultant
Rebecca Long

Item No. 1 Meeting called to Order

Item No. 2 Approval of Agenda and Minutes
Leigh Lynch motioned to approve the agenda. Tom Trocheck seconded.
All ayes.

Dave Deiters suggested all outstanding minutes be collated for approval at the next meeting. Paul Hanebuth agreed to execute.

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 focus on the core principles of downtown and neighborhood revitalization: Economic Vitality, Quality Design, Effective Promotion, and Sustainable Organization.

Main Street: Promotion
Main Street: Design
Main Street: Economic Vitality
Main Street: Organization

DDA

The Avondale Estates Downtown Development Authority (DDA) was created in 2001 by local legislation enacted by the Georgia General Assembly. The DDA is empowered to borrow money, enter into contracts, provide loans, purchase property, receive grants and gifts and sell revenue bonds.

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| Item No. 4 | Treasurer’s report | - | Hanebuth |
| Item No. 5 | Status report on DDA Organizational Transformation Project
Sam Collier gave an update on the timeline of various DDA and City projects. | - | Collier |
| Item No. 6 | Use of funds discussion regarding construction costs and bond balance
Dave Deiters and Paul Hanebuth led a discussion, regarding costs and benefits of continuing to pay interest on Series 2018 bond and using further bond proceeds to pay for parking lot construction, as opposed to retiring debt and paying for construction with cash. Allen Kim motioned to pay off all outstanding debt and pay for parking lot construction with cash. Tom Trochek seconded. All ayes. Paul Hanebuth agreed to execute. | - | Deiters, Hanebuth |
| Item No. 7 | Development update
Sam Collier presented an overview of development study phase 1 (City funded) conducted by Lord Aeck Sargent and preview of phase 2 (DDA funded by previous board action). | - | Collier |
| Item No. 8 | DJJ Tax Bond Update
Dave Deiters advised the board that validation of tax abatement bond is expected during the first week of August. Until and unless validation occurs, city payment in lieu of taxes (\$550,000 PILOT) and \$450,000 administrative fee payable to DDA will be held in escrow. | | |
| Item No. 9 | Discussion of City face covering requirement | | |

Lisa Shortell summarized Board of Mayor and Commissioners (BOMC) action taken on 7/13/20. Allen Kim and Sam Collier led discussion of appropriate modalities for the DDA to assist local businesses in complying with the BOMC action while simultaneously furthering the DDA mission of improving/maintaining business opportunities within the downtown area. Leigh Lynch is tasked with forming a subcommittee to develop a budget and action plan to accomplish these goals, to be presented at a future meeting, possibly called before the next regularly scheduled meeting.

Item No. 10

Public comment on agenda Items

Resident Candace Jones congratulated the present and past DDA boards on development, execution, and conclusion of various agreements governing real estate transactions relating to the building, management, and sale of the building occupied by the Department of Juvenile Justice.

Adjournment

Tom Trocheck motioned to adjourn. Lisa Shortell seconded. All ayes.

APPROVED SEPTEMBER 8, 2020