



**City of Avondale Estates
Downtown Development Authority
Regular Meeting
September 12, 2023
5:30 p.m.**

MINUTES

Members Present: Dave Deiters
Stacia Familo-Hopek
Lisa Shortell
Tom Trocheck
Leigh Lynch
Jennifer Joyner
Walter Barineau

Staff Present: Shannon Powell
Ellen Powell
Brittany Marmol
Gina Hill
Kyle Williams, Attorney

Item No. 1 Meeting Called to Order Deiters

Item No. 2 Approval of Agenda, July Minutes Regular Meeting, and Special Called Meetings for July and September Deiters
Leigh Lynch motioned to approve the agenda, adopt the minutes, and amend the agenda to remove item #5. Tom Trocheck seconded. All ayes.

Item No. 3 Economic Development/Business Update S. Powell
Executive Director Powell reported that staff is waiting to hear from Georgia Department of Transportation (GDOT) in regard to the US 278 project. The next hardcopy newsletter will include a detailed article about the Town Green commercial building. Some minor permits are still needed before construction can begin, hopefully in in January at the latest. Subdivision and re-platting of the property took longer than expected. The

developers will come to present plans at upcoming Board of Mayor and Commissioner and DDA meetings. The project will be called "The Dale". An ice cream business has opened in the Olive & Pine development. There are pop-up chefs some nights at Lefty Lee's and the Night Owl cocktail bar will hopefully open in January.

- Item #4** **Hotel Development Update** **S. Powell**
Developer Paul Fialkowski told members of the DDA that he has engaged an architect and engineers to start planning the hotel project. Parking will be a very important factor. They're also trying to figure out massing, setback, and height. Mr. Fialkowski said there were other investment partners interested. They like the Tribute brand from Marriott. However, the former developer of the property still has a franchise agreement with Tribute that needs to be worked out. He explained the group is in the analysis phase of the project. Mr. Fialkowski added that he feels a development agreement can still be executed around mid-November.
- Item #5** **Property Acquisition: 154 Olive Street and** **S. Powell**
2804/2808/2816 Franklin Street
Removed
- Item #6** **Main Street Update** **E. Powell**
Ellen Powell explained the criteria for maintaining membership in the Main Street organization. The group discussed the status of their DDA training. She then listed upcoming events, including yoga at the Town Green, Southern Surf StompFest, and Avondale Ale Day, among others. Ms. Powell discussed the revival of the Avondale Arts Alliance as well as the city's latest ranking as a top family-friendly city. Reservation protocol at the Town Green pavilion was also discussed. Stacia Familo-Hopek brought up items to communicate with other businesses.
- Item #7** **Finance Report**
Finance Director Brittany Marmol was on hand to explain handouts of the DDA's financial status. Tom Trocheck had questions about long-term liability. The group talked about how often they should receive financial reports.
- Item #8** **Public Comment on Agenda Items**
None

Item #9

Adjournment

Jennifer Joyner motioned to adjourn. Tom Trocheck seconded. All ayes.