



**City of Avondale Estates  
Downtown Development Authority  
Regular Meeting  
October 12, 2021  
5:30 p.m.**

**MINUTES**

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

Members Absent: Jennifer Joyner

Staff Present: Shannon Powell, Exec. Director  
Kyle Williams, Attorney  
Ellen Powell, Communications Director  
Gina Hill, City Clerk

Item No. 1 (1 min) Meeting called to Order Deiters

Item No. 2 (1 min) Approval of Agenda, September Regular Meeting Minutes, and September 22 Special Called Meeting Minutes. Deiters

Tom Trocheck moved to approve the minutes. Walter Barineau seconded. All ayes. There were two additions to the agenda – one regarding the buildout of 90 N. Avondale Rd. and the other was a quote for burying utilities from Georgia Power in front of Finders Keepers, Edwin Jarvis and 90 North Avondale. Walter Barineau motioned to amend. Tom Trocheck seconded the motion. All ayes.

## ***DDA Organization***

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.

Item No. 3 (10 min)      Executive Director Report      SPowell

Property Management and Redevelopment, Georgia Power  
Utility Burial, Park, Franklin Streetscape, Development

Ms. Powell gave an update about the roofing project at Finders Keepers. The roofers should begin in November. She gave a brief overview of the Franklin Streetscape, which is a concept about a shared streetscape between Olive & Pine and Little Tree Studios. It's not an urgent matter so Ms. Powell offered to discuss it in more detail at the next meeting. She also noted that staff is helping the Olive & Pine owners with the Dekalb County permitting process.

Item No 4 (5 min)      Treasure's Report      Hanebuth

Mr. Hanebuth had handouts to share showing the third quarter report. He explained the report in more detail.

## ***Mainstreet Activities***

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.

New Items      Ms. Powell shared an architect's proposal to not exceed \$5,000      SPowell/EPowell

for drawings to renovate the property at 90 N. Avondale Rd. She fielded some questions about the proposal, such as what would be included and budget queries. Lisa Shortell motioned to approve up to \$5,000 out of previously budgeted funds for this proposal. Leigh Lynch seconded. All ayes.

Ms. Powell gave background on the item regarding burying power lines. The quote from Georgia Power to achieve the group's goals was \$36,000. This quote does not include rewiring the Finders Keepers building itself. There was more discussion about pros, cons and costs. The board members directed staff to pursue quotes to re-wire the three builds and to proceed if the

cost were under \$20K.

Item No. 5 (5 min) Event Update: AvondAle Day, Dale Ale Trail, VIP Lounge (Economic Development), Winter Wonderland, Tiny House

Ms. Powell gave updates about these events. She praised Ellen Powell's work on the AvondAle Day planning and provided more details about the VIP Lounge. She thanked Walter Barineau for sharing his contact list for VIP Lounge invitations. Ellen Powell described the food lined up for the lounge as well as some of the gift items and signage. Shannon Powell also recognized the work of Jennifer Joyner in helping with social media for this event. She also touched on the other events as well as the new holiday decorations for the city.

Item No. 6 Public Comment on Agenda Items  
Kathy Kingsbury said she knew of volunteers who would be willing to help with the holiday wreaths.

Executive Session – Real Estate  
Lisa Shortell motioned to enter executive session. Tom Trocheck seconded. All ayes.

Adjournment