

CHAMBLEE DOWNTOWN DEVELOPMENT AUTHORITY

Special Meeting Minutes
Tuesday, February 7, 2017 – 8:00pm
Chamblee Civic Center
3540 Broad Street, Chamblee, GA 30341

The Special Session of the Chamblee Downtown Development Authority was held on Tuesday, February 7, 2017, at the Chamblee Civic Center at 3540 Broad Street, Chamblee, GA. Board members in attendance: David Carter, Ronni French, Van Pappas, Leslie Robson and Brian Ray. Also attending were Board Counsel Dan McRae, Economic Development Manager Adam Causey, and members of the public.

Call to Order: The meeting was called to order by Chairman David Carter at 8:00pm.

Old Business -

a. Trackside development discussion

The Board reviewed the information previously requested and submitted by Trackside Development in support of an abatement. In this case, MARTA owns the property, Trackside has a long term lease, and the CDDA would own the structure, but not the land. Van Pappas asked what our responsibility would be – Dan McRae reported that we would have no responsibility to MARTA once the MOU is executed – we would have no liability. It is unnecessary to work directly with MARTA as the Trackside group is engaged as the lessee, but we do need to have a copy of the ground lease. The tax abatement will be based on the value of the building.

The benefit to the City of Chamblee on this project is the creation of high level jobs and the creation of the first Class A office space in the city. There was discussion amongst Board members on the merits of the project and various level of participation that might be appropriate.

The Board discussed the upgraded finishes for the exterior of the building, the pocket park, and other amenities that will help to market the building. David Carter asked Adam Causey about the status of the Peachtree Malone Lofts. Mr. Causey stated that the project does not abut the Olmsted Development, as the Peachtree Malone Lofts property sits between Trackside and Olmsted. Mr. Causey stated that the City is committed to working with all

property owners in this area to to resolve connectivity issues per approved zoning conditions to facilitate the expansion of the Chamblee Rail Trail. Gary Matthews stated that any abatement dollars would inure to the benefit of the tenants in terms of upgraded facilities and adjustments to lease rates. Mr. Causey noted that this is happening throughout the region. Van Pappas stated that we need to consider our competition.

Van Pappas reminded the Board that this is not a 100% abatement – all public entities – City, County and School System would receive tax dollars from any deal. Motion by Leslie Robson to grant a \$4 million abatement. Motion failed due to lack of a second. **Motion by Van Pappas to grant a \$3 million abatement, seconded by Leslie Robson. The motion passed 4-1, with Leslie Robson, Van Pappas, and Ronni French, and Brian Ray voting to approve, and David Carter voting against.**

Dan McRae will have the MOU prepared within the next 30 days.

Public Comment: Mario Cambardella, a new resident of Chamblee, addressed the board.

Executive Session: None

Motion by Leslie Robson to adjourn the Special Session, seconded by Ronni French, with Carter, French, Pappas, Ray and Robson voting to approve.

Respectfully submitted:

Ronni French
Secretary of the Chamblee DDA

Approved by the Board on

Chairman of the Chamblee DDA
