

CHAMBLEE DOWNTOWN DEVELOPMENT AUTHORITY

Regular Meeting Minutes

Tuesday, January 26, 2021 – 6:30pm

A Regular Meeting of the Chamblee Downtown Development Authority was held on Tuesday, January 26, 2021, at the Chamblee Civic Center. Board members in attendance: Ronni French, Van Pappas, Brian Ray, Leslie Robson, Robert Smith and Andy Tan. Also attending were Counsel Dan McRae, Acting Economic Development Director Laura Linman and Randy Holmes from Seven Oaks.

- 1) **Call to Order:** the meeting was called to order by Chairman Rob Smith at 6:30 p.m.
- 2) **Approval of Minutes:**
 - a. Regular Meeting, December 16, 2020: **Motion by Van Pappas to approve the regular meeting minutes, seconded by Brian Ray with French, Pappas, Ray, Robson, Smith and Tan voting to approve.**
 - b. Executive Session, December 16, 2020: **Motion by Leslie Robson to approve the executive session minutes, seconded by Pappas, with French, Pappas, Ray, Robson, Smith and Tan voting to approve.**
- 3) **Chairman's Report:** Rob Smith reported that there will be a follow-up meeting with the Chamblee-Doraville CID Board in April. He also updated the Board on multi-family development in Chamblee. There have been 709 units in the last 4 years. While this is a lot of inventory, 95% are currently occupied. Chamblee is in a good location – close to Buckhead, Midtown, and the central Perimeter areas with great access. Despite the Pandemic, investors are still looking at multi-family opportunities. Developers are looking for properties closer to downtown. Smith suggested that we have an update on multi-family on a regular basis, and we can include updates on other issues as needed.
- 4) **Financial Report:** Laura Linman gave a brief financial report. We still have not received payment from SLX- so that amount is not included in this report. There was a question about the need for tracking our Pilot payment. Rob Smith and Van Pappas agreed this was needed. Van Pappas asked about the investment held for resale value change. Laura will ask our accountant to explain this.
- 5) **DDA Properties Update:** Rob Smith reported that Windsor Stevens would like to add more floors to their project. They will need to ask the City for approval. Tables and Chairs property will probably close in July. Discussions are ongoing with neighboring properties.

The Chamblee Dunwoody Collision property is moving in the right direction, and hoping for an April closing. There are no immediate plans for the Vintage Pizza parking. Some time

ago Char-Griller requested that a wall be constructed inside the building to allow access. There has been no further movement on this.

Site clearing on the Town Center property has been delayed due to bad weather. Hopefully this clearing can be done in the next several weeks. In addition to use by Contrast, the DDA can use the site for marketing and tours.

Rob Smith reported that there is not much activity due to Covid 19. Other projects in the area are moving slowly. Laura Linman reported that the City had obtained the funding to complete the Rail Trail from Pierce Avenue to the Third Rail Studio. An update on this project should be an agenda item monthly.

- 6) **Public Art Commission Update:** Laura Linman reported that the RFQ should be ready in February. There will be a virtual Public Meeting on Tuesday, February 2, to solicit public input for the Commission.

The Commission, working with the Chamblee Charter High students, will beautify the MARTA fence along Peachtree Road.

7) Old Business

- a. **Planters:** Mario Cambardello submitted information on Outdoor Planters to be placed in the DDA area. There was discussion about the size and shape of the planters, as well as suggestions for placement in Zones 1, 2, and 4. Final decisions will be made at a later date.
- b. **Soofa:** Laura Linman reported that the proposal for signage was not on the Council agenda at this time. There was discussion about the location of this signage. Soofa had submitted photos of proposed sites, including Pierce and Peachtree, Marta, and the Rail Trail. Van Pappas suggested that the Rail Trail sign be placed at the bottom of the stairs. Laura also reported that there would be no Concert Series held in 2021. The two major events will be the Taste of Chamblee (modified) and the Holiday event in December. Rob Smith noted that the planters and signage should be in place before these events.
- c. **Peachtree Station Letter of credit:** Rob Smith asked Dan McRae to explain the issue. The Peachtree Station MOU required a minimum \$100,000 financial reserve – either cash or a letter of credit. Since the project has been sold, S.J. Collins has asked that he be released from this requirement. This is a sound project, but there is some minimal risk to us. There was discussion about this issue, and agreement to keep the letter of credit until the abatement has ended. Motion by Brian Ray to deny the request, seconded by Leslie Robson, with French, Pappas, Ray, Robson, Smith and Tan voting to approve.

8. New Business:

a. **Façade Grant Update:** Laura Linman asked if we could award a Façade Grant for work already completed. Dan McRae reported that State law does not allow that. Leslie Robson ask why there are so few people interested. One issue is the cost of presenting the grant proposal to the city for approval. Dan McRae suggested that we could include design costs as an addition to the current grant. It was decided that Laura continue to work with Dan McRae to seek a solution.

b. **Extension of Collision Site lease:** The current tenants have asked for another year’s lease, but the buyers want to have control in April. We could offer them a month to month lease through March. Rob Smith will talk with the buyers and the current tenants about a solution. **Motion by Van Pappas to authorize Chair to talk with the buyers and take the appropriate action regarding the lease, seconded by Ronni French with French, Pappas, Ray, Robson, Smith and Tan voting to approve.**

c. **Film Requests:** There have been initial inquiries from film companies about using our Broad Street property for filming. **Motion by Brian Ray authorizing the Chair to act upon any requests, seconded by Ronni French, with French, Pappas, Ray, Robson, Smith and Tan voting to approve.**

9. **Executive Session pursuant to O.C.G.A. 50-14-3(b)(1) for the purpose of discussion or approving a real estate transaction. Motion by Van Pappas to approve the Executive Session pursuant to O.C.G.A. 50-14-3(b)(1) for the purpose of discussion or approving a real estate transaction, seconded by Ronni French, with French, Van Pappas, Ray, Robson, Smith and Tan voting to approve.**

12. **Adjourn: Motion by to adjourn by Brian Ray, seconded by Leslie Robson, with with French, Pappas, Ray, Robson, Smith and Tan voting to approve.**

Respectfully submitted:

Ronni French

Approved by the Board on

Chairman of the Chamblee DDA
