



**City of Avondale Estates
Downtown Development Authority
Regular Meeting
May 11, 2021
5:30 p.m.
Minutes**

Members Present: Dave Dieters, Chair
Lisa Shortell
Leigh Lynch
Stacia Familo-Hopek
Jennifer Joyner
Tom Trocheck
Walter Barineau (left meeting after item 11)

Staff Present: Shannon Powell, Executive Director
Sara Hempen, Main Street & Events Manager

Others Present: Dan McRae, attorney
Tim Dugan, contractor

Item No. 1 Meeting called to Order (Deiters)

Item No. 2 Approval of Agenda and Minutes Regular Meeting (Deiters)
Motion to approve the agenda was made by Shortell and seconded by Barineau. All ayes. Approval of the minutes postponed to June meeting.

Item No. 3 City Development/Business Update (Powell)
The BOMC will review and potentially vote on the Town Green Park and Interim Solution project on Wednesday night.

Item No 4 Treasurer's Report (Hanebuth)
Deferred until next month as Mr. Hanebuth is on vacation.

- Item No. 5** **Road Declaration (Maple Street) Explanation** **(McRae)**
The street was developed by TCR and there is a provision in the lease that specifies a road declaration. An easement will allow full public access. The street will not be deeded to the city and TCR will continue to maintain it. If TCR sells the property, the maintenance requirement will go with the buyer.
- Item No. 6** **TCR Sale - Transfer Documents** **(McRae)**
There is a potential sale being considered between TCR and a buy-and-hold buyer. The DDA has been requested to prepare transfer documents. Attorney McCrae is working on these and the DDA will need to consider approval at a special-called or next month.
- Item No. 7** **Requests for \$560K for Town Green storm water and \$220K for the interim development site solution** **(Powell)**
As discussed at the joint DDA/BOMC meeting, these are two ways that the DDA can help fund the Town Green Project. The storm water infrastructure will benefit the park and some nearby commercial sites. The development pad will look good, be accessible, and help activate the park while the commercial project is being reevaluated. (Please see the attached list for a breakdown of the costs.)

A motion to approve \$560k for Town Green stormwater and \$220 for the interim site was made by Barineau and seconded by Lynch. All ayes.
- Item No. 8** **90 North Avondale - request for up to \$21K for interior demolition** **(Powell/Dugan)**
The contractor, Tim Dugan, was present and articulated his concerns. From what he can presently see, there may substructure issues which might be so expensive as to make a renovation not reasonable. He cannot confirm the state of the building without further interior demo (\$21K). In addition, both the state and he recommend a full asbestos and lead study before anyone does any demolition or further renovation on the building (\$2500). If the building is structural sound, this 21K interior demolition would need to be spent anyway. If the building is deemed not sound, the 21K will offset further demolition costs to a certain extent. The plan is to move ahead with the study and, if no asbestos is found, move ahead with the interior demolition.

A motion was made and approved for \$2500 for the study and \$21K for the interior demolition by Trocheck and seconded by Shortell. All ayes.

Item No. 9 **84 North Avondale Repair Update & Requests for \$3K for emergency repairs** **(Powell/Dugan)**

The building is having water leaks during rain events. Mr. Dugan filled in the board on the extent of the issues. The dormers were built between trusses with no support and are now sagging and causing gaps in the roofing. Water is also overflowing a gutter and going through rotted wood fascia and running down a wall in one spot. Full repair to repair and replace the dormers is about \$90,000 - \$100,000. The dormers can be removed completely which would somewhat cheaper, but still substantial. A temporary fix would be to patch the roof and flashing.

A motion was made to spend up to \$3000 on emergency repairs to address the dormer leaks and fascia/gutter situation by Shortell and seconded by Familo-Hopek. All ayes.

Item No. 10 **Mainstreet Update: 2nd edition E-newsletter, Joint DDA/AEBA meeting, Dale Ale Trail promotion** **(Hempen)**

Coordinator Hempen has sent out the 2nd edition of the newsletter (attached). She reported a 65 -70% opt in rate and 60% open rate so far.

Ms. Hempen hosted a DDA/AEBA meeting and 10-12 business owners participated in introductions and learned about the Main Street programs and the DDA. The next meeting will be early July.

The Dale Ale Trail promotion group is continuing work on the event. A logo is close to completion. The kick-off event will likely be summer or fall. The working group is trying to find ways to integrate the rest of the business district into the event. In addition, an Open Container Ordinance draft has been sent to the city lawyer. The draft should be ready by the end of May and brought to the BOMC in June.

Item No. 11 **Mayhem Festival Event Request** **(Powell)**

The DDA has received a CPP application for the event to be held on September 5. Planning includes twelve bands, a pig roast, food and art vendors, and a car show. DDA discussion centered on whether such events would be allowed by the city by September.

A motion was made to allocate \$6000 of CPP funding to the event contingent upon city direction on events by Lynch and seconded by Joyner. All ayes.

Director Powell noted that, with events picking up, the DDA should consider developing criteria to evaluate events more comprehensively and what benefit they will bring to all downtown businesses.

Item No. 12

Public Comment on Agenda Items

No public comment.

Adjournment

Motion made by Lynch and seconded by Joyner. All ayes.