



**City of Avondale Estates
Downtown Development Authority
Regular Meeting
June 14, 2022
5:30 p.m.**

MINUTES

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

Member Absent: Jennifer Joyner

Staff Present: Patrick Bryant
Ellen Powell
Kyle Williams, Attorney

Item No. 1 Meeting called to Order Deiters

Item No. 2 Approval of Agenda, Approval May Minutes Deiters
Leigh Lynch moved to approve. Tom Trocheck seconded. All ayes.

Executive Session – Real Estate

Tom Trocheck moved to enter executive session at 5:31 p.m. Walter Barineau seconded. All ayes.

Tom Trocheck moved to exit executive session at 6:36 p.m. Leigh Lynch seconded. 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.

MOU for Hotel

The group discussed the draft and agreed on an amendment to be made, saying a “maximum of 81 rooms” instead of “minimum of 80 rooms.” Leigh Lynch moved to adopt the MOU with this change. Walter Barineau seconded. All ayes.

MOU for Town Green Commercial Project

Changes agreed upon for this MOU included:

Pg. 3, Sec. 1 preamble and pg. 5, following 1.j – 180 days changed to 90 days to reach development contract

Pg. 3, 1.d – fee of \$100,000 for Town Green building pad remains, strike 1.2%

Pg. 4, 1.f – additional loan language added for potential 2nd loan; this loan would be at a higher rate, but serviced identically to the \$3.26 million loan

Pg.4, 1.e and 1.f – language added reflecting that the remaining loan balance will be repaid (for both loans)

Pg. 5 – Strike 2. D

Pg. 6, 2. G – change “MOU” to “development contract”

Prohibited Use Restrictions, pg. 14 and p. 15

Numbers 19, 24, 26, 30, and 31 shall be limited to 25% of the second floor only of the development. There shall also be allowed only one of each such businesses on the second floor.

Number 19 – change to prohibit all massage parlor, change health spa to health or wellness spa

Number 26 – Prohibit athletic club and gym, allow specialized training or fitness studio

Stacia Familo-Hopek moved to adopt the MOU with the above amendments. Tom Trocheck seconded. All ayes.

MOU for Townhomes

Changes proposed for this MOU included:

Pg. 3, 1 preamble and pg. 4 following 1.j – 180 days changed to 90 days

Pg. 3, 1.E – purchase price of non-pad ready unit changed from \$85,000 to \$87,000

Pg. 5, 2.E – addition of language specifying the allowance of two six-month extensions to the construction timeline

It was also noted that the absence of design guidelines in the townhome MOU reflects that fact that design of these residential properties will be governed by the zoning code. Walter Barineau moved to adopt the MOU as amended. Leigh Lynch seconded. All

eyes.

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.

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| Item No. 4 | <p data-bbox="350 462 592 493">Main Street Update</p> <p data-bbox="350 504 1136 861">Ellen Powell reported that the Town Green concerts have been successful so far. Vendor sales have been good and another line to purchase beer and alcohol was added. Approximately 400-600 people have been in attendance. Ms. Powell listed what was in the works for the upcoming Juneteenth and Pride-focused concerts coming up. She also touched on July 4th plans. Ms. Powell also explained ways she is able to track the effectiveness of online marketing. She said social media is helping drive traffic to the city website.</p> | E. Powell |
| Item No. 5 | <p data-bbox="350 892 836 934">Public Comment on Agenda Items: None</p> | |
| | <p data-bbox="350 955 511 997">Adjournment</p> <p data-bbox="350 997 1128 1041">Tom Trocheck moved to adjourn. Lisa Shortell seconded. All eyes.</p> | |