



**City of Avondale Estates
Downtown Development Authority
Regular Meeting
July 11, 2023
5:30 p.m.
AGENDA**

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

Staff Present: Shannon Powell
Patrick Bryant
Ellen Powell
Gina Hill
Kyle Williams, Attorney

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| Item No. 1 | Meeting called to Order | Deiters |
| Item No. 2 | Approval of Agenda and May Minutes Regular Meeting
Lisa Shortell made a motion to approve. Tom Trocheck seconded. All ayes. | Deiters |
| Item No. 3 | City Development/Business Update
Shannon Powell gave an update on the US 278 Complete Street project. She said a package will be submitted that week for final review and approval from the Georgia Department of Transportation (GDOT). She anticipated being able to bid out the project in mid-September with a start date after the new year. The city received a grant for the Laredo Drive project that GDOT will assist with. Ms. Powell pointed out some additional paving underway in the city after some miscommunication at GDOT. Talk turned to upcoming stormwater challenges at Washington and Pine Streets. Issues there ranked in the top five worst stormwater problems in the city. Ms. Powell provided more detail and it appears | S. Powell |

there are several infrastructure problems at play. Staff is seeking grants to help with the expense. She added that work is at least a year away. Ms. Powell listed several new businesses in the downtown but added that 37 Main, the live music venue, will be closing. The developer for the Town Green commercial project has submitted drawings and they do meet zoning requirements. The projected timeline is for construction drawings to be submitted the end of July and breaking ground in the fall. Ms. Powell also gave updates on a senior housing project, The Globe Arts Center, parking lot discussions with CSX, and mold remediation at the Finders Keepers building.

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| Item No. 4 | <p>Main Street Update</p> <p>Ellen Powell shared information staff is receiving from the analytics tool Placer AI. She said the number of visitors to the city has increased 10% over 2022 and 20% since 2019. The data also shows where people are coming from. She pointed out the increase in visitors when there are events in the city. For example, there were 7,000 visitors on the 4th of July. The group shared anecdotal information. Dave Deiters suggested sharing the information with the Avondale Estates Business Association (AEBA).</p> | E. Powell |
| Item No. 5 | <p>Events Update</p> <p>Ms. Powell recapped the recent yoga events. Other wellness events are being considered. Ms. Powell listed upcoming events and corresponding dates, including the National Night Out, Wind Down Concerts, StompFest, Avondale Dale Ale Trail Day, The Stratford's chili cook-off, and the holiday tree lighting. There was a brief discussion about moving the Sunday farmers' market to the Town Green pavilion. Jennifer Joyner touched on some issues to overcome before that can happen.</p> | E. Powell |
| Item No. 6 | <p>Finance Report</p> <p>Ms. Powell circulated an income statement and pointed out an unusual entry. Dave Deiters requested that payroll be included as soon as possible. The Georgia Fund One balance is roughly \$9.3 million and interest this month was \$39,000. Mr. Deiters also requested a balance sheet for the next meeting.</p> | Trocheck/S. Powell |
| Item No. 7 | <p>Public Comment on Agenda Items: None</p> | |
| Item No. 8 | <p>Executive Session – Real Estate</p> <p>Leigh Lynch motioned to enter executive session at 6:10pm. Walter Barineau seconded. All ayes.</p> <p>Tom Trocheck moved to exit executive session at 7:10pm. Jennifer Joyner seconded. All ayes.</p> | |

Adjournment

Walter Barineau motioned to adjourn. Leigh Lynch seconded. All ayes.