Smyrna Downtown Development Authority

Meeting Minutes
September 15, 2015

ATTENDANCE:

Members Present

Max Bacon
Doug Stoner
Larry Freeman
Jim Duelmer
Kevin Drawe

Members Absent

Kim Gangemi
Jason Saliba

Staff Present

Ken Suddreth, Community Dev. Director
Scott Cochran, City Attorney
Tom Boland, Economic Development Manager
William Smith, Economic Development Coordinator
Mike Jones, Interim City Administrator

Other Guests Present

Don Hicks (Croy Engineering)

AGENDA

The September 15, 2015 meeting of the Smyrna Downtown Development Authority (DDA) was held in the 2nd Floor Conference Room at Smyrna City Hall. Chairman Max Bacon called the meeting of the Smyrna DDA to order at 2:43 p.m.

1. Discussion of the Concord Road Remnant Parcels for Potential Future Development Purposes

Chairman Bacon introduced the agenda item. Mr. Cochran outlined his recommendations for Smyrna Downtown Development Authority(the Authority) involvement in the implementation of the Concord Road Development Concept. He recommended that the parcel designated for a restaurant in the most recent development concept for the Concord Road Corridor be transferred from the City of Smyrna to the Authority. This would allow the Authority to market and sell the identified property. Mr. Cochran recommended that only the footprint of the proposed restaurant building be transferred to the Authority for sale. Mr. Jones suggested that it might be better if all of the development parcels shown in the concept plan be turned over to the Authority. After discussion of the advantages and disadvantages of each suggested scenario the Authority decided it would be preferable to transfer all of the proposed development parcels from the City to the Authority for the purposes of marketing and disposition.

For information and clarification purposes Mr. Suddreth gave a brief overview and history of the process that brought the Concord Road Development Concept to the Authority for their consideration and involvement.

The Authority members then reviewed the development concept plan that was approved by the Mayor and Council and expressed their support of that plan including the positioning of the proposed restaurant as it related to the linear park. Mr. Cochran stated that, if necessary, the development parcels could be deeded back to the City from the Authority if, for some reason, that became desirable at some future date.

The Authority members discussed how the proposed parking was critical to the marketing and future viability of the development parcels and questioned whether the subject parcels had enough parking to make the parcels attractive

DRAFT

to potential developers, lenders and end users. It was pointed out that eighty-nine (89) parking spaces are proposed to serve the 4500 SF restaurant site and two (2) retail/office building sites containing five thousand (5000) SF. Mr. Boland indicated that the parking regulations in the city's zoning ordinance indicate that a total of eighty-seven (87) parking spaces are required to adequately serve the proposed uses.

The Authority members and staff then discussed utilizing funds from the sale of the three (3) aforementioned parcels to help fund construction of the parking lot(s) for the proposed linear park and the development parcels. Mr. Cochran emphasized that the SPLOST law and guidelines had to be observed if the proceeds from the disposition of the development parcels were going to be used for that purpose (parking) or other improvements. Authority members concluded that marketing the development parcels would be more successful if the parcels had direct access to the proposed parking areas as shown in the development concept plan. There was some concern that the parking areas would be "shared" parking for the linear park, the restaurant and the two (2) retail/commercial uses and parking spaces would not be specifically dedicated for each individual use.

The Authority discussed and subsequently recommended that the linear park "parcel" (as shown in the development concept plan approved by Mayor and Council) remain under the purview and control of the City.

Additional discussion regarding the legal/allowed uses of excess, "recaptured" (as a result of the property disposition) and future SPLOST funding could be used to implement the proposed development concept (including the linear park) took place. Mr. Cochran reiterated the need to abide by the rules and regulations that govern the use of SPLOST funds.

General discussion of the potential funding, phasing, timing of the improvements occurred.

Chairman Bacon then called for a motion

MOTION: The following motion was made: The DDA supports the Concord Road Development Concept Plan as approved by the Smyrna Mayor and Council and respectfully recommends to the Mayor and Council that the City transfer to the Smyrna Downtown Development Authority, for the purposes of marketing and disposition, those parcels identified for future development and parking. A motion to approve was made (Mr. Freeman). The motion was seconded (Mr. Duelmer). All voted in favor and the motion was unanimously approved.

Chairman Max Bacon asked if there was any other DDA business to be discussed.

There being no further business Chairman Bacon adjourned the September 15, 2015 meeting of the Smyrna Downtown Development Authority at 3:28 p.m.

DRAFT