

**KENNESAW DEVELOPMENT AUTHORITY
DRAFT MEETING MINUTES**

**August 21, 2019
Council Chambers
6:00 p.m.**

- I. **Call to Order** The meeting was called to order by Chair, Richard Blevins, at 6:00 pm.
Members present: Jay Brimberry, Richard Blevins, Bob Cook, Lisa Neff, Keith Palmer, Nimesh Patel, Matt Riedemann.
Staff present: Bob Fox, Miranda Taylor
- II. **Approval of Minutes** – The July 17, 2019 meeting minutes were reviewed. Matt Riedemann made a motion to approve the minutes as presented, seconded by Nimesh Patel. Vote taken; motion passed unanimously.
- III. **Announcements/Public Comment:** None
- IV. **Financials**
- a. Financial Report: Bob Cook presented the financial report. Ending balance as of July 31, 2019 is \$89,550.0. Lisa Neff made a motion to approve the financial report as presented. Motion seconded by Matt Riedemann. Vote taken; motion approved unanimously, 7-0.
 - b. Invoice: Bentley, Bentley, & Bentley - \$796.50 invoice reviewed by board. The invoice is for services rendered to review documents and draft a memorandum of understanding following direction at the last meeting. Keith Palmer made a motion to approve payment of the invoice; seconded by Matt Riedemann. Vote taken; motion approved unanimously, 7-0.
- V. **Old Business**
- VI. **New Business**
- a. Review Memorandum of Understanding: 2871 Cherokee Street, LLC
 - i. Legal has prepared an MOU outlining the KDA's financial support of the application for historic preservation tax credits by 2871 Cherokee Street, LLC, for the historic church property located at the same address. The KDA will reimburse the applicant for application fees, not to exceed \$3,000 and professional service fees (to prepare the application) not to exceed \$4,000. In exchange, the KDA will have use of the events facility at the historic church for events related to business development or economic development. The board suggested adding the following language to the deliverables schedule:
 - 1. Use of the events facility is subject to the following stipulations and limitations:
 - a. KDA must request use of the facility 14 days in advance, subject to availability.
 - b. KDA event should advance/enhance city business and/or Economic Development activity.
 - ii. Nimesh Patel made a motion to approve the MOU as revised; Matt Riedemann seconded. Bob Fox reminded them that the chair would need authorization to sign the document. Nimesh Patel offered an amended motion to approve the MOU as revised and authorize the Chair to sign the agreement. Lisa Neff seconded the amended motion. Vote taken; amended motion passed unanimously by a vote of 7-0.
- VII. **ECONOMIC DEVELOPMENT DIRECTOR'S COMMENTS:** Bob Fox provided updates on the following projects:
- a. Lakeside Vista sale – we engaged Raymond James to advise us on the project to ensure that all documents were in order and collected/filed appropriately, as there are specific requirements

related to the bonds that must met. The invoice for this work should be received by the next KDA meeting.

- b. Oakmont is pursuing a new industrial project. They are working through site plans and access easements. Applications for zoning and DRI application expected later this month.
- c. Dexter Companies is working on plans to build out the last 3 buildings at Kennesaw 75. There may be a need to do an Inducement Resolution with KDA, to allow assistance with future tax-exempt financing (once tenants for the buildout are identified). Staff will have more information about this next month.
- d. East Park project has completed most of the demolition required, and they are working through civil and site plans.
- e. Martha Moore – Both Sanctuary (School House Village) and Core are working on civil/site plans to move forward with the development in the Martha Moore area. We should see demo and site work from both companies in the Fall.
- f. Downtown projects – Lewis House construction has reactivated; Royal American senior housing project is progressing quickly with site work; Historic Church property has gotten through Fire Marshal review and HPC, expect to pull permits in the next 2 weeks; Fullers Chase townhomes are in construction; Terraces at Depot park are almost built out and all sold; Piedmont Residential (Moon Station) targeting November to start construction.
- g. Kennesaw Crossing – Varner has pulled permits and started construction on the first retail building associated with the new development. Demolition of the remainder of the existing building is scheduled. Newport is closing on their construction loan and will begin site work/construction shortly.
- h. Columns – still no progress on reactivating a development at the Kennesaw Due West property. The VA project that slated for a Marietta location is being re-bid; we are not sure if that means the Columns site is back in consideration.
- i. Devi Manor – site work and construction has resumed on the site slated for a critical care nursing facility. The owner has hired a new general manager on site and they are making great progress.

VIII. EXECUTIVE SESSION – Land, Legal, Personnel

Pursuant to the provisions of O.C.G.A. 50-14-3, the KDA could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as provided under O.C.G.A 50-14-3(6).

- IX. ADJOURN:** With no further business to discuss, Matt Riedemann made a motion to adjourn, seconded by Jay Brimberry. Vote taken; the motion was approved unanimously (7-0). Meeting adjourned at 6:33 pm.

**The next scheduled meeting of the Kennesaw Development Authority will be
6:00 p.m. on September 18, 2019**

Minutes recorded and submitted by:
Miranda Taylor
Economic Development Specialist