



KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
MEETING MINUTES
July 14, 2020
Virtual Zoom Meeting (Link Below)
7:30 A.M.

Pursuant to Governor Kemp's Executive Order Number 03.14.20.01 declaring a Public Health State of Emergency and in accordance with O.C.G.A. §50-14-1 et seq., as may be amended or extended, this public meeting is only being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting.

The meeting may be accessed using the following link/call-in information:

Join Zoom Meeting

<https://us02web.zoom.us/j/82073396449?pwd=MIllKbWd6d2hzTElmRkJpbVVIWWtLQT09>

- I. Call to Order:** Meeting called to order by Chair Mark Allen at 7:33 am.
- a. Prior to continuing with the agenda, Mark Allen read the following statement: Pursuant to Governor Kemp's Executive Order Number 03.14.20.01 declaring a Public Health State of Emergency and in accordance with O.C.G.A. §50-14-1, this public meeting is only being conducted via the use of Zoom, which is a real-time telephonic technology allowing the public simultaneous access to this public meeting. In addition, any vote taken during this meeting must be conducted by Roll Call Vote as required by Georgia law during this official state of Public Health Emergency.
 - b. Mark Allen conducted a roll call of the KDDA to record which members were on the Zoom meeting.
 - i. Mark Allen –present
 - ii. David Lyons – present
 - iii. Gary Hasty – present
 - iv. Leslie Steinle – present
 - v. Chad Howie – present
 - vi. Britt Doss – present
 - vii. Anne Langan – not present
 - c. Staff members present on the Zoom meeting: Bob Fox, Miranda Taylor, Darryl Simmons
- II. Approval of Minutes**
- a. 6.9.2020 Draft Meeting Minutes were reviewed. David Lyons made a motion to approve as presented. Gary Hasty seconded the motion. Vote taken by roll call: Mark Allen (yes), David Lyons (yes), Gary Hasty (yes), Leslie Steinle (yes), Chad Howie (yes), Britt Doss (yes). Motion passed by a vote of 6-0.
- II. Announcements/Public Comment:** None
- III. Financials**
- a. Financial Report: Leslie Steinle presented the financial report. The ending cash balance as of 6-30-2020 was \$10,800.33. David Lyons questioned how the bond expenses related to the Budgetel property were tracked, because it was not clear on the income statement. Staff will follow up with Finance and ask them to provide an overview of the account tracking at the next meeting. David Lyons made a motion to approve the financial report as presented; seconded by Leslie Steinle. Vote taken by roll call: Mark Allen (yes), David Lyons (yes), Gary Hasty (yes), Leslie Steinle (yes), Chad Howie (yes), Britt Doss (yes). Motion passed by a vote of 6-0.
- IV. Old Business**
- a. Kennesaw Market Monday Update: Mark Allen provided an update on Kennesaw Market Monday. KMM is in its 7th week, and had 17 market vendors and 4 food trucks this week. Between 30-40% of vendors each week are veggie vendors vs makers. The end date is flexible, as Mark will gauge vendor availability as the end of the season approaches. Mark asked for support from KDDA members each week with community meet & greet and clean up at the end of the night. Board members are needed between 7:30-8:30 each Monday to help with the event.
 - b. Plaza Furniture Repair: Chad Howie reported that the furniture was removed on 7/12 and will be painted this week. The furniture should return to the Plaza by the weekend if the weather cooperates. A different coating that is more durable/long-lasting (will be the same as what is currently on the green benches that has held up well) will be applied to the tables and chairs.

V. New Business

- a. Discussion of revised site plan for CBD Project – Old Cherokee
 - i. Chad Howie presented the updated site plan and business plan for the Old Cherokee Project. The original site plan contemplated a multi-family building (35 rental units), townhomes (12 for-sale units), and a condominium building (24 for-sale units), as well as relocating two historic homes. The revised site plan removes the multi-family rental building and will keep the historic homes in their current location. The revised plan blends 20 single family style detached houses, 5 attached townhomes, and a 12-unit multi-story, elevator served residence building. Old Cherokee combines both historic preservation of existing buildings and new historically appropriate residences. The site plan has been designed with the future Cherokee Street road improvements in mind, and access to the neighborhood is located on (the present) Cherokee Street; there is no access to the “new” Cherokee Street in this design, to remove any possibility of a cut-through from “old” Cherokee Street to “new” Cherokee Street. The revised CDB application will be heard by the Historic Preservation Commission (HPC) on July 21, and Mayor and Council on August 3.
 - ii. Following the project presentation, Chad Howie recused himself from further discussion due to a conflict of interest. Mr. Howie was placed in the Zoom waiting room and was not present for the remainder of the board discussion regarding this item. Mr. Howie left the discussion at 8:22 am.
 - iii. Board members asked about the financing for this project – how is it different from other projects that Sanctuary is building. Bob Fox explained to the board that residential financing is still going forward and reminded the board that there is no financial impact to the KDDA in this project. Other projects in the city that have retail elements have experienced delays in closing, but residential projects have not experienced these delays. He also explained that the City is working through the designs and timeline for the “new” Cherokee Street road project and right-of-way acquisition.
 - iv. David Lyons made a motion to approve the revised Old Cherokee CBD project application. Gary Hasty seconded the motion. Vote taken by roll call: Mark Allen (yes), David Lyons (yes), Gary Hasty (yes), Leslie Steinle (yes), Britt Doss (yes). Chad Howie was not present for the vote. Motion passed by a vote of 5-0.
 - v. Chad Howie was removed from the Zoom waiting room and re-joined the meeting at 8:28 am.

VI. Board Comments

- a. David Lyons echoed Mark’s earlier comments on needing help with at Market Monday. He appreciated Leslie’s help the last couple of weeks. He questioned the status of the benches downtown; Bob Fox advised he will provide an update as part of his Director comments.
- b. Mark Allen told the board they should contact Dale Hughes for a walk-through of the Apotheos Roastery and 1808 Venue, so that they can see the improvements to the property, as it is a great addition to downtown. Mark also told the board that the Pritchard Park development is moving quickly and has changed the look of Moon Station Road already.

VII. Community Development Director Comments: Bob Fox provided the following updates/comments:

- a. Beer Festival: The board needs to consider how to proceed with the event, in light of COVID-19 developments. Mayor & Council will be discussing how to proceed with other City events at their work session tonight. The board needs to keep this on their radar and make a decision on moving forward or cancelling soon.
- b. Bob provided an update on the following Downtown Projects: Horned Owl Brewery (should open in October/November), Gus’s Fried Chicken (should open in early fall), Enclave at Depot Park (have received CO for first building and residents are moving in – very positive response), 1808 Venue/Apotheos (working on ribbon cutting for late July), Fullers Chase townhomes, Pritchard Park (anticipate vertical construction in 4th qtr), Lewis House (anticipate CO for first buildings in 60-90 days), SchoolHouse Village/Core (moving forward with road abandonment), Depot Park (next phases are under construction and should finish by year-end).
- c. Staff is working on 2 additional shared parking agreements downtown and will share details when the agreements are confirmed.
- d. Benches: the older benches will be replaced rather than reconditioned.
- e. Bob asked if the board would be interested in touring some of these downtown projects. The board replied favorably. Miranda will send a Doodle poll to gauge availability.

VIII. EXECUTIVE SESSION – Land, Legal, Personnel: None

Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA 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).

X. ADJOURN: With no further business, David Lyons made a motion to adjourn at 8:47 am; seconded by Chad Howie. Motion passed unanimously and the meeting adjourned at 8:47am.

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the KDDA's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

**The next scheduled meeting of the Kennesaw Downtown Development Authority
will be 7:30 a.m. on August 11, 2020**