



KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL CALLED MEETING MINUTES
OCTOBER 19, 2021
CITY HALL TRAINING ROOM
7:30 A.M.

- I. Call to Order:** Meeting was called to order at 7:44 am by Chair Mark Allen.
- a. Members present: Mark Allen, David Lyons, Britt Doss
 - b. Members absent: Leslie Steinle, Chad Howie
 - i. Quorum is established with the presence of a majority of the Directors eligible to vote (3 out of 5)
 - c. Staff present: Luke Howe, Miranda Taylor, Fred Bentley, Jr.
- II. Approval of Minutes**
- a. Draft Meeting Minutes from the 9.14.21 meeting were reviewed. David Lyons made a motion to approve the minutes as presented; seconded by Britt Doss. Vote taken; motion passed unanimously 3-0.
- III. Announcements/Public Comment:** None
- IV. Financials**
- a. Financial Report as of 9.30.21 was presented by David Lyons. The ending balance was \$1,222.73. David Lyons made a motion to approve the financial report; seconded by Britt Doss. Vote taken; motion passed unanimously 3-0.

Prior to continuing with the agenda, KDDA member Britt Doss made the following motion: That this Authority now enter into closed session as allowed by O.C.G.A. §50-14-3 and pursuant to advice by the City Attorney, for the purpose of discussing: Land, Legal. Motion seconded by David Lyons. Motion approved by a vote of 3-0. Yea votes: Allen, Lyons, Doss. The authority entered closed session at 7:48 am.

8:33 am – The authority exited closed session. KDDA member Britt Doss made the following motion: That this body, in open session, adopt a resolution authorizing and directing the presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratifies the actions of the KDDA taken in closed session and confirm that the subject matter(s) of the closed session were within exceptions permitted by the open meetings law. Motion seconded by David Lyons. Motion approved by a vote of 3-0. Yea votes: Allen, Lyons, Doss.

- V. Old Business**
- a. Keene Street JV, LLC Investment Agreement (Bentley): Fred Bentley, Jr. reviewed the terms of the agreement presented to Eternal Holdings related to the KDDA's investment in Keene Street JV, LLC, and shared the terms provided in a counter agreement. David Lyons made a motion to authorize the Bentley Firm to reject the counter agreement proposed by Eternal Holdings and request the original agreement be accepted by close of business on October 28, 2021. If the agreement is not accepted by Eternal Holdings, Mr. Bentley will report non-compliance of the terms of the development agreement to Mayor & Council. Motion seconded by Britt Doss. Vote taken; motion passed unanimously with a vote of 3-0.
- VI. New Business**
- a. Short term lease extension – 2570 Cobb Parkway (Arris Kennesaw) was reviewed. The extension has been reviewed by legal and all parties are in agreement. David Lyons made a motion to approve the short term lease extension and authorize the Chair to sign the document. Motion seconded by Britt Doss. Vote taken; motion passed with a vote of 3-0.
 - b. 2022 Farmers Market Planning: Miranda Taylor reported to the board on research regarding the days/times of other area markets, as well as how 2 other markets are managed. Mark Allen and Miranda Taylor are continuing to research how other markets are managed and will present that information to the board at the November meeting to assist with planning for the 2022 Market. No action required.
- VII. Executive Session – Land, Legal, Personnel**
- a. 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

VIII. Board Comments

- a. Holiday Market Planning update: Miranda Taylor shared that there are currently 24 vendor applications. The City's Communications office sent out a press release this week announcing the market and the call for artists. Due to the delay in sending out the press release, we are extending the application deadline to November 8. Vendors will still be confirmed by November 15.
- b. David Lyons inquired about the status of the Common Grounds Plaza project and the project at the old Collier Building on Main Street. Luke Howe provided a brief update on the status of both projects.

IX. Economic Development Director Comments: None

X. Adjourn: With no further business to discuss, David Lyons made a motion to adjourn; seconded by Britt Doss. Motion passed unanimously. Meeting adjourned at 8:59 am.

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 November 9, 2021