



KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL CALLED MEETING MINUTES
July 27, 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/88281333244?pwd=L1RtOGZCOWN4aWNKeGdEMWRnK3Bhdz09>

- I. Call to Order:** Chair Mark Allen called the meeting to order at 7:32 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 (joined at 7:38 am)
 - iv. Leslie Steinle – present
 - v. Chad Howie – present
 - vi. Britt Doss – present
 - vii. Anne Langan – present (not voting)
 - c. Staff members present on the Zoom meeting: Miranda Taylor, Darryl Simmons
- II. Old Business**
- a. Review updated revised site plan for CBD Project – Old Cherokee
 - i. Since the previous meeting, the site plan for the CBD project - Old Cherokee changed. The geotech report received after the last meeting revealed an issue that would prevent the proposed location of the condo building. Chad Howie presented an overview of the new site plan. The design of the condominium building changed and several of the buildings were shifted around to make better use of the site. The overall density of the project does not change, nor do the price points for each type of residential use (condo, single family detached, or townhome). The revised site plan also continues to make use of the 2 historical buildings on the property in their current location. The board inquired about the proposed best/worst case scenario timeline for the project. Chad advised that they are starting immediately with architecture drawings, and intend to begin marketing the project by using the Grambling House as a pre-sales center by late September/early October. Site work is planned for Fall, with vertical construction to start in December/January. This is the current "best case" timeline; there is no "worst case" as the developer is funded and ready to begin.
 - ii. With no other questions for the applicant, Chad Howie recused himself from the discussion and vote due to a financial conflict of interest. Mr. Howie left the open meeting and was placed into the Zoom waiting room at 7:49am.
 - iii. The board members continued discussion without Mr. Howie present. David Lyons questioned where the storm water for this site would be going; Darryl Simmons advised that in the CBD storm water retention is handled underground, and that the applicant is working closely with Public Works to design their plans according to our storm water ordinance and to ensure proper connection to the City's storm water system.
 - iv. David Lyons made a motion to approve the updated site plan as presented; seconded by Leslie Steinle. Roll call vote taken: Mark Allen (yay); David Lyons (yay); Gary Hasty (yay); Leslie Steinle

(yay); Chad Howie (abstain- not present for vote); Britt Doss (yay). Motion passed unanimously by a vote of 5-0.

- v. 7:51 am: Mr. Howie was removed from the Zoom waiting room and rejoined the open meeting.

III. **New Business**

- a. Accept vacate letter – Eagle Manufacturing – 2238 Whitfield Place – This item was taken out of order, before Old Business. Miranda Taylor informed the board that Eagle Manufacturing, the current tenant at 2238 Whitfield Place, has notified the City that they will vacate the property on August 31, 2020, as allowed by the terms of their current month-to-month lease. Continuing business decline due to COVID-19 and the sudden passing of one of their senior officers contributed to the need to close the office. They plan to move to an all-virtual working environment.
 - i. Mark Allen inquired if there was an intent to lease the building again; Miranda advised that this is under consideration with the City Manager.
 - ii. Anne Langan inquired if there would be an interest in making this space a Farmers Market hub? She has recently visited a storefront in another town that offered booth space for farmers/makers market vendors to sell from during the week. The logistics of this could be tricky, but Anne offered it as something to consider.
 - iii. David Lyons made a motion to accept the vacate letter as submitted; seconded by Chad Howie. Roll call vote taken: Mark Allen (yay); David Lyons (yay); Gary Hasty (yay); Leslie Steinle (yay); Chad Howie (yay); Britt Doss (yay). Motion passed unanimously by a vote of 6-0.

IV. **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 to discuss, David Lyons made a motion to adjourn; seconded by Chad Howie. Roll call vote taken: Mark Allen (yay); David Lyons (yay); Gary Hasty (yay); Leslie Steinle (yay); Chad Howie (yay); Britt Doss (yay). Motion passed unanimously by a vote of 6-0.

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**