

DOWNTOWN DEVELOPMENT AUTHORITY

Minutes - Final



A. Max Bacon City Hall
HR Training Room
2800 King Street SE
Smyrna, GA 30080

Derek Norton, Chair/Mayor
Kevin Drawe, Vice Chair
Heather Bacon, Secretary
Ron Davis
Jim Duelmer
Tarun Ganeriwal
Kimberly Gangemi
Jason Saliba

City Attorney Scott Cochran
City Administrator Joseph Bennett
City Clerk Heather K. Peacon-Corn

April 24, 2024
12:00 PM

1. Roll Call

Present: 7 – Mayor Derek Norton, Kevin Drawe, Ron Davis, Jim Duelmer, Tarun Ganeriwal, Kimberly Gangemi, Jason Saliba

Also Present: 1 – Scott Cochran

Staff: 7 – Joe Bennett, Richard Garland, Jill Head, Russell Martin, Kristin Robinson, Christy Ullman, and Andrea Worthy

Absent: 1 – Heather Bacon

2. Call to Order

Mayor Derek Norton called to order the April 24, 2024 Downtown Development Authority held at A. Max Bacon City Hall in the HR Training Room at 12:08 PM.

3. Chairperson Instruction and Comment

4. Formal Business

- A. **AGR2024-015** Approve Agreements for the Sale and Purchase of Real Estate between First Baptist Church of Smyrna, Georgia Inc., the Downtown Smyrna Development Authority and the City of Smyrna, Georgia, and authorize the chairman or other officer of the DDA to sign and execute all related documents.

Scott Cochran, City Attorney, explained the background:

- For 20+ years, the city sought the church property.
- Years ago, the church wanted to trade properties for Brawner Hall.
- Now, the church and the city will perform a property exchange.
- The city owns about 5 acres of property on Atlanta Rd. that was going to be used for the aquatic center.
- The church will move to Atlanta Rd. property while the city buys church property.
- The city acquires the church property and its facilities – appraised at \$15.8M
- Credits for the city: \$100K credit for demolition, \$300K credit to allow church to remain in facilities until their new church is built, \$3.3M purchase price for Atlanta Rd. property.

- Zoning is a contingency, and there is an issue with a traffic signal. City's engineering has already begun working on a solution.
- There is a deed restricted old chapel that would remain.
- While they are building the church, they will have access to city fields.
- Economic Development Director Andrea Worthy would move forward with roll out sessions for community input sessions.
- The Church Redevelopment Advisory Committee (CRAC) was formed – it meets for the first time on May 2, 2024.
- There are approximately 11-12 members including appointees and local business leaders.
- There will be an RFP for a Master Plan update.
- Site visits to Woodstock and Alpharetta for idea exchange.
- The DDA owns the Atlanta Rd. site and is why the DDA is involved.
- The DDA will be the owner of the new parcel.
- There will be a vote on the contract, then it will go out to the bond market.

Ron Davis asked about Wells Fargo. They only wanted to sell the parking lot. When the city purchased the Presbyterian Church, they said they would be willing to sell if the city would build them a smaller facility on the corner. That was not cost-effective for the city. Ms. Worthy suggested that during the public engagement phase of the church property, it would be a good time to reengage Wells Fargo in discussions.

Committee Member Jason Saliba made a motion to approve item AGR2024-015; seconded by Committee Member Jim Duelmer.

The motion to approve carried with the following vote:

Aye: 6 – Committee Member Drawe, Committee Member Davis, Committee Member Duelmer, Committee Member Ganeriwal, Committee Member Gangemi, Committee Member Saliba
Nay: 0 – None
Absent: 1 – Committee Member Bacon

B. 2024-088 Appointment of Board Positions of Vice Chairman, Secretary and Assistant Secretary.

Scott Cochran, City Attorney, stated that for bond signatures, it makes sense for him to be the Assistant Secretary in order to sign pertinent documents.

Committee Member Ron Davis made a motion to approve item 2024-088 with Kevin Drawe reappointed as Vice Chair, Heather Bacon reappointed as Secretary, and Scott Cochran appointed as Assistant Secretary; seconded by Councilmember Jim Duelmer.

The motion to approve carried with the following vote:

Aye: 6 – Committee Member Drawe, Committee Member Davis, Committee Member Duelmer, Committee Member Ganeriwal, Committee Member Gangemi, Committee Member Saliba
Nay: 0 – None
Absent: 1 – Committee Member Bacon

5. Approval of Minutes

A. MIN2024-052 Approval of the November 17, 2023 Downtown Development Authority Meeting Minutes

Committee Member Kevin Drawe made a motion to approve item MIN2024-052; seconded by Committee Member Jim Duellmer.

The motion to approve carried with the following vote:

Aye: 6 – Committee Member Drawe, Committee Member Davis, Committee Member Duellmer, Committee Member Ganeriwal, Committee Member Gangemi, Committee Member Saliba
Nay: 0 – None
Absent: 1 – Committee Member Bacon

6. Other Business / Staff Comment

Mayor Norton told the members about the Georgia Power building on Concord Rd. that the city is looking into to purchasing. It is a 13K sq. ft. building on 2.5 acres. It is already set up to take payments through a window, etc., so the thought is to move the Water/Utilities Department there.

Discussion took place about Stillfire Brewery. It was said that the delays are because of a family business fallout and increased cost of building materials. They have their financing and are ready to break ground potentially in June.

Scott Cochran, City Attorney, provided an update on his property:

- He had listed both properties for over a year.
- There was a lot of interest, but not the types of businesses they wanted there.
- If they assume rental rates are comparable to The Battery, 100% occupancy, construction costs come in at budget, loan at 80%, and everything goes right, they would still be \$280K in the hole.
- They had to pivot – Mr. Cochran's office would remain there, updates would be done.
- Waiting on renderings, but they are ready to go in a few months.
- They will have to come before the city, the DDA, the UDC, and go through the various zoning processes.

Andrea Worthy, Economic Development Director, explained that any project that has been approved in the last two years are all on hold for all the same reasons Mr. Cochran listed. Ron Davis asked about The Quad. Mayor Norton stated that David Woodbury has been researching other uses for that space. The Quad is probably not going to happen. Discussion took place about various properties around Smyrna.

7. Adjournment

Mayor Derek Norton adjourned the April 24, 2024 Downtown Development Authority at 12:42 PM.