

DOWNTOWN DEVELOPMENT AUTHORITY

Minutes - Final



Smyrna Community Center
MAGNOLIA ROOM
1250 Powder Springs Street
Smyrna, GA 30080

Derek Norton, Chair/Mayor
Kevin Drawe, Vice Chair
Heather Bacon, Secretary
Dianne Rasin, Asst. Secretary
Ron Davis
Jim Duelmer
Kimberly Gangemi
Jason Saliba

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

November 17, 2023
12:00 PM

1. Roll Call

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Present: 7 – Mayor Derek Norton, Kevin Drawe, Heather Bacon, Dianne Rasin, Ron Davis, Jim Duelmer, Kimberly Gangemi

Also Present: 1 – Scott Cochran

Staff: 8 – Joe Bennett, Caitlin Crowe, Russell Martin, Heather Peacon-Corn, Kristin Robinson, Joey Staubes, Christy Ullman, and Andrea Worthy

Absent: 1 – Jason Saliba

2. Call to Order

Mayor Derek Norton called to order the November 17, 2023 Downtown Development Authority (DDA) meeting held at the Smyrna Community Center in the Magnolia Room at 12:03 PM.

3. Chairperson Instruction and Comment

4. Formal Business

- A. **ATH2023-54** Approval of a Memorandum of Understanding between the City of Smyrna, Ga, First Baptist Church of Smyrna and the Smyrna Downtown Development Authority (DDA), and Authorize Mayor Derek Norton as chairman of the DDA to sign and execute all related documents.

Scott Cochran, City Attorney, provided the following background:

- This has already been approved by the church. The church congregation voted, and the City approved the transaction.
- The church sits on just under 9 acres.
- The City would purchase it at the appraised value then lease it back to the congregation for up to three years while the new church is being built.

- The amount of approximately \$300K would be credited to the City over those three years. The church would not necessarily require the full three years, but they have built that time in just in case.
- Part of the agreement protects the rock chapel.
- The Church is assessed at \$15.8M with a \$400K rents credit.
- The land the church will build upon and purchase from the City on Atlanta Rd is appraised at \$3.3M.
- If this goes through, this will go on the tax digest.

Andrea Worthy, Economic Development Director, explained that the plan, assuming the project moves forward, would be to go out to the public and have a master plan process, determine what is possible and feasible for the land, then send out an RFQ.

Committee Member Jim Duelmer made a motion to approve item ATH2023-54, a Memorandum of Understanding between the City of Smyrna, GA, First Baptist Church and the Smyrna Downtown Development Authority (DDA) and authorize Mayor Derek Norton as chairman of the DDA to sign and execute all related documents; seconded by Committee Member Kevin Drawe.

The motion to approve carried with the following vote:

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

5. Approval of Minutes

6. Other Business / Staff Comment

7. Adjournment

Mayor Derek Norton adjourned the November 17, 2023 Downtown Development Authority (DDA) meeting at 12:18 PM.

Facilities are provided throughout City Hall for the convenience of persons with disabilities.

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN O.C.G.A. 50-14-3:
The City of Smyrna website – www.smyrnaga.gov
City Hall, 2800 King Street SE, Notice Boards