



## **Downtown Development Authority Meeting - Final**

April 24, 2024

12:00 PM

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

# 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

#### 1. Roll Call

**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.

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**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](http://www.smyrnaga.gov)  
City Hall, 2800 King Street SE, Notice Boards