

City of Roswell Downtown Development Authority
Regular Meeting Minutes
May 7, 2019
3:30 pm
City Hall – Room 220

Present: Michael Curling, Monica Hagewood, David Lyon, Trent Perry, Steve Rowe, Dave Schmit, and Gary Palmer, City Administrator **Absent:** Randy Schultz

Call to Order: Meeting called to order by Vice Chair, Hagewood, at 3:29pm

1. Approval of the Agenda: Motion by Hagewood, Second by Schmit. Motion approved unanimously with minor changes.

2. Approval of the Minutes from past meetings:

- April 9, 2019 Regular Meeting. Motion by Lyon, Second by Curling. Motion approved unanimously.
- April 9, 2019 Executive Session Meeting. Motion by Curling, Second by Lyon. Motion approved unanimously.

3. Treasurer’s Report:

- Balance Operating Account \$88,980.86
- Balance in Roswell Plaza Account \$265,631.51

4. Secretary’s Report:

Quotes have been received for our 2019-2020 fiscal year Insurance Policy. Our Directors and Officer’s insurance is \$1,497, \$1 more than last year. Our General Liability policy is \$787, down \$28 from last year. This policy includes liability insurance for the parking lot. Lyon will issue payments for these premiums as invoices are received.

5. Discussion and Update on Downtown Development Authority Projects:

SJ Collins (SJC) has been through two rounds with the HPC. HPC Applications have been submitted and the City Staff are reviewing the details. SJC has requested for signage and a marketing trailer. Wells have been requested for EPA assessment due to the previous drycleaner to then be closed before closing. The closing is still 6/28/19.

Curling and Hagewood updated on the collaborative event with RoswellNEXT to be hosted on May 22, 2019 at Gate City where a “TED Talk” by Jeff Speck will be presented via TV pertaining to walkable cities. Rowe will be the moderator of the event and will be doing slides as the “TED Talk” relates to Roswell’s development. DDA’s admin will help boost social promotions leading up to the event.

7. New Business/Announcements:

Hagewood researching about a Community Improvement District (CID) for Downtown Roswell.

Curling reported that the DDA can assist with applying for and certifying applications for access to low interest capital from State Revolving Loan Funds. Eligible projects fall within the DDA boundary and meet the development goals of the DDA and City.

Citadel Constriction has submitted for a Conditional Land Use for the property on Hill Street across from City Hall next to the Police station. The first Council hearing is coming up next week.

Eastside Economic Action Committee has assembled to address the development of Eastside Roswell running along Holcomb Bridge Road from Warsaw Road to the Roswell/ Cob County line at the river. The Committee is drafting a Work Plan that will be presented to Council on 5/14/19. The next Committee meeting will be Friday 5/10/19.

8. Motion to Enter into Executive Session: Motion to enter Executive Session for the purpose of discussing real estate by Schmit, second by Curling. Motion passed unanimously. Rowe recused himself from the meeting.

1) Regarding the Option to Purchase Real Estate (#1) between the City of Roswell and the DDA for the Mimosa Parking Parcel...

A) If the DDA **executes the** Option to Purchase Real Estate (#2) between Canton Place and the DDA,

- the parcel in turn closes under the terms of the Option to Purchase Real Estate (#1) acquiring title of the Mimosa Parking Parcel from the City of Roswell by May 15, 2019;
- the DDA agrees they will do so only with signed agreement from the City that the DDA is not required to fulfill the conditions of the option (compactor, parking spaces, etc.) until DDA transfers title to the developer.

B) or should the sale of the parcel to the developer **not take place**,

- then DDA would return the title of the parcel to the city.

Motion by Hagewood, Second by Schmit. Motion approved unanimously.

2) If the development cannot close by May 15, 2019 then we request from council an extension of a minimum of 120-days out will be granted to Canton Place Development. Motion by Curling, Second by Schmit. Motion approved unanimously.

9. Adjournment. Motion to adjourn by Hagewood Second by Lyon.

Motion approved unanimously. Time 4:54 pm