

## Minutes

### Loganville Development Authority

Thursday 5 May, 2016, 6:00 pm

Anna Holbrook Building

Attendance:

Directors Present:

Doug Monda  
Vic Koehler  
Robert Winkler  
Tom Stark  
Mike Jones  
Neal Byrd  
Henry Baldwin  
Billy Graham

Guests Present:

Andrea Gray, Attorney  
Mayor Dan Curry  
Richard Dippolito  
David Schmit

I. CALL TO ORDER

Chairman Monda called the meeting to order at 6:00pm. He welcomed the Authority members and guests present.

a. Adoption of Agenda

On a motion duly made by Billy Graham, seconded by Robert Winkler and unanimously approved, the Agenda was adopted as presented.

b. Approval of March Minutes

Mr. Henry Baldwin noted that he was absent from the March meeting because the meeting date was changed. On a motion duly made by Mr. Koehler, seconded by Mr. Graham, and unanimously approved, the Authority approved the Regular Session Minutes from March 31, 2016 as amended.

c. Financial Report

Henry Baldwin distributed an annual financial summary which included a profit and loss statement. A copy of said summary is filed with these minutes. Mr. Baldwin stated that he paid an invoice from Andrea P. Gray, LLC dated April 29, 2016 in the amount of \$1,386.00 which covered service provided January 29, 2016 through April 29, 2016. On a motion duly made by Mr. Winkler, seconded by Mr. Koehler, and unanimously approved, the Authority approved the financial report.

## II. OLD BUSINESS

### a. Update on IGA

Mr. Doug Monda reported that there has been no movement on the IGA. The City Council has not put the IGA on its agenda.

## III. NEW BUSINESS

### a. Invoice from Attorney Andrea Gray

Ms. Gray's invoice was approved as a part of the financial report.

### b. Master Planning

Mr. Winkler asked for an update on the status of the improvements to State Route 20. Mr. Monda stated that GDOT has proposed plans which were presented at a forum last week. The project is still in the planning stages. The Authority members were not sure of the exact route. Mr. Jones stated that he thought the plans are the same as they were in 1994.

Mr. Doug Monda introduced David Schmit with Schmit + Associates and Richard "Rich" Dippolito with Concordia Properties, LLC. Rich and David specialize in the re-development of downtown areas. Mr. Monda asked that they give an overview of what services they provide and their experience.

Mr. Schmit stated that he had the opportunity to tour Loganville and hear about the vision the city leaders have for redevelopment. He believes that Loganville has great bones. He has worked on urban renewal projects for Doraville, Holly Springs, Chamblee and Roswell. His expertise is on the residential side of development. Rich's area of expertise is the retail side of development. Rich and David offered to provide services to help the City update its 2010 LCI plan, explore funding options including Tax Allocation Districts, provide guidance on public/private partnership opportunities and develop a master development plan. They have a step-by-step process to walk the City through the redevelopment process. Mayor Curry commented that a TAD was voted on in 2004 but he was unsure of the current status. He also stated that the City and the LDA need to work together on a Master Plan and that Rich and David's experience could help guide the vision and options for downtown Loganville. Rich spoke regarding the need to create a destination that draws people to Loganville with the use of streetscapes and creating a new gateway to the City. Mr. Koehler questioned whether they should wait for GDOT to finish construction. Rich responded that once we know GDOT's plans, we can build around it.

Mr. Monda and Mr. Baldwin requested that Rich and David discuss how we can engage and fund their services. David responded that there are a number of arrangements they have worked under in the past. It depends on the individual City's needs. In some instances, they invested directly in the projects as a private developer. In other cases where a City needed more help with planning on the front end, they served as consultants. In this case, they would have to give more consideration to the types of services and arrangements that best fit Loganville. In the immediate

future, Loganville needs help with setting up its TAD funding and updating the LCI. As a next step, David recommended a workshop to go through the list of steps and schedule for redevelopment. Mr. Jones and Mr. Monda stated that the City may fund David and Rich's services directly. Mr. Monda requested that they provide a proposal and list of next steps. David offered to contact the company that completed the 2010 LCI and to reach out to Ken Blakely, a TAD expert, for advice. Mr. Monda commented that he continues to try to setup a joint meeting of the LDA and City to discuss redevelopment.

#### IV. EXECUTIVE SESSION

On a motion duly made by Mr. Graham, seconded by Mr. Koehler, and unanimously approved, the Authority entered into executive session to discuss a land acquisition matter at 7:39pm

On a motion duly made by Mr. Winkler, seconded by Mr. Baldwin, and approved unanimously, the Authority came out of executive session at 7:56pm.

#### V. LAND ACQUISITION

Bill Graham made a motion to authorize Doug Monda to execute a contract for the purchase of the Old Loganville Elementary School which shall include the following terms:

- purchase price of \$1.35 million,
- earnest money of \$10,000,
- a 60-day contingency period during which the earnest money is refundable,
- closing is contingent on the LDA obtaining financing, and
- closing is to occur on or before August 31, 2016.

Said approval is contingent on the attorney's review of the contract to make sure it is consistent with these terms. Mr. Vic Koehler seconded the motion. The motion was unanimously approved.

#### VI. ADJOURN

On a motion duly made by Tom Stark, seconded by Robert Winkler, and unanimously approved, the meeting adjourned at 6:34 pm.

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Doug Monda, Chairman

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Billy Graham, Secretary