

City of Roswell Downtown Development Authority
Regular Meeting
Tuesday, May 6, 2014
3:30 p.m.
City Hall – Room 220

1. **Call to Order.** The meeting was called to order by Chairperson Monica Hagewood.
2. **Present:** Chairperson Monica Hagewood, Ralph Mills, Dave Schmit, David Lyon, and Charles McMillan. Also in attendance were Councilmember Betty Price, DDA Coordinator Anna Braund, Clyde Stricklin, Executive Assistant to the City Administrator Lisa Hines, and Attorney Dan McRae. Lonnie Mimms and Richard Hessler were absent.
3. **Approval of the Agenda.** A motion was made by Dave Schmit, seconded by David Lyon to approve the agenda, as amended. The motion carried unanimously.
4. **Approval of the Minutes of the April 1, 2014 Regular Scheduled DDA Meeting.** A motion was made by Dave Schmit, seconded by Ralph Mills to approve the 4/1/2014 minutes. The motion carried unanimously.
5. Christina DeVictor provided an update on the website, social media opportunities, potential of advertising items such as stickers, brochures, and having a table at the Alive After Five events.
6. **Treasurer's Report.** Through April 2014 there is \$142,077 total income; with \$60,755 in total expenses. The total bank balance through April 30, 2014 is \$175,350.
7. **FY 2015 Budget and Approval.** The proposed FY2015 budget is for \$140,000 which includes projects, management, communication, and administrative support and coordination. Discussion included the feasibility of increasing the budget request to Mayor and Council for additional projects and long-range planning. More detailed information is required in the next couple of weeks prior to the adoption of the Budget by Mayor and Council before July 1.
8. **Secretary's Report.** Insurance costs should be received within the next week. There may be an escalation of a few points. By June the final information should be received.
9. Clyde Stricklin provided an update on a potential pedestrian bridge across Highway 9 for connectivity between the City Green, Canton Street, and City Hall. The potential overpass would extend to the Heart of Roswell Park with a concept for a second level overlooking Canton Street. The projected cost of the structure is \$1 million in addition to \$60,000 to \$90,000 for an elevator in order to comply with ADA accessibility regulations. He also discussed the potential for a scatter crossing. Transportation staff is going to analyze this concept which would address traffic south bound on Highway 9.

Discussion included the architectural elements of the proposed pedestrian bridge, elevator scheme, location of bridge, accessibility; need to address peak hour traffic on Highway 9 and Canton Streets, height and scale of bridge, and weekend activity. This could be presented to Mayor and Council as a second phase and will be included on the conceptual plan for the May 19th Work Session with Mayor and Council.

- 10. Discussion on Council Work Session - May 19.** DDA members have been meeting with the Memorial Committee (Faces of War Memorial) and other veteran groups regarding public input and addressing questions related to the proposed City Green project and the location of the Memorial. The public feedback, questions and answers were discussed from the two public informational meetings that will be addressed at the work session.

Additional discussion included responses to the questions from the public informational meetings including organic turf, Stormwater, tree sizes, review and responses to questions, proposed building, timeline, return on investment (ROI), economic development impact of project, requirement to have detailed plan with specific direction, etc. John Fish said they will have the new concepts later this week which will address the Form Based Code parking requirements on Hill Street.

Councilmember Price said she is uneasy listening to this discussion and is not familiar with the latest conceptual plan. Council needs to know the details as they have been receiving e-mails from citizens in support of the plan; however, she is not sure which plan they are addressing. She discussed the issue of timing noting that Mayor Wood will be presenting the budget to Mayor and Council on May 12 prior to the May 19 Work Session with the DDA. She also discussed the request from the Recreation Commission to designate City Hall grounds as park property which would put the area under their control and maintenance. Monica said the DDA is a recommending body and will not make the final decision on the City Green project. They have provided the concept for the City to use to move forward. Discussion included the maintenance of the City Green, the War Memorial, funding for landscaping, and the intent of the Green to serve as a unified gathering place in the City. The project will serve as a catalytic development in downtown Roswell with an impact to reinvestment, mixed uses, and connectivity. The timeline is proposed that the construction would not commence until after the May 2015 Memorial Day Celebration Event and be completed in time for the 2016 Event. The concept is intended to serve as a creative planning tool for the Green. Councilmember Price noted that Council approves the budget on an annual basis which may not include the proposed phases of this project.

- 11. Discussion and Update on Downtown Development Authority Projects.** The DDA has been asked to participate in the East Alley Master Planning process. There was discussion regarding need for a parking study in the DDA boundary. There should be a meeting with the applicable Council liaisons and staff prior to beginning this project. Questions included should the DDA wait until they are asked to do this study – they should concentrate on developing property and creating a revenue stream. Is there a need for this study without a specific project? Councilmember Price said the Transportation Department conducted this study during the last year and concluded parking was adequate. There are opportunities for additional parking on the property behind Wells

Fargo and behind Liberty. There is concern that the current parking is adequate based on existing uses; however, doesn't plan for future expansion and uses.

12. **Recommendation to enter into Executive Session for the purpose of discussing the purchase of real estate.** A motion was made by Ralph Mills, seconded by Charles McMillan to enter into Executive Session. The motion carried unanimously. Dave Schmit recused himself due to the discussion topic.

Following Executive Session discussion included the possibility of Billy Peppers, Director of the Office of Downtown Development, Georgia Department of Community Affairs (DCA) addressing Mayor and Council regarding the return on investment of the City Green project, public and private investment ventures, the need for an outside authority to talk to Mayor and Council regarding the project and its potential for the City.

13. **Adjournment.** A motion was made by Dave Schmit, seconded by David Lyon to adjourn. The motion carried unanimously.

The next meeting is scheduled for Tuesday, June 2 at 3:30 p.m.