

REGULAR MEETING OF THE
SNELLVILLE DOWNTOWN DEVELOPMENT AUTHORITY
THURSDAY, APRIL 27, 2006

Present: Cecil Sellers, Nelson Williams, Mayor Jerry Oberholtzer, Dan LeClair, Brett Harrell, and Jimmy Norton. Also present: Council Member Robert Jenkins, City Manager Jeff Timler and Planning Director Jessica Roth; Ray Mokhberi, Fountain Square; Warren Auld, candidate for City Council and business/property owner in the vicinity of the proposed sewer project; David Foster, President of the Nob Hill HOA; Quentin Townsend, The Atlanta Vision ABA Team, interested in the Snellville Oaks center.

Absent: None

Vacant: Mr. Roy Wendt previously resigned from the DDA and his Post remains vacant at present.

Chairman Norton called the meeting to order at 3:40 p.m.

Mr. Norton confirmed a quorum was present and that all members had received and reviewed the minutes of the December 1, 2005 meeting. Without objection, the minutes were adopted by unanimous consent.

OLD BUSINESS

Banner Program – Messrs. Sellers and Norton updated the Board on the banner project. Upon a request by the Georgia Department of Transportation, all banners located on U.S. 78 and S.R. 124 must be relocated to non-state highways. Mr. Sellers informed the Board that all banners requiring relocation had been removed and were to be reinstalled, by a new installation firm, within the next few days. Mr. Norton suggested that the new locations on Henry Clower Blvd and other Town Center streets were equally advantageous as volumes are substantial and speeds are lower providing advertisers equal or greater exposure. Mr. Norton also noted two firms that had requested banners after the original installation that space was unavailable and therefore the DDA needed to refund those funds. Ms. Roth requested the DDA consider some form of public notice for inquiries as the City is receiving call presently. The Board discussed the possibility and timing for continuing the banner program for a second year. After discussion, the Board requested Mayor Oberholtzer confirm Council's desire to repeat the program and notify the DDA of any necessary modifications so that pre-sales may begin by the end of the summer. The Board received an updated listing of DDA banners sold, quantities, funds received, and funds outstanding.

NEW BUSINESS

Treasurer's Report – Mr. Harrell presented the Treasurer's Report indicating the DDA had a beginning balance on 11-30-2005 at the Gwinnett Community Bank of \$40,586.95 and an ending balance on 3-31-2006 at GCB of \$94,463.66 in checking and \$31,238.60 in a single CD. The total of all DDA accounts as of 3-31-2006 is \$125,702.26. Disbursements during the period were related to the banner program and legal fees for the closing of the old P.D. property. Total disbursements for the period were \$19,763.82. Deposits during the period included interest of \$390.53, proceeds from the sale of the old P.D. property of \$56,000.00, and Banner Program receipts of \$17,250.00.

Request for boundary expansion to include Fountain Square – Mr. Ray Mokhberi, owner of Fountain Square Business Center, has plans for a major redevelopment of the underutilized center and has requested the property be included within the DDA boundaries. After discussion among the Board, including input for Mr. Mokhberi, City staff, and others present, the Board instructed Mr. Harrell to draft a letter requesting the City consider expansion of the DDA boundaries to include the property fronting U.S. 78 to McGee Road and north on McGee Road to the property line adjacent to Sterling Creek. Mr. LeClair motioned to request the boundary modifications, seconded by Mr. Williams, unanimously approved. A subsequent recommendation by Council Member Robert Jenkins suggested the possibility of including the old hospital and adjacent properties along Fountain Drive as well.

Potential Sewer Project – Mr. Norton presented the Board with preliminary information regarding the possibility of extending sewer service to several properties located along S.R. 124 at Henry Clower Blvd. Mr. Norton suggested financing may be available through either grants or loans from the Georgia Environmental Facilities Association (GEFA). After discussion among the Board Members and others present, Mayor Oberholtzer volunteered to investigate through Gwinnett County DPU records the current conditions, estimate the scope of the proposed project and projected cost and report back to the DDA next month.

Proposed City of Snellville Vacant Building Registration Ordinance – Mr. Harrell presented an overview of the proposed ordinance as well as a copy of a letter mailed by the Hwy 78 CID to members within the city limits. Board Members were generally supportive of a positive approach such as marketing and economic development programs rather than added regulations. Messrs. LeClair and Williams voiced support for existing property maintenance initiatives and restrained government intervention going much beyond that. After Board Member discussion, consensus was reached that Mr. Norton draft a letter for consideration by the Board to forward to City Council voicing concerns regarding the proposed ordinance. Mr. LeClair motioned to draft the letter seconded by Mr. Williams and unanimously approved.

ANNOUNCEMENTS

Next meeting: May 11, 2006, 3:30 pm, Snellville City Hall

PUBLIC COMMENTS

Mr. Timler introduced Quentin Townsend of the Atlanta Vision who presented his concept for redevelopment of the Snellville Oaks (old Wal-Mart) shopping center.

Chairman Norton entertained a motion to adjourn by Mayor Oberholtzer; unanimously approved.

The meeting adjourned at 4:25 p.m.

Respectfully submitted,

Brett Harrell, Authority Secretary