

MINUTES OF KENNESAW DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA, 30144)
July 17, 2024
6:00 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:00 pm by Chair, Richard Blevins.

Members present: Richard Blevins, Antoinette Griffin, Keith Palmer, Justin Crocker, Matt Riedemann, Kevin Tidwell

Members absent: Chris Davis

Staff present: Luke Howe, Miranda Taylor

2. Approval of the Meeting Minutes

The board reviewed the draft minutes from the January 24 meeting. Matt Riedemann made a motion to approve the minutes as presented. The motion was seconded by Antoinette Griffin. The motion passed unanimously.

3. Financial Report

Keith Palmer reviewed the financial report as of 6.30.24. The current balance in the KDA operating account is \$649,795. Kevin Tidwell made a motion to approve the financial report as presented; the motion was seconded by Matt Riedemann. The motion passed unanimously.

8. Executive Session

The board was made aware of an item requiring discussion in an Executive Session and this item was taken out of order following the review of the Financial Report. Justin Crocker made the following motion: That this authority now enter closed session as allowed by O.C.G.A. 50-14-3 and pursuant to advice by the city attorney, for the purpose of discussing land. The motion was seconded by Keith Palmer and the vote was 6-0. The KDA entered closed session at 6:06 pm.

Justin Crocker made the following motion: That this body, in open session, adopt a resolution authorizing and directing the presiding officer to execute and affidavit in compliance with O.C.G.A. 50-14-4, and that this body ratifies the actions of the KDA taken in closed session and confirm that the subject matter of the closed session were within exceptions permitted by the open meetings law. Matt Riedemann seconded the motion and the vote was 6-0. The KDA exited closed session at 6:17 pm.

In open session, Keith Palmer made a motion to direct staff to continue due diligence on Property A. The motion was seconded by Antoinette Griffin and passed unanimously.

- A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDA could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as provided under O.C.G.A 50-14-3(6).

4. Old Business

5. New Business

A. Project Updates

Luke Howe provided project updates to the board on the following projects:

- East Park (Cherokee Street) - the current development does not match the concept as originally presented. There are approximately 12 acres outstanding and there is currently no master plan for those parcels. Economic Development is working with a developer interested in building out the balance of the site in a master-planned, new urbanist concept. Staff will keep the board updated on this project as there may be a need to involve KDA in an incentive proposal to make the concept feasible.
- CBD Project on Cherokee Street - a new CBD project application for the parcels at 3033 and 3045 Cherokee Street will include commercial spaces and a combination of townhomes and stacked flats. The project was reviewed by HPC and KDDA in July and will go before M&C in August.
- The undeveloped parcel on Pine Mountain Rd (behind Bank of America) is in foreclosure. Staff will update the board on any new plans submitted.
- There has been intermittent interest in the Columns site, but nothing concrete at this time. The owner continues to actively market the site for sale/development.

6. Public Comments

7. Staff Comment

9. Adjourn

With no further business to discuss, Matt Riedemann made a motion to adjourn; the motion was seconded by Justin Crocker. The motion was approved unanimously. The meeting adjourned at 6:33 pm.