

MINUTES OF KENNESAW DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
November 15, 2023
6:00 PM

1. Call to Order / Roll Call

- a. Call to Order: Meeting called to order by Chairman Richard Blevins at 6:01 pm
- b. Members Present: Richard Blevins, Matt Riedemann, Keith Palmer, Justin Crocker and Kevin Tidwell
- c. Joining Via Zoom: Chris Davis
- d. Absent: Bill King
- e. Staff present: Luke Howe and Tanyel Aviles

2. Approval of the Meeting Minutes

Draft Meeting Minutes 01.18.2023 were reviewed. Matt Riedemann made a motion to approve the minutes as presented, seconded by Justin Crocker. Motion passed unanimously, 6-0.

3. Financial Report

Financials as of 10.31.23 were reviewed. Ending balance was \$316,760.91. No activity in the October period. Kevin Tidwell made a motion to approve the financials as presented, seconded by Matt Riedemann. Motion passed unanimously, 6-0.

4. Old Business

- A. None

5. New Business

- A. Jiles Place Property Lease

- 1. Mr. Luke Howe states that the property in question is located on Jiles Place around the corner from Peach State Lumber on Jiles Road. The property has no current use. Mr. Andy Stratton of Escalade Rock Climbing is present and has requested to lease the property as ancillary parking.
- 2. Mr. Stratton states that he has secured an easement from the gas station across the street to get a public sewer to the property on which he will be building his new rock climbing gym. The sewer has been completed and approved by Cobb County. The next step is securing ancillary parking at the property in question. It

will add an additional one hundred and five (105) parking spaces for spillover parking and event parking. This will allow Escalade Rock Climbing to hold much bigger events than it has in the past.

3. Mr. Howe states that Mayor and Council had some suggestions as to the nature of the lease agreement, but Mr. Howe states that, eventually, he would like to see the property sold.
4. Keith Palmer is concerned about liability throughout the course of the lease.
5. Mr. Howe states that Mr. Stratton is required to have insurance as part of his lease agreement. He continues to say that the site is undeveloped, and Public Works utilizes a portion of the property.
6. Mr. Stratton describes how he will have to do quite a bit of site development in order to create a parking lot on the site.
7. Keith Palmer suggests a change to the language of Section 6.5 of the Lease Agreement.
8. Keith Palmer makes a motion to approve the lease agreement pending the change in the language of section 6.5 to increase the minimum liability limit from \$250,000 to \$1,000,000 general liability. Seconded by Matt Riedemann. All in favor, 6-0.

B. Economic Development Funding Request Discussion

1. Mr. Luke Howe begins the discussion by explaining that Mr. Dale Hughes holds several properties in Downtown Kennesaw, and how he intends to develop said properties. He explains that bank funding is very difficult at the moment, and the intended investment bank will need construction documents, etc. to make a commitment. Mr. Hughes would like a short-term, abridged loan of \$150,000 that would be repaid in one (1) year to create the documents.
2. Richard Blevins asks if the collateral for the loan would be the properties owned by Mr. Hughes.
3. Mr. Howe confirms it will be, and would like Mr. Hughes to come and speak with the KDA directly soon.
4. Kevin Tidwell asks if this will be an interest free loan for one (1) year.
5. Mr. Howe confirms.
6. Matt Riedemann suggests a low interest loan as opposed to no interest.
7. The KDA concurs that they would be open to meeting with Mr. Hughes, and discussing this request. They discuss potentially requiring a small interest rate attached to the loan, and utilizing Mr. Hughes' properties as collateral.

6. Public Comment

A. None

7. Staff Comment

Mr. Howe would like to amend the KDA bylaws to meet quarterly. This will be discussed at a future date.

8. Executive Session

- 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).

1. None

9. Adjourn

Matt Riedemann motions to adjourn. Justin Crocker seconds. Motion passed unanimously, 6-0. Adjourn at 6:43pm.