

MINUTES OF KENNESAW DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA, 30144)
April 16, 2025
6:00 PM

1. Call to Order / Roll Call

- Meeting called to order at 5:58pm.
- Present: Richard Blevins, Chris Davis, Matt Riedemann and Keith Palmer
- Absent: Antoinette Griffin, Justin Crocker and Kevin Tidwell
- Staff Present: Luke Howe, Tanyel Aviles, Pat Ferris and Fred Bentley

2. Approval of the Meeting Minutes

A. Consideration of KDA Meeting Minutes - 01/15/25

- KDA considers the meeting minutes for 01/15/25.
- Matt Riedemann motions to approve the minutes as presented.
- Richard Blevins seconds.
- All in favor. 4-0.

3. Financial Report

A. Consideration of Financial Report as of 03/31/25

- Keith Palmer presents the financial report. There is a question as to the meaning of the line item specified as "F/B Unres-Undesignated" stating - 469,728.70 and the line item specified as "F/B - Unassigned" stating 1,118,162.18. Staff will follow up with the Finance Department regarding these line items and their purpose/meaning.
- Chris Davis motions to approve the financial report as presented.
- Matt Riedemann seconds.
- All in favor. 4-0.

4. Old Business

A. None

5. New Business

A. Consideration of Listing Agreement for 2881 N Main Street

- Richard Blevins introduces the consideration of the listing agreement for 2881 N Main St.
- Luke Howe states that the City approached Dan Buyers to list the property. There was a flurry of interest initially, but no viable options were selected to occupy the property. Mr. Howe states that the City is willing to finance any potential projects involving the property at a reduced rate. The City Manager has agreed to start marketing the property to potential buyers.
- Matt Riedemann asks what price the property would be listed for.
- Mr. Howe states that they will not list a price, but look more so at the quality of the proposed project.
- There is a brief discussion regarding the City's and KDA's functionality regarding financing any potential projects, and what would be allowed on the property.

B. Consideration of PSA for Jiles Place Property

- Richard Blevins introduces the consideration of a PSA for the Jiles Places property.
- Luke introduces Andy Stratton who is building a new rock climbing facility on Jiles Road near Peach State Lumber, and is hoping to acquire the Jiles Place property for overflow parking for his facility. The property was appraised for \$110,000. However, the property has serious utility challenges, and the new parking lot will make good use of an otherwise unusable site.
- Mr. Howe considers it an economic development incentive to sell the property to Mr. Stratton at the discounted rate of \$50,000.
- Mr. Stratton gives a brief explanation of his upcoming project.
- Keith Palmer motions to approve the PSA for the Jiles Place Property and authorize the execution of the contract.
- Chris Davis seconds.
- All in favor. 4-0.
- The contract needs some edits, and will be signed at a later date.

6. Public Comments

None

7. Staff Comment

- There is brief discussion regarding the nature of economic development with the recent tariffs. Mr. Howe informs the KDA that the Lacy on South Main Street will expand across the street, but development may slow down temporarily. Chris Davis asks if there are any more viable properties in town that the City is willing to buy. Mr. Howe states that they will need over an acre to really do anything, but some properties are being considered.

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).

9. Adjourn

- Matt Riedemann motions to adjourn.
- Chris Davis seconds.
- All in favor. 4-0.

[MIN_SIGNATURES]

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