



DOWNTOWN DEVELOPMENT AUTHORITY

Board of Directors

Regular Board Meeting
September 9, 2024
10:00 A.M.

3921 Church Street, Clarkston, GA 30021

AGENDA

Note: The Board of Directors may go into Closed/Executive Session to deliberate any item on this agenda as authorized by the Georgia Open Meetings Act, Georgia Government Code Chapter O.C.G.A. § 50-14-1.

- I. Meeting Called to Order:
- II. Roll Call
- III. Approval of the Agenda of September 9, 2024
- IV. Approval of the
 - a. June 10, 2024, Minutes
 - b. July 8, 2024, Minutes
- V. Business arises from minutes.
- VI. Presentations –
 - a. Stephen Macauley of Macauley Investments - [Home | Macauley \(macauleyinvestments.com\)](http://Home|Macauley(macauleyinvestments.com)) to talk about the basic real estate development process, the need for partnerships, and the roles they play in the development process.
 - b. Dean Moore – Historic Preservation Commission
 - c. Lisa Cameron – Legal limits on City Funding
- VII. **Public Comments:** Any member of the public may address the Council during the time allotted for public comment. Each attendee will be allowed 3 minutes for comments at the discretion of the Presiding Officer. The public comment period will be limited to 40 minutes, and it is not a time for dialogue. If your public comment contains a series of questions, please submit those to the Planning & Economic Development Director in writing. This will facilitate follow-up by the council or staff. The DDA desires to allow an opportunity for public comment; however, the business of the city must proceed in an orderly, timely manner.
- VIII. Old Business – None
- IX. New Business –
 - a. Vote for position of Vice Chair.
 - b. Discussion on the need for a basic Budget for operations, activities, and events.
- X. Perspectives from the tour, and discussion of a Revitalization/Redevelopment Plan for the downtown areas.
- XI. Adjournment



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June 6, 2024, MEETING MINUTES

NOTE: Lisa Cameron of the Planning & Economic Development Department transcribed these minutes. The minutes are a summation of the events of the meeting and not intended to be a verbatim transcription of the meeting.

On June 10, 2024, the City of Clarkston Georgia Downtown Development Authority met to conduct their regular order of business. Chairman Johnny Garcia convened the regular public meeting at 10:05am with the following members present: Mayor Beverly Burks, Nebiyu Ermiyas, John Gagne, Adria Marshall, and Secretary Lisa Cameron. Director Rhezam Ahmad and Akber Lassi was absent.

Director Mayor Beverly Burks made the motion to approve the June 10, 2024, Agenda. Seconded by Director John Gagne. The vote was unanimous with 6.0.

Director John Gagne made the motion to approve the April 8, 2024, meeting minutes. Director Mayor Beverly Burks seconded. The motion was carried by a vote of 6.0.

Chairman Garcia read the public comment section. There was no business from the minutes, no public comments, and no discussion of Old Business.

Chairman Garcia gave a warm welcome message welcoming the new board member, Mr. Ermiyas, who was appointed on June 4, 2024 by the Mayor and City Council. Introducing him to the other board members.

Chairman Garcia asked Ms. Cameron to get name plates and/or badges for the DDA Members and to prepare a check list of items to have an efficient meeting?

Mr. Ermiyas expressed his appreciation and stated that he was grateful to serve the community in this capacity and to work with everyone. Mr. Ermiyas is a partner at the Rodeo Food Mart in the city.

Director Mayor Burks informed Chairman Garcia that the board would need to have an election for the vice chair position. She explained that filling the unexpired term and the elected position were two different actions for the board.

Ms. Cameron stated that she was not sure if an election was necessary.

Chairman Garcia asked Ms. Cameron to get clarity from the city attorney on how the board should proceed with this action.

Under new business, Ms. Cameron presented two maps for the board to review: a map of the designated downtown areas, and a map for any proposed changes to the downtown areas.

Chairman Garcia opened the item for discussion.

The board had an extensive discussion in the following areas:



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- Performing a productive assessment/walkthrough of the Downtown areas
- Development of a master plan for the downtown areas so we can have clear direction to transform the City's downtown.
- Collaboration with the Clarkston Business Association
- Research other communities with town centers to aid creating ideas for the downtown areas.
- Importance of green and open spaces
- Designated city owned property should be highlighted on city maps.
- Thinking strategically about redevelopment/revitalization efforts within the town center.
- Identifying properties within other business districts that may be eligible to be included in the designation of downtown.
- Requirements for open space and greenspace in downtown areas
- Start compiling information about the designated areas in preparation of
- Zoning classifications with regards to permitted uses.
- Becoming familiar with the Zoning Ordinance (ZO) and Comprehensive Plan (CP).

Director Mayor Burks suggested scheduling an educational tour for the members to visit the designated downtown areas to start envisioning the redevelopment and revitalization of those areas.

Chairman Garcia recommended that the tour be a separate event from the regular board meeting. He further stated that item b. (To discuss a Revitalization/Redevelopment Plan for the downtown areas.) was included in the previous discussion.

Mr. Chairman asked if there were any other discussions on the items. Having none, he closed the discussion and thanked everyone for attending the meeting.

Director John Gagne made the motion to schedule the tour to view the downtown areas. Director Marshall seconded. The motion was carried by a vote of 6.0.

Director Mayor Burks moved to adjourn the meeting. Director Marshall second. The motion was carried by a vote of 6.0.

The meeting adjourned at 11:17am.



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July 8, 2024, MEETING MINUTES

NOTE: Lisa Cameron of the Planning & Economic Development Department transcribed these minutes. The minutes are a summation of the events of the meeting and not intended to be a verbatim transcription of the meeting.

Instead of their regular monthly business meeting on July 8, 2024, the following Clarkston Downtown Development Authority members met with the City Manager, and chairpersons of other boards to tour the city's designated downtown areas. The following members were present to attend the tour:

Dr. Johnny Garcia, Mayor Beverly Burks, Nebiyu Ermiyas, Akber Lassi, Interim City Manager Tammi Saddler-Jones, Dean Moore (Chair, Historic Preservation Commission), Charlie MacFarland (Chair, Planning & Zoning Board), and staff Lisa Cameron and Jacob Bouie. Attendees from the public were Charlie MacFarland Jr. and Simone Wilson. Director Rhezam Ahmad, Director John Gagne, and Director Adria Marshall were absent.

After waiting over thirty minutes for the service vehicle and receiving information from staff that the tour would instead take place in multiple vehicles, Director Mayor Beverly Burks made the motion to reschedule the educational tour for August.

Director Lassi seconded. The motion was carried by a vote of 4.0.

Director Mayor Burks moved to adjourn the meeting. Director Ermiyas seconded. The motion was carried by a vote of 4.0.

The meeting adjourned at 10:38am.