

# MEETING MINUTES

## BOARD OF DIRECTORS MEETING

January 18, 2017 | 8:30 AM | SDRA Office | 2203 Abercorn Street  
Chair Dawn Morgan, Presiding

### Board Members Present:

Brad Baugh, John R. Bennett, Jerry Lominack, Marysue McCarthy, Dawn Morgan, Kris Patel, Stephen Plunk, Henry “Hank” Reed II, Anne Roise, Dorothy Strong, Beth Vantosh, Milton Vazquez

### Board Members Absent:

Barbara Cortese, Theodora “T” L. Gongaware, Adam Kirk, Tom Kohler, Meg Albertson Pace, Stephen Palmer, Connie Pinkerton, Christine Wacta

### Quorum Present?

No. Information materials for agenda items requiring a vote were distributed via email. A quorum was established after T Gongaware submitted her votes to approve the minutes and the 2017 budget.

### Others Present:

Katherine Williams, Program Coordinator

### I. Call to Order — Dawn Morgan

The Board of Directors meeting of Savannah Development and Renewal Authority was called to order at 8:35 AM on January 18, 2017 at 2203 Abercorn Street by Chair Morgan.

### II. Previous Minutes — Dawn Morgan

The minutes of the previous meeting were unanimously approved as presented.

### III. Treasurer’s Report — Kris Patel

Copies of the budget vs. actuals, profits and loss, and balance sheet for the year of 2016 were enclosed. Mr. Patel noted a discrepancy between the reports and stated that Board members should refer to the profits and loss document. He indicated that there were a few remaining items to be accounted for by the bookkeeper. He added that the fourth-quarter allocation still needed to be disbursed to finalize the budget for the year and SDRA’s contract with the City. Board members were given the opportunity to ask questions.

### IV. 2017 Budget — Kris Patel

Copies of the proposed budget for 2017 were enclosed. Mr. Patel indicated that the projected expenses and revenue had been adjusted to correspond with the Authority’s finalized allocation from the City of \$275,000. Ms. Williams stated that the budget must be voted on and approved by the Board. Board members were given the opportunity to ask questions. Chair Morgan made a motion to approve the budget. The motion passed unanimously.

### V. 2017 Board Direction & Priorities — Katherine Williams

Copies of the Authority’s contract with the City for 2016 and a summary of the Board retreat were enclosed. Ms. Williams indicated that the summary included an outline of the activities that Board members had selected to pursue in 2017. She asked that Board members review both of these documents as they consider what deliverables SDRA would like to include in its agreement with the City for the year. Chair Morgan indicated that at the Executive Committee meeting, Manny Dominguez had expressed support for reducing the number of deliverables required of SDRA to those that would have



the most impact, and for identifying opportunities to streamline the Authority's reporting procedures. Board members discussed potential tasks to include in the contract, including funding research and other mechanisms to implement the recommendations that SDRA had made in its reports in 2016. Ms. Williams stated that she, Mr. Klinkenberg, Chair Morgan, and Hank Reed had met with the City Manager and Strategic Initiatives Manager in December to discuss some of the issues facing the City and how SDRA could help to address those issues. She indicated that the City Manager had asked for SDRA to work on a number of tasks related to planning and development, with the potential for additional projects in the future. Chair Morgan noted that as an example, the City Manager had stated that he would like for SDRA to identify City-owned properties that could be redeveloped and to supply development plans for those properties. Board members suggested that these tasks should constitute contract deliverables to the extent possible.

#### **VI. 2017 Board Contract & Committee Roles — Katherine Williams**

Copies of the proposed Board contract were enclosed. Ms. Williams stated the need for SDRA to determine how to structure its current Standing Committees moving forward. The Board suggested that instead of Standing Committees based on broader topics such as planning and advocacy, SDRA should form ad hoc groups to work on specific projects. Board members indicated that each Committee would then be responsible for carrying out all aspects of the project—planning, development, and promotion—in addition to overseeing meetings and performing administrative tasks for the groups. The Board suggested that when SDRA is given a task by the City Manager with a time frame that is too short to establish a Committee, staff should reach out to the Board about the task and ask for any interested members to be involved.

#### **VII. Board Vacancies — Dawn Morgan**

Ms. Williams stated that due to expired terms and the resignations of Gina Smith and Victor Shernoff, there were eight vacancies on the Board. Mr. Lominack noted that Board members whose terms had expired—such as himself, Mr. Reed, and Adam Kirk—could continue to serve until their successors were appointed. Chair Morgan indicated that SDRA had received five applications, two of which were submitted by Mr. Lominack and Mr. Reed. Board members recommended the (re)appointment of Mr. Lominack and Mr. Reed in addition to two of the new applicants; Ms. Vantosh indicated the remaining applicant had not responded to communication from SDRA. The Board also agreed with the Executive Committee's proposal that SDRA not fill any vacancies following these appointments until the City's strategic-planning process had been completed.

#### **VIII. Development Update — Katherine Williams**

Ms. Williams indicated that the Incremental Development Alliance workshop that SDRA had helped organize was a success and that there was interest in holding a second workshop later that year. She stated that SDRA had received the necessary approvals from the Metropolitan Planning Commission to move forward with the rehabilitation of 2207 Martin Luther King, Jr. Boulevard. Chair Morgan indicated that at SDRA's meeting with the City Manager, he had expressed his concern about SDRA being a rental-property manager for the property. Ms. Williams noted that the Executive Committee had discussed potential partnerships and other avenues that SDRA could take to transfer management of the property to another entity. Board members suggested that SDRA should continue to explore its options on this matter. Ms. Vantosh indicated that if SDRA does transfer ownership, it should establish deed restrictions to ensure that the properties are redeveloped in a timely manner and that SDRA has some means of input in terms of design.



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#### **IX. Programs Update — Katherine Williams**

Ms. Williams stated that SDRA must organize a final event for the Golden Broom Award in order to satisfy the terms of its grant from the Downtown Neighborhood Association. She indicated that she would reach out to the full Board to ask any interested members to participate in planning and promoting the event. Ms. Williams also indicated that SDRA would hold a number of Better Block events in 2017, to take place in partnership with the Deep Center and its Block-by-Block program. She stated that these events would focus on neighborhood outreach and public-space improvements in the west and east areas of downtown Savannah. Ms. McCarthy suggested that the Boxport event in which SDRA and A-Town Get Down were involved could be organized to represent a Better Block.

#### **X. Old Business — Dawn Morgan**

Mr. Lominack stated the need to change the management and ticketing policy of the parking lot between the Visitor's Center and SCAD's Eichberg Hall on Martin Luther King, Jr. Boulevard.

#### **XI. New Business — Dawn Morgan**

No new business.

#### **XII. Adjournment — Dawn Morgan**

Meeting adjourned at 9:45 AM | Minutes submitted by: Kris Patel

