

# MEETING MINUTES

## BOARD OF DIRECTORS MEETING

February 15, 2017 | 8:30 AM | SDRA Office | 2203 Abercorn Street  
Chair Dawn Morgan, Presiding

### Board Members Present:

Brad Baugh, John R. Bennett, Barbara Cortese, Theodora “T” L. Gongaware, Tom Kohler, Jerry Lominack, Marysue McCarthy, Dawn Morgan, Meg Albertson Pace, Stephen Palmer, Connie Pinkerton, Anne Roise, Milton Vazquez

### Board Members Absent:

Adam Kirk, Kris Patel, Stephen Plunk, Henry “Hank” Reed II, Dorothy Strong, Beth Vantosh, Christine Wacta

### Quorum Present?

Yes.

### Others Present:

Amy Brock, SDRA Marketing Consultant; Daniel Carey, SDRA Technical Advisory Board Member and Historic Savannah Foundation President & CEO; Jennifer Deacon, SDRA Board Applicant; Manuel Dominguez, City of Savannah (COS) Economic Development Director; Alderman Bill Durrence, District 2; Kevin Klinkenberg, SDRA Executive Director; Bridget Lidy, COS Tourism Management & Ambassadorship Director; Ryan Murphy, SDRA Board Applicant; Peter Shonka, COS Assistant City Manager of Utilities, Development, and Construction Services; Katherine Williams, SDRA Program Coordinator

### I. Call to Order — Dawn Morgan

The Board of Directors meeting of Savannah Development and Renewal Authority was called to order at 8:30 AM on February 15, 2017 at 2203 Abercorn Street by Chair Morgan.

### II. Guest Presentation — Bridget Lidy, COS Tourism Management & Ambassadorship Department

Ms Lidy provided an overview of the Tourism Management Plan, its funding structure, and the processes for public review and City approval. She indicated that the goal was to balance the tourism industry with the needs of local residential neighborhoods. Board members were given the opportunity to ask questions. Ms. Lidy also discussed the Downtown Streetscape Initiative, which encompassed River, Bay, and Broughton Streets. She described the two concepts—coastal and historic—that the project consultants had developed and would integrate for presentation to the public. Alderman Durrence added that the funding for the project had already been secured. Mr. Lominack indicated that his architecture firm had initiated an effort in partnership with a preservation firm in Atlanta to conduct an assessment of the designated National Historic Landmark District.

### III. Previous Minutes — Dawn Morgan

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

### IV. Treasurer’s Report — Kevin Klinkenberg

Copies of the budget vs. actuals, profits and loss, and balance sheet for the year of 2016 were enclosed. Mr. Klinkenberg spoke on behalf of Mr. Patel and indicated that SDRA had recorded a positive net income for the year. He noted that the expenses for staff benefits were lower than projected. Board members were given the opportunity to ask questions.



**V. Board Vacancies — Dawn Morgan**

Ms. Williams stated that the Board of Directors had six vacancies but that Mr. Kirk, Mr. Lominack, and Mr. Reed—whose terms had expired at the end of 2016—would like to continue to serve on the Board. She indicated that the enabling legislation allowed for Board members whose terms had expired to serve on the Board until their seats were filled or until they resigned. Chair Morgan introduced Ms. Deacon and Mr. Murphy, both of whom had applied for appointment to the Board. Ms. Deacon provided an overview of her background in architecture and her interest in the Authority’s programs and community involvement. Mr. Murphy described his professional experience in architecture and urban planning. Chair Morgan indicated that she would submit a letter to the Mayor & Aldermen to request that they appoint the applicants at the upcoming Council meeting.

**VI. 2017 Contract — Kevin Klinkenberg**

Mr. Klinkenberg stated that SDRA had met with Mr. Dominguez to present and discuss its contract proposal for 2017. Mr. Dominguez added that the goals were to set fewer deliverables with greater impact, to streamline the Authority’s reporting procedures, and to allow for some degree of flexibility in the contract. He indicated that Ms. Taffanye Young, the Bureau Chief of Community & Economic Development, was in the process of reviewing the contract proposal. Ms. Williams thanked Board members for their input in developing the contract deliverables.

**VII. Facade Grant Application — Katherine Williams**

Copies of the grant applications and the Certificate of Appropriateness submitted by Flyway, LLC were enclosed. Ms. Williams provided an overview of the facade grant program and indicated that the Board must review and vote to approve or reject grant applications based on project eligibility and design. She stated that Flyway, LLC had submitted grant applications for three of the properties comprising the former Thrifty Hardware block on Martin Luther King, Jr. Boulevard (MLK), specifically the properties at 340-342 MLK, 344 MLK, and 411 West Charlton Street. Ms. Williams stated that there were two circumstances related to these properties that could affect their eligibility for grant funds. First, she described that the three properties were located just north of the geographic area designated by the grant program; to be eligible, properties must be located within the MLK and Montgomery Street Urban Redevelopment Area (URA), which comprised the area of the MLK/Montgomery corridor from Jones Street south to 52nd Street. Second, she indicated that Flyway had not conformed to the order of procedures established by the grant program, which specified that applicants must apply for funds and allow SDRA to review the project prior to securing approvals from the Visual Compatibility Officer or Historic District Board of Review (HDBR). She noted that this process ensured that SDRA had the opportunity to provide design guidance and that the grant program stimulated development activities instead of subsidizing activities already in progress. Ms. Williams indicated that in its grant applications, Flyway had included documentation demonstrating that it had previously secured a Certificate of Appropriateness for 340-342 MLK, 344 MLK, and 411 West Charlton Street. Board members were given the opportunity to ask questions. Meeting attendees noted the need to determine whether to bolster resources for SDRA’s grant programs or to exhaust the funds and discontinue the programs. Due to the location of the properties and the approvals that Flyway had secured prior to submitting applications, the Board of Directors determined that the properties were ineligible to receive funds. Chair Morgan made a motion to respectfully deny the approval of the applications. The motion passed unanimously.

**VIII. Enterprise Zone & Tap Fees — Kevin Klinkenberg**

Mr. Klinkenberg stated that SDRA staff had provided ongoing outreach and assistance regarding the Enterprise Zone on the MLK/Montgomery corridor. He indicated that developers of properties located within Enterprise Zones could request a waiver of their development fees. Mr. Klinkenberg noted several instances in which these requests for fee waivers were initially or ultimately denied. He indicated that



SDRA would meet with City staff to discuss how to improve the relevant policies and procedures for fee waivers within Enterprise Zones. Mr. Dominguez added the need to establish clear criteria in order to incentivize quality development and to limit the uncertainty and financial strain posed by the current processes. Mr. Klinkenberg asked for interested Board members to attend the meeting.

**IX. Task Updates — Kevin Klinkenberg and Katherine Williams**

Mr. Klinkenberg stated that SDRA had met with David Keating with the COS Real Property Services Department and was moving forward with the Boxport project. He added that the City Manager had expressed support for the project. Mr. Klinkenberg stated that the City would likely need an intergovernmental agreement with the Georgia Department of Transportation (GDOT) to carry out the project. He indicated that SDRA would also use this partnership opportunity with GDOT to propose the utilization of the property under the I-16 flyover. Ms. Williams stated that she had met with Ms. Brock and a group of Board members to begin planning a final event for the Golden Broom Award. She 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. Ms. Williams noted the need for interested Board members to volunteer to contribute to that effort. Mr. Klinkenberg added that staff would also like for a few Board members to become involved in organizing the next installments of the Savannah Urbanism Series, and pursuing funding sources and implementation for improvements to the MLK/Montgomery streetscape. Chair-Elect Bennett provided an update on the status of the Authority's proposal for the redesign of Whitaker and Drayton Streets. In regard to 2205 and 2207 Martin Luther King, Jr. Boulevard, Mr. Klinkenberg stated that staff had met with developers interested in partnering with SDRA on the project. He indicated that staff and Mr. Baugh would develop a few options on how to proceed for the Board to review. Mr. Klinkenberg added that SDRA would also like for Board involvement to organize additional events for small-developer training and to pursue implementation of its Incentives Report.

**X. Old Business — Dawn Morgan**

Chair Morgan asked for an update on The Project for Lean Urbanism Pilot Program. Mr. Klinkenberg responded that the next step would be for the project team to revisit Savannah in order to hold workshops in the Bull Street and MLK/Montgomery corridors. He indicated that those workshops would likely take place in the summer. Mr. Dominguez added that there were no significant updates on the reallocation of the Facade Improvement Program (FIP) funds and that Ms. Young was in the process of reviewing the contract draft. He asked for SDRA to assist the City in promoting the recently established Opportunity Zone in the northern area of the MLK/Montgomery corridor. 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. Meeting attendees also discussed the Parking Matters Plan and the need for improved public transit.

**XI. New Business — Dawn Morgan**

Mr. Klinkenberg stated that staff had begun to receive increased inquiries from property and business owners pursuing development projects. He indicated that some of those developers would likely make presentations to the Board on their projects for feedback.

**XII. Adjournment — Dawn Morgan**

Meeting adjourned at 9:55 AM | Minutes submitted by: Kris Patel