

# MEETING MINUTES

## BOARD OF DIRECTORS MEETING

August 17, 2016 | 8:30 AM | SDRA Office | 2203 Abercorn Street  
Chair Richard “Dicky” Mopper, Presiding

### Board Members Present:

Brad Baugh, John R. Bennett, Stephanie Bock, Adam Kirk, Tom Kohler, Jerry Lominack, Marysue McCarthy, Richard “Dicky” Mopper, Dawn Morgan, Meg Albertson Pace, Stephen Palmer, Connie Pinkerton, Stephen Plunk, Victor Shernoff, Gina Smith, Beth Vantosh, Milton Vazquez, Christine Wacta

### Board Members Absent:

Barbara Cortese, Theodora “T” L. Gongaware, Kris Patel, Henry “Hank” Reed II, Anne Roise, Dorothy Strong, Taylor Watts

### Quorum Present?

Yes

### Others Present:

Kevin Klinkenberg, Executive Director; Katherine Williams, Program Coordinator; Amy Brock, Consultant; Judge Hermann Coolidge, State Court of Chatham County; Martin Sullivan, City of Savannah Chief of Staff; Manuel Dominguez, City of Savannah Economic Development Director; Alderman Bill Durrence, District II; Daniel Carey, Historic Savannah Foundation

### I. Call to Order — Dicky Mopper

The Board of Directors meeting of Savannah Development and Renewal Authority was called to order at 8:30 AM on August 17, 2016 at 2203 Abercorn Street by Chair Mopper. Chair Mopper welcomed the recently appointed Board members and all of the guests in attendance.

### II. Induction of New Board Members — Dicky Mopper

Judge Coolidge directed the new Board members—Ms. McCarthy, Ms. Pace, Mr. Plunk, Ms. Vantosh, and Mr. Vazquez—in their induction. The new members affirmed the oath as recited by Judge Coolidge and were officially inducted.

### III. Previous Minutes — Dicky Mopper

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

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

Mr. Klinkenberg spoke on behalf of Mr. Patel and stated that staff was working with Mr. Dominguez to finalize the Authority’s second-quarter report to the City. He indicated that he expected for SDRA to receive its full allocation following submission of the report. Copies of the budget vs. actuals were enclosed. Mr. Klinkenberg indicated that current expenditures were within the normal limits. Board members were given the opportunity to ask questions.

### V. Meeting with Mayor DeLoach — Kevin Klinkenberg

Chair Mopper indicated that he and Mr. Klinkenberg had met with the Mayor a few weeks prior to discuss the proposed streetscape changes on Bay Street. He stated the importance of the Authority’s input and participation in significant planning and development projects, and encouraged Board members to attend the public meetings for the Bay Street project. Chair Mopper indicated that the Mayor and Aldermen had been receptive to the Authority’s objective to be more involved with City



leadership and to be included in planning discussions and decisions for the future.

#### **VI. Savannah Urbanism Series — Dicky Mopper**

Chair Mopper stated that SDRA would hold a second installment of the series on October 20th and that Joe Riley, the former Mayor of Charleston, would be the speaker. He indicated that the event program would include a luncheon and a presentation on city planning by Mayor Riley in the evening. Mr. Klinkenberg encouraged Board members to view and share the videos from the first installment of the series, which were available on the Authority's website.

#### **VII. Promotional Programs — Katherine Williams**

1. Golden Broom Award—Ms. Williams stated that the Golden Broom Award ceremony for Dulany Industries, the winner of the second-quarter award, would take place on Wednesday, September 7th. She added that the event would be held at the office building for Dulany Industries, located on Abercorn Street.
2. Ribbon Cuttings—Ms. Williams stated that SDRA would organize a ribbon cutting for the Apollo Pharmacy on Broughton Street. She indicated that the event was tentatively scheduled for August 31st pending the availability of the Mayor. Chair Mopper stated the importance of the Golden Broom Award and ribbon cuttings, and encouraged Board members to attend and represent the Authority at those events. He indicated the need to conduct better community outreach to let the public know that SDRA should be contacted to organize ribbon cuttings.
3. Third- and Fourth-Quarter Better Blocks—Ms. Williams indicated that the Authority's third-quarter Better Block event would take place on Sunday, September 18th in partnership with the Deep Center. She stated that SDRA would present the feedback and ideas for how to improve the Martin Luther King, Jr. Boulevard (MLK) corridor that were obtained from the Authority's charrette with the Deep Center earlier in the summer. Ms. Williams indicated that the Marketing & Promotions Committee and the Wells Park Committee would work together to plan the fourth-quarter Better Block event to take place in Wells Park. She added that the event would occur in tandem with the implementation of a rehabilitation strategy for the park, which was one of the Authority's contract requirements for the year.

#### **VIII. Board Education Discussion — Kevin Klinkenberg**

Mr. Klinkenberg stated that SDRA had organized a series of internal charrettes to examine and design recommendations for the expansion of west downtown. He gave a presentation and overview of the ideas generated in the first two charrettes and asked for Board members to review the maps created during the charrettes after the Board meeting had concluded. Mr. Klinkenberg indicated that the charrette participants had specifically considered the downtown area between the Civic Center to the east and the Canal District to the west. The goal was to evaluate the current and forthcoming planning and development initiatives for that area holistically, and to propose ways for those initiatives to better correspond with one another as part of a coordinated strategy and urban plan. Mr. Klinkenberg stated the importance for Board and Committee members to understand and be able to communicate the long-term, comprehensive vision for greater downtown Savannah and how individual projects work toward that vision. He added that the City had hired the consultant that had produced the Arena study to examine the west downtown area and its long-term planning and design. He encouraged Board members to be involved in the public meetings to take place in the fall and to contribute their ideas to these planning efforts. Mr. Klinkenberg also invited Board members to attend the third and final charrette for the area, which would take place later that week. At that time, the group would consider how the Canal District could be connected to River Street and other amenities to create a larger loop



of waterways and multimodal paths that could ultimately span Chatham County. Board members were given the opportunity to ask questions. Mr. Lominack stated the need to adopt the new zoning ordinance (NewZO) prior to the implementation of the discussed projects. Mr. Klinkenberg responded that the MPC had initiated the process of finalizing the ordinance, with the goal to bring it before City Council at its meeting in November.

#### **IX. Third- and Fourth-Quarter Priorities — Kevin Klinkenberg**

Mr. Klinkenberg stated that the Authority's efforts would center on fulfilling its contract deliverables for the year. He indicated that an additional priority would be positioning SDRA as an authority and demonstrating its value moving forward, specifically through completing its report to benchmark other downtown development authorities; producing an economic-gardening document with incremental-development strategies and policy proposals for specific areas throughout greater downtown Savannah; and pursuing a development project. He added that one potential development project for SDRA to undertake was the Authority's redevelopment plan for 2205 and 2207 MLK. Copies of an outline for the economic-gardening document and the submitted redevelopment plans for 2205 and 2207 MLK were enclosed. Mr. Dominguez asked if there would be some coordination between the Authority's benchmarking project and its plan to change its enabling legislation. Mr. Klinkenberg responded that SDRA would renew discussions with the City regarding its enabling legislation following the Authority's positioning efforts.

#### **X. Urban Economic Gardening Updates — Kevin Klinkenberg**

1. SixD Innovation District—Mr. Klinkenberg stated that the economic-gardening report would include a chapter on the SixD Innovation District along MLK. Mr. Klinkenberg indicated that SDRA had met with a group of stakeholders in the creative and tech sectors to discuss potential improvements to support an Innovation District in the area. He gave a presentation and overview of the group's "straw man" recommendations for changes to take in the short and long terms. Mr. Klinkenberg stated that SDRA would schedule another meeting in September to review and finalize these recommendations. He encouraged Board members to voice any comments or questions. Board members discussed relevant partners and initiatives, such as the Coastal Georgia Indicator's Coalition, with which SDRA should collaborate.
2. Facilitation Efforts—Mr. Klinkenberg indicated that the Authority continued to work with groups in the Starland and Wells Park areas. Mr. Klinkenberg added that Alderman Julian Miller had asked for SDRA to work with the Ardsley Park community in relation to the Victory Drive Corridor Study. He stated that Alderman Miller would like for SDRA to facilitate a discussion regarding the eventual changes to Victory Drive within District 4. Mr. Klinkenberg added that he had recently received notification from the Knight Foundation that the Authority's application to participate in the Lean Urbanism program as a pilot-project city had been accepted. He gave a brief presentation and overview of the principles of Lean Urbanism and stated that SDRA would schedule an educational session to discuss the program further.
3. Incremental Development Boot Camp—Mr. Klinkenberg stated that SDRA had held a small-developer workshop earlier in the summer to propose ways to better enable small-scale development in Savannah. He indicated that the group would meet again in the coming weeks. Mr. Klinkenberg added that the Authority would partner with the Incremental Development Alliance to hold a small-developer training workshop in January and that the Georgia Conservancy had committed to being a sponsor for the event. He indicated that Board members would have the opportunity to contribute ideas and topics for inclusion in the event program in the coming months.



## MEETING MINUTES

BOARD OF DIRECTORS MEETING

### **XI. Committee Report Discussion Items — Kevin Klinkenberg**

Copies of Committee Reports were enclosed. Board members were given the opportunity to ask questions. Mr. Klinkenberg stated that the Marketing & Promotions Committee and Ms. Williams were working to refine the Authority's community programs moving forward.

### **XII. Executive Director's Report Discussion Items — Kevin Klinkenberg**

Copies of the Executive Director's Report were enclosed. Board members were given the opportunity to ask questions.

### **XIII. Old Business — Dicky Mopper**

Chair Mopper stated the importance of Board members' initiative in terms of involvement in Committees and preparation for Board meetings.

### **XIV. New Business — Dicky Mopper**

Board and staff members introduced themselves to the group and provided brief statements regarding their backgrounds and expertise.

### **XV. Adjournment — Dicky Mopper**

Meeting adjourned at 9:05 AM | Minutes submitted by: Kris Patel

