

MEETING MINUTES

BOARD OF DIRECTORS MEETING

October 19, 2016 | 8:30 AM | SDRA Office | 2203 Abercorn Street
Chair-Elect Dawn Morgan, Presiding

Board Members Present:

Brad Baugh, Stephanie Bock, Barbara Cortese, Theodora “T” L. Gongaware, Tom Kohler, Jerry Lominack, Marysue McCarthy, Dawn Morgan, Meg Albertson Pace, Kris Patel, Connie Pinkerton, Henry “Hank” Reed II, Anne Roise, Victor Shernoff, Beth Vantosh, Christine Wacta

Board Members Absent:

John R. Bennett, Adam Kirk, Richard “Dicky” Mopper, Stephen Palmer, Stephen Plunk, Gina Smith, Dorothy Strong, Milton Vazquez, Taylor Watts

Quorum Present?

Yes

Others Present:

Kevin Klinkenberg, Executive Director; Manuel Dominguez, City of Savannah Economic Development Director

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 October 19, 2016 at 2203 Abercorn Street by Chair-Elect 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 were enclosed. Mr. Patel stated that there were no significant updates. Mr. Klinkenberg added that SDRA was still on target for the year. He indicated that staff would be focusing on completing the remaining contract deliverables over the next few months. The Board discussed the need to renegotiate the terms of SDRA’s contract with the City for the coming year, in order to limit bureaucratic obligations and to allow the Authority to pursue valuable and effective initiatives.

IV. Executive Director’s Report Discussion Items — Kevin Klinkenberg

Copies of the Executive Director’s Report were enclosed. Mr. Klinkenberg stated that the third-quarter report had been submitted to the City of Savannah. He indicated that staff and Mr. Dominguez were in the process of reviewing a few items from the second-quarter report.

V. Committee Report Discussion Items — Kevin Klinkenberg

Copies of the Committee Report were enclosed. Mr. Klinkenberg stated that the Marketing & Promotions and the Planning & Advocacy Committee meetings had been rescheduled. He added that the latter Committee meeting would likely be combined with one of the Lean Urbanism sessions the following week. Mr. Klinkenberg indicated that the Board Development Committee meeting would also take place the following week on Thursday, October 27th. Mr. Kohler added that the Committee would discuss the planning retreat in December and new Board members for 2017.



VI. Savannah Urbanism Series — Dawn Morgan

Chair-Elect Morgan asked for Board members to attend and promote the free event, which would take place the following day. Mr. Klinkenberg indicated that over 150 people had registered thus far. He distributed event materials for Board volunteers.

VII. Board Applications & Open Seats in 2017 — Dawn Morgan

Chair-Elect Morgan stated that applications were due on October 22nd and that there were five vacancies in addition to one unexpired term. She asked for Board members to seek out potential applicants and to encourage them to apply.

VIII. Lean Urbanism Grant Schedule & Meetings — Kevin Klinkenberg

Mr. Klinkenberg stated that several meetings with the members of the Lean Urbanism team would take place the following week. The meetings would comprise the first phase of the project, called the Lean Scan. He indicated that the team would gather information about current community, development, and governmental issues in Savannah. The meetings would include tours and discussions with different stakeholders, including the City and MPC staff, small developers, and various neighborhood leaders. Mr. Klinkenberg invited Board members to attend and noted that a few members would serve on the Steering Committee for the project. Mr. Klinkenberg indicated that the second and third phases would likely take place in the spring and summer or fall of 2017 respectively.

IX. Development Updates — Kevin Klinkenberg

1. 2205/2207 Martin Luther King, Jr. Boulevard—Mr. Klinkenberg stated that the preservation consultant for the project was in the process of documenting the building in order for SDRA to prepare a tax-credit application. He indicated that SDRA had received one response to its RFQ for architects. The Development Committee would review the submission and make a recommendation. Mr. Klinkenberg indicated that if the submission were recommended for hire, he would distribute an email to the Board to ask for a vote to approve. In regard to the property transfer, Mr. Dominguez stated that the topic would be included as an agenda item at the next City Council meeting. He added that the development plan for the property had already been approved.
2. FIP Reallocation—Mr. Klinkenberg stated that he, Mr. Dominguez, and the City's Community Planning & Development staff were close to finalizing a draft contract. Mr. Dominguez added that the contract for the CDBG Funds was largely complete and that the contract for the General Funds would be forthcoming. The contract would then be reviewed by the City Manager and presented to City Council for approval. Mr. Klinkenberg indicated that the reallocation would provide SDRA with a pool of capital to utilize for development and improvement purposes as deemed appropriate by the Authority.

X. Incentives Report & Focus for 2017 — Kevin Klinkenberg

Mr. Klinkenberg stated that the incentives report was one of SDRA's contract deliverables for the year. The goal of the report was to survey the available economic-development incentives and to assess their applicability for the City and the Authority's focus areas. Copies of the incentive report were enclosed. Mr. Klinkenberg provided an overview of the organization and content of the report. He asked for Board members to review the document and to offer feedback and revisions. Board members noted the importance of considering permanent, long-term residents in the downtown area and housing for aging populations. On a separate note, Mr. Klinkenberg indicated that rather than trying to address the entire length of the Martin Luther King, Jr. Boulevard and Montgomery Street Corridor, SDRA would like to focus its efforts on two specific areas—around the Wells Park and Innovation District sites—and would



pursue various incentives and strategies to remove barriers in order to facilitate development along the Corridor overall. Chair-Elect Morgan reiterated the need for Board members to review the report and to come prepared to discuss how to develop specific, effective tools and performance metrics at the Board retreat.

XI. Old Business — Dawn Morgan

The Board discussed the City-owned property at the intersection of Martin Luther King, Jr. Boulevard and 34th Street. Mr. Klinkenberg indicated that staff had not received any revisions regarding the Board contract and that the Board would be asked to sign and follow the contract beginning in 2017. He added that while SDRA had included the addition of a Development Coordinator and Administrative Assistant in its budget request for 2017, he did not believe that funding for the latter position would be supported. Board members noted that SDRA could utilize interns from Savannah State University to provide administrative assistance. Ms. Pinkerton asked for Board members to participate in pedestrian and cyclist counts in partnership with Savannah Bicycle Campaign.

XII. New Business — Dawn Morgan

Chair-Elect Morgan noted that the Board meeting in November would take place on the same day as the Chamber of Commerce's Eggs & Issues event. Mr. Klinkenberg responded that he would propose a date for rescheduling the meeting as needed. Mr. Reed indicated that he would give a presentation on his study of other development authorities at SDRA's monthly lunch the following week.

XIII. Adjournment — Dawn Morgan

Meeting adjourned at 9:35 AM | Minutes submitted by: Kris Patel