

# MEETING MINUTES

## BOARD OF DIRECTORS MEETING

March 15, 2017 | 8:30 AM | SDRA Office | 2203 Abercorn Street  
Chair-Elect John Bennett, Presiding

### Board Members Present:

John R. Bennett, Barbara Cortese, Theodora “T” L. Gongaware, Tom Kohler, Jerry Lominack, Marysue McCarthy, Meg Albertson Pace, Stephen Palmer, Kris Patel, Connie Pinkerton, Anne Roise, Christine Wacta

### Board Members Absent:

Brad Baugh, Adam Kirk, Dawn Morgan, Stephen Plunk, Henry “Hank” Reed II, Dorothy Strong, Beth Vantosh, Milton Vazquez

### Quorum Present?

No. Information materials for agenda items requiring a vote were distributed via email. A quorum was established after two Board members submitted their votes to approve the minutes.

### Others Present:

Eric Curl, Savannah Morning News; Manuel Dominguez, City of Savannah (COS) Economic Development Director; Alderman Bill Durrence, District 2; Ellen Harris, Metropolitan Planning Commission (MPC); Kevin Klinkenberg, SDRA Executive Director; Peter Shonka; COS Assistant City Manager of Utilities, Development, and Construction Services; Katherine Williams, SDRA Program Coordinator

### I. Call to Order — John Bennett

The Board of Directors meeting of Savannah Development and Renewal Authority was called to order at 8:30 AM on March 15, 2017 at 2203 Abercorn Street by Chair-Elect Bennett. Chair-Elect Bennett introduced and welcomed the meeting guests.

### II. Guest Presentation — Peter Shonka, COS Assistant City Manager of Utilities, Development, and Construction Services

Mr. Shonka provided an overview of the funding, transportation, and other amenities planned for the development of the Arena & Canal District. He noted that additional information would be made available at the City Council workshop on Thursday, April 13. Board members were given the opportunity to ask questions about the project.

### III. Previous Minutes — John Bennett

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

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

Copies of the budget vs. actuals were enclosed. Mr. Klinkenberg indicated that SDRA had decided to no longer work with its bookkeeper. He stated that he would handle the bookkeeping for the time being. Board members were given the opportunity to ask questions.

### V. Development Update — Kevin Klinkenberg

Mr. Klinkenberg stated that staff had met with Habitat for Humanity and Historic Savannah Foundation to discuss potential partnership opportunities for the redevelopment of 2205 and 2207 Martin Luther King, Jr. Boulevard (MLK). He indicated that the goal was for staff to present a recommended option to the Board at its next meeting. Mr. Klinkenberg noted that SDRA’s contract with the City regarding the



transfer of the property stipulated that SDRA must complete its redevelopment within two years of the transfer. Mr. Patel also stated that SDRA was moving forward with the Boxport project. He indicated that SDRA would present the Boxport concept at the A-Town Get Down festival on Saturday, March 25. Mr. Kohler noted that Emergent Savannah would utilize the storage container at the event to hold an interactive arts and music installation. Mr. Klinkenberg added that SDRA had received guidance from the City to work directly with the Georgia Department of Transportation to pursue an intergovernmental agreement regarding ownership and use of the property. He also stated that staff had been meeting with Cardinal Capital to explore opportunities for mixed-use or housing development in partnership with local nonprofit agencies. He indicated that SDRA had identified a few nonprofit partners and potential sites along the MLK and Montgomery Street corridor.

**VI. Programs Update — Katherine Williams**

Ms. Williams indicated that SDRA would partner with the Deep Center and its Block by Block program over the next few months, with community-outreach workshops to take place on Saturdays throughout April. She stated that SDRA would then analyze the feedback that the Block by Block students had collected in their discussions about community development and work with the Deep Center to present these findings in late June and early July. Ms. Williams indicated that the presentation would constitute a community event and a formal presentation to City leadership and community stakeholders, and that the goal of both would be to demonstrate the value of the Deep Center's approach to community development. She indicated that Board members could contribute to this process by working with the students to prepare materials for the event and by reaching out to their Aldermen and other contacts to encourage them to attend the presentation. Ms. Williams also indicated that SDRA was in the process of planning a final event for the Golden Broom Award. She stated that SDRA had reached out to the Downtown Business Association (DBA) as an event partner and that DBA would ideally take ownership of the Award program thereafter. Mr. Klinkenberg stated that the next installment of the Savannah Urbanism Series would take place in the week of May 22. He indicated that the speaker for the event would be Dhiru Thadani, an architect and urban planner active in redevelopment efforts in west Atlanta.

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

Mr. Klinkenberg indicated that SDRA and the COS Traffic Engineering Department would present their proposals for the redesign of Whitaker and Drayton Streets at the City Council workshop on Thursday, March 30. He stated that SDRA was also working with City staff on its proposal for incentivizing residential development in the downtown area. Alderman Durrence provided an overview of and a status update on the new zoning ordinance (NewZO). Board members were given the opportunity to ask questions about regulations intended for inclusion in NewZO. Mr. Klinkenberg indicated that there were no significant updates on SDRA's efforts to develop site studies for City-owned properties and to provide assistance to small developers. He stated that SDRA staff met with developers and City staff regarding the current Enterprise Zone (EZ) program and its fee-waiver procedures. Mr. Dominguez added that multiple City departments would meet in the coming week to discuss how to clarify, streamline, and otherwise improve the current EZ processes.

**VIII. New Tasks — Kevin Klinkenberg and Katherine Williams**

Ms. Williams noted the need for SDRA to review its current grant programs in order to ascertain whether to bolster or discontinue these programs moving forward. She asked for Board members to volunteer to assist in this effort. Ms. Cortese and Ms. Roise indicated that they would participate.

**X. Old Business — John Bennett**

No old business.



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#### **XI. New Business — John Bennett**

Mr. Klinkenberg indicated that SDRA would prepare an RFQ for the completion of its annual audit and that staff would present the proposals received at the following Board meeting. He asked for Board members to reach out if they knew of any auditing firms that should be included in the distribution list. Mr. Lominack indicated that the group conducting an assessment of the designated National Historic Landmark District had completed its survey phase and would next organize a series of public meetings. Mr. Klinkenberg indicated that the developers of the Savannah River Landings project would hold an open house at the MPC on Thursday, March 23. He encouraged Board members to attend and to offer their input on the project. Ms. Roise stated that the Savannah State University Urban Planning Conference would take place on Friday, March 31. She indicated that the theme for the 2017 conference was Equity Planning: Creating Diverse and Inclusive Communities. Ms. Williams added that she would share the registration information with Board members.

#### **XII. Adjournment — John Bennett**

Meeting adjourned at 9:40 AM | Minutes submitted by: Kris Patel

