

MEETING MINUTES

BOARD OF DIRECTORS MEETING

May 17, 2017 | 8:30 AM | SDRA Office | 2203 Abercorn Street
Chair Dawn Morgan, Presiding

Board Members Present:

Brad Baugh, John R. Bennett, Barbara Cortese, Tom Kohler, Jerry Lominack, Marysue McCarthy, Meg Albertson Pace, Stephen Palmer, Connie Pinkerton, Stephen Plunk, Henry “Hank” Reed II, Milton Vazquez, Beth Vantosh, Christine Wacta

Board Members Absent:

Theodora “T” L. Gongaware, Adam Kirk, Dawn Morgan, Kris Patel, Anne Roise, Dorothy Strong

Quorum Present?

Yes.

Others Present:

Amy Brock, SDRA Marketing Consultant; Jennifer Deacon, SDRA Board Applicant; Alderman Bill Durrence, District 2; Ellen Harris, Metropolitan Planning Commission (MPC); Kevin Klinkenberg, SDRA Executive Director; 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 8:35 AM on May 17, 2017 at 2203 Abercorn Street by Chair-Elect Bennett. Chair-Elect Bennett introduced and welcomed the meeting guests.

II. Previous Minutes — John Bennett

Copies of the previous minutes were enclosed. Mr. Lominack made a motion to approve the minutes as presented. The motion was seconded by Ms. McCarthy and passed unanimously.

III. Treasurer’s Report — Kevin Klinkenberg

Copies of the budget vs. actuals were enclosed. Mr. Klinkenberg spoke on behalf of Mr. Patel and stated that SDRA had received its full disbursement for the first quarter from the City. He indicated that the financials were in line with the budget for the year. Ms. Williams added that KRT had initiated its audit of SDRA for 2016. Board members were given the opportunity to ask questions.

IV. Review of Key Board Initiatives — Kevin Klinkenberg & Katherine Williams

Ms. Williams indicated that SDRA staff and Board members had recently met to prioritize the tasks that SDRA would oversee and focus on for the year. Copies of a description of the prioritized tasks were enclosed. Ms. Williams noted that the goal was to identify initiatives that SDRA could undertake in its own right to make a meaningful difference. Mr. Klinkenberg added that SDRA had been involved in a number of efforts but had lacked the necessary role in those efforts to have an impact. He indicated that he would like to discuss SDRA’s strategic direction and Board participation moving forward given the Authority’s limited involvement in several City planning and development initiatives over the last few years. Meeting attendees discussed these initiatives, which included the Central Precinct and the Canal District; potential reasons for SDRA’s limited involvement; and how SDRA could overcome such obstacles. Mr. Klinkenberg stated that the tasks that staff and Board members had categorized as high priorities were the initiatives that SDRA could feasibly control or affect to achieve success. Ms. Williams noted that those tasks were the redevelopment of 2205 and 2207 Martin Luther King, Jr. Boulevard;



the benchmarking study of other Downtown Development Authorities; the reports on economic- and residential-development incentives; neighborhood master planning; and traffic calming, particularly on Whitaker and Drayton Streets. Board members discussed next steps for SDRA to undertake to demonstrate its value.

V. City Strategic Planning & Benchmarking — Kevin Klinkenberg

Mr. Klinkenberg stated the goal to follow through on the benchmarking report completed at the end of last year. He indicated that in light of the City's strategic-planning process that was underway, it was critical for SDRA to advocate for the recommendations laid out in the report regarding how the Authority could be best utilized. Mr. Reed stated that he had developed a list of talking points from the report, and asked for Board members to reach out to City leadership directly to communicate those points. He indicated that he would make a statement to this effect at the strategic-planning meeting later that day. Alderman Durrence provided an overview of the strategic-planning process, Savannah Forward. Chair Bennett noted the need to emphasize that SDRA could be looked to as a resource in the implementation phase of the process.

VI. Updates on 2205/2207 MLK — Kevin Klinkenberg & Katherine Williams

Mr. Klinkenberg stated that staff had met with Habitat for Humanity and Historic Savannah Foundation (HSF) to discuss partnership opportunities for the redevelopment of 2205 and 2207 Martin Luther King, Jr. Boulevard (MLK). Copies of the proposals submitted by Habitat for Humanity and HSF to SDRA were enclosed. Mr. Klinkenberg indicated that HSF had asked for the properties to be sold to the organization for a price of \$1 and for SDRA to contribute an additional \$25,000 to help mitigate the rehabilitation costs for the project. Ms. Williams noted that SDRA's preservation consultant had expressed that it would be difficult for the project to receive federal historic tax credits, without which rehabilitation would not be financially practical. Mr. Klinkenberg stated that Habitat for Humanity had also asked for the properties to be sold for \$1 and for SDRA to contribute \$5,000 in the form of a façade-improvement grant. He indicated that he would not recommend pursuing either of these options due to the financial constraints they would impose on SDRA. He discussed that if the existing building at 2205 MLK were demolished, the site could accommodate different configurations of several small residential units. Copies of potential conceptual plans and renderings for the site following demolition were enclosed. Mr. Klinkenberg asked for feedback regarding the approach to demolish the property at 2205 MLK and to redevelop both parcels. He stated that if SDRA were to pursue this option, it would pre-design the site, secure an entitlement, and sell the properties. Mr. Klinkenberg also indicated that both non-profit and private developers had expressed interest in the properties and that he thought that the new approach would be more feasible than the current plan. He stated that because the funds from the Facade Improvement Program had not been reallocated to SDRA, the Authority did not have capital of its own and was not able to develop the site. He added that the City Manager would likely support the approach. Board members noted that the project represented an opportunity for SDRA to demonstrate that it could help the City to sell its excess properties and for those properties to be redeveloped in a timely and high-quality manner. Mr. Klinkenberg indicated that SDRA would need to secure approval from the MPC regarding any changes to the site and from the City regarding its escrow agreement for the parcels. Board members expressed their support for staff to further evaluate the feasibility of demolition and redevelopment and to present its findings at the next Board meeting.

VII. Proposal for Master Planning — Kevin Klinkenberg

Mr. Klinkenberg stated that SDRA had considered working with a neighborhood group with an interest in developing a master plan for its area. He indicated that neighborhood leaders in Bingville had submitted a proposal for SDRA to create a master plan for the neighborhood in 2017. Copies of the proposal were enclosed. Mr. Klinkenberg provided an overview of the neighborhood and its prospective



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redevelopment. He asked for Board members to permit staff to develop a work plan and budget for the master-planning project to be reviewed at the next Board meeting. Mr. Lominack made a motion to approve that staff proceed with developing a work plan and budget. The motion was seconded by Mr. Plunk and passed unanimously.

VIII. Upcoming Events — Kevin Klinkenberg & Katherine Williams

Ms. Williams stated that the next installment of the Savannah Urbanism Series would take place on Monday, May 22 at 5:00 PM. Mr. Klinkenberg provided an overview of the Westside Future Fund to be discussed by Mr. Dhiru Thadani at the event. Ms. Williams thanked Ms. McCarthy, Mr. Plunk, and Mr. Reed for their assistance with organizing the event.

IX. Recap of CNU 25 — Kevin Klinkenberg & Katherine Williams

Board and staff members provided an overview of the CNU conference in Seattle and the individuals from Savannah that had attended. Mr. Klinkenberg noted that the next conference would take place in Savannah on May 16-19, 2018.

X. Old Business — John Bennett

No old business.

XI. New Business — John Bennett

Chair-Elect Bennett stated that Friday, May 19 was National Bike to Work Day. He encouraged Board members to participate and to visit Savannah Bicycle Campaign on the day.

XII. Adjournment — John Bennett

Mr. Kohler made a motion to adjourn the meeting. The motion was seconded by Mr. Palmer and passed unanimously.

Meeting adjourned at 10:00 AM | Minutes submitted by: Katherine Williams

