

MEETING MINUTES

BOARD OF DIRECTORS MEETING

June 21, 2017 | 8:30 AM | SDRA Office | 2203 Abercorn Street
Chair Dawn Morgan, Presiding

Board Members Present:

John R. Bennett, Jerry Lominack, Dawn Morgan, Meg Albertson Pace, Kris Patel, Henry “Hank” Reed II (via Skype), Anne Roise, Milton Vazquez, Christine Wacta

Board Members Absent:

Brad Baugh, Barbara Cortese, Theodora “T” L. Gongaware, Adam Kirk, Tom Kohler, Marysue McCarthy, Stephen Palmer, Connie Pinkerton, Stephen Plunk, Dorothy Strong, Beth Vantosh

Quorum Present?

No.

Others Present:

Daniel Carey, Historic Savannah Foundation (HSF) President & CEO; Manuel Dominguez, City of Savannah (COS) Economic Development Director; Ellen Harris, Metropolitan Planning Commission (MPC) Director of Urban Planning and Historic Preservation; Kevin Klinkenberg, SDRA Executive Director; 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 8:35 AM on June 21, 2017 at 2203 Abercorn Street by Chair Morgan. Chair Morgan introduced and welcomed the meeting guests.

II. Previous Minutes — Dawn Morgan

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

III. Treasurer’s Report — Kris Patel

Copies of the budget vs. actuals were enclosed. Mr. Patel 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. Mr. Patel added that KRT had completed its audit of SDRA for 2016 and that no significant issues were found. Mr. Klinkenberg indicated that SDRA had fulfilled its reporting obligations to the Department of Cultural Affairs. Board members were given the opportunity to ask questions.

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

Copies of an overview of SDRA’s key initiatives were enclosed. Mr. Klinkenberg provided an update on the City’s strategic-planning process. Chair Morgan stated that she had met with Taffanye Young (the COS Bureau Chief of Community and Economic Development) and Mr. Dominguez to discuss SDRA’s role and their vision and priorities for the Authority moving forward. She indicated Ms. Young’s perspective that SDRA should focus on the redevelopment of Martin Luther King, Jr. Boulevard (MLK) and Montgomery Street, and serve as a knowledge base for community needs and for potential resources and funds to facilitate needed improvements. Mr. Dominguez added that the goal was for SDRA to engage in activities that would contribute to its financial independence. He indicated that this perspective regarding the scope and fiscal plan for SDRA was based on the presentation that SDRA had made to City Council when it had requested to be reinstated in 2013. Mr. Klinkenberg noted that SDRA’s



ability to carry out its own development projects on the corridor was hindered by its lack of bonding capacity and collateral. The Board discussed how to demonstrate its value and potential for impact through its initiatives regarding 2205 and 2207 MLK and economic-development incentives.

V. Updates on 2205/2207 MLK — Kevin Klinkenberg

Mr. Klinkenberg indicated that he had drafted a memorandum (memo) to be sent to the City Manager regarding the redevelopment of 2205 and 2207 MLK. Copies of the memo were enclosed. He stated that the proposal was for the City to allow SDRA to advertise the two properties for sale. He added that the memo outlined the reasons why SDRA's initial proposal to rehabilitate 2205 MLK was less feasible at present, namely due to the more competitive market for Historic Tax Credits, the increase in construction costs, and the fact that the Façade Improvement Program (FIP) funds had yet to be reallocated by the City to serve as development capital for SDRA. Mr. Klinkenberg stated that if SDRA were to pursue the sale of the properties, it would partner with a buyer to pre-design the site, secure an entitlement, and provide assistance with other associated pre-development costs. He added that SDRA's contract with the COS regarding the properties would need to be amended and approved by City Council. Ms. Roise suggested adding a statement to the memo that the Board would provide professional assistance to carry out the sale and development of the properties. The meeting guests provided feedback regarding the sale of the properties, with Mr. Carey expressing his disapproval of this approach. Chair Morgan indicated that the Executive Committee would conduct a final review of the memo and make a determination on how to proceed.

VI. Upcoming Events — Kevin Klinkenberg & Katherine Williams

Ms. Williams indicated that the formal presentation and community event that the Deep Center would hold in partnership with SDRA would take place on June 28 and July 1 respectively.

VII. Old Business — Dawn Morgan

Mr. Patel indicated that the Georgia Department of Transportation had requested that SDRA submit a right of way permit in order to utilize the Boxport site. He added that he was working on the proposal.

VIII. New Business — Dawn Morgan

No new business.

IX. Adjournment — Dawn Morgan

Meeting adjourned at 9:35 AM | Minutes submitted by: Katherine Williams

