

MINUTES

MALL AREA TAX ALLOCATION DISTRICT (TAD) ADVISORY COMMITTEE

Wednesday, January 25, 2023 – 3:30 PM
Athens-Clarke County Extension Office Conference Room
275 Cleveland Rd., Athens, GA 30606

The meetings for the Tax Allocation District Advisory Committees will be available to watch live on YouTube at the link available on the calendar entry on the ACCGov homepage or for this meeting at this link:
<https://www.youtube.com/watch?v=mkzcr7vn6X8>

Members Present: Denise Ricks, Jennifer Zwirn, Mark Kooyman, Vincent Jolly

Members Absent: Michael Seibert

ACCGov Staff Present: Caitlin Dye and Ilka McConnell

Development Team Present: Jon Williams, Ken Neighbors, Scott Haines, Mark Jennings, Brian Lu, Zach McLeroy, and Justin Crighton

A. Call to Order: Jennifer Zwirn

- Meeting began at 3:02 PM

B. Approval of Agenda

- Motion to approve: Denise Ricks
Second: Mark Kooyman
Unanimous vote to approve agenda

C. Approval of Minutes

- Motion to approve: Vincent Jolly
Second: Denise Ricks
Unanimous vote to approve agenda

D. Committee Topline Assessment of The Leaven Group Plan

- Reviewed 1/23/2023 Mall Development Plan by The Leaven Group
- Highlighted positives voiced
 - Beauty of the overall plan
 - Housing that helps alleviate ACC housing shortage
 - Bike & walking paths
 - Housing options of rental and sale
 - Roundabouts to alleviate current issues of cars going wrong way
- Highlighted concerns voiced
 - Size of the TAD request vs. 15% in ACC TAD setup
 - Safety and walkability aspect of pedestrian paths and cross-walks
 - Price-point of the rental units
 - Retention and use of a partial portion of the “mall space”
 - Water retention and drainage issues

E. Ability for The Leaven Group to Address Concerns Voiced

F. Further Clarification by The Leaven Group

- Review the size and scope of the water drainage issues
- Address the apartment and house cost issues related to the unit floor plans being designed more in family formats vs. room-mate formats
- Size of the TAD request reviewed in the context of the initial set up and parameters when TAD first established in Athens-Clarke County

G. Format for Committee Input for Vote and Support

- Committee elected to have each active member of the committee provide feedback for final report in the context of the request delivery against:
 - Public Infrastructure
 - Housing Opportunity
 - Youth Development
 - Economic Development
- Members agree to submit their feedback by the Friday meeting.
- Committee agreed to use the Friday 1/27/2023 meeting to integrate each committee member's input submitted into a final assessment review. Individuals can list out their own personal commentary in the final assessment if desired.

H. Date for Next Meeting: January 27, 2023 at 3:00 PM

I. Adjourn

- Motion to adjourn: Denise Ricks
Second: Mark Kooyman
Unanimous vote to Meeting was adjourned at 4:51 PM