

MINUTES

LEXINGTON RD TAX ALLOCATION DISTRICT (TAD) ADVISORY COMMITTEE REGULAR MEETING

Tuesday, March 11, 2025: 5:30-6:30 PM
Athens-Clarke County Tennis Center
4460 Lexington Road, Athens, GA 30605

The meetings for the Lexington Rd. TAD Advisory Committee will be available to watch live on YouTube at the link available on the Agenda Center for the Lexington Rd. TAD:
<https://youtube.com/live/R2oLvOmiA5U?feature=share>

Members Present: Dr. Cshanyse Allen, Rhett Butler, Bill Cody, Mack Duncan, and Shane Dekle (arrived 6:03 PM)

Members Absent: Brantley Colbert

Staff Present: Daniel Young, Economic Development

Visitors: Patrick Howard, District 1 Commissioner

1. Call to Order as a Regular Meeting:

- A. Dr. Cshanyse Allen at 5:42 PM

2. Approval of Amended Agenda

- A. Motion to approve agenda: Bill Cody
- Second: Rhett Butler
- Unanimous approval of agenda

3. Approval of Minutes: January 25, 2024 meeting

- A. Motion to enter minutes into record in lieu of acceptance: Mack Duncan
- Second: Rhett Butler
- Unanimous approval to enter minutes into record

4. Old Business:

- A. Vote on TAD Advisory Committee By-Laws – delayed for future meeting
- B. Appointment of Committee Chair
 - i. Motion to confirm Dr. Cshanyse Allen as Chair and Rhett Butler as Vice-Chair: Mack Duncan
 - Second: Bill Cody
 - ii. Unanimous approval of appointments
 - iii. Delay appointing Secretary – Daniel Young will record minutes

5. New Business:

- A. Discussion of the Interim-Assistant Manager's memorandum and email dated March 4, 2025 for feedback about consolidating the separate TAD Advisory Committees into a single committee. Additional information provided by

Commissioner Davenport: Government Operations Committee expects this to be a two-year process to reach a determination.

- B. Discussion of prioritized input received from community input sessions and survey to create the Lexington TAD Community-Identified Priority List to send to Mayor and Commission –
 - i. Reviewed the open house sessions and online survey feedback
 - ii. Per Commissioner Davenport, GDOT is planning two pedestrian islands along corridor at Chevron (1960 Lexington Rd) and at the Tag Office (3025 Lexington Rd).
- C. Recommendation for a clarification of TAD funding policy or process change to encourage more requests.
 - i. Developer-initiated process
 - ii. ACCGov/TAD Committee initiated process
- D. Four goal areas:
 - i. Economic Development Partnership – 0%
 - ii. Housing Opportunities – 0%
 - iii. Public Infrastructure – 100%
 - iv. Youth Development – 0%
 - v. Motion to approve recommending Public Infrastructure: 100%: Bill Cody Second: Shane Dekle
 - vi. Unanimous approval to recommend 100% towards Public Infrastructure Improvements (followed by Housing Opportunities, Economic Development Partnerships, and Youth Development).
- E. Determine 2025 meeting schedule – Second Tuesday of the third month each calendar quarter: June 10, September 9, December 9.

6. Committee Questions and Discussion

- A. Under Robert's Rules of Order, can committee members who were not present for a prior meeting approve the minutes from that prior meeting? Yes – under section 41:9-12, current members during the meeting reviewing the prior meeting's minutes can participate fully in the approval process, including offering corrections and voting on them.
- B. Review the infrastructure programs (sidewalks) and funding sources/pending funding resources for the corridor – see TSPLOST 2023 Project #2: Lexington Road Corridor Improvements and Project #3: Lexington Road Sidewalk Gap (images attached); Transportation & Public Works: Cherokee Road Sidewalk Project; TSPLOST 2026 projects pending.
 - i. Project 2: Lexington Road Corridor Improvements:
<https://accgov.com/DocumentCenter/View/101110/Lexington-Road-Corridor-Improvements---Proposed-Project-Concept-Graphic>

- ii. Project 3: Lexington Road Sidewalk Gap:
<https://acccgov.com/DocumentCenter/View/101911/04---Presentation-Lexington-Sidewalk-Gap-Project-Concept-Presentation>
- C. Cost for a pedestrian island along Lexington Road – **varies**: estimates between \$10,000 asphalt - \$30,000 concrete (Source: GDOT Guidebook for Pedestrian Planning). Average cost is \$13,520 (Source: USDOT).
- D. What is the process to have TAD funds released? – Some difference between ACCGov/TAD Advisory Committee initiated and private developer initiated:
 - i. All proposals will come to Economic Development to work with relevant ACCGov departments to determine feasibility,
 - ii. If pursued, Manager’s Office is notified and request is returned to appropriate TAD Advisory Committee for review and recommendation,
 - iii. Forwarded to Manager’s Office for review and recommendations,
 - iv. Presented to Mayor & Commission for vote to release funds, modify, disapprove, or request further information/action.
- E. Who is using TADs effectively? – Example governments referenced in the development of ACC’s TADs include City of Gainesville, Gwinnett County, Atlanta (Invest Atlanta), and Rome (Floyd County).
- F. Is demolition an allowable use of TAD funds? **Yes** – under the Redevelopment Powers Law section 36-44-3(5) the multiple allowable uses are outlined including demolition under subsections B, C, D, E, H, I, and J.
- G. Can the Community Identified Priority List be amended at a later date? – **Yes**, this is a recommendation that can be amended.

7. **Date for Next Regular Meeting:** June 10, 2025, 5:30 – 6:30 PM
Note: special Community-Identified Priority List voting meeting called for May 6, 2025, 5:30 PM.

8. **Adjourn**
A. Motion to adjourn: Bill Cody
Second: Rhett Butler
Meeting ended at 6:51 PM