

MINUTES

WEST BROAD/HAWTHORNE AREA TAX ALLOCATION DISTRICT (TAD) ADVISORY COMMITTEE MEETING

Tuesday, March 4, 2025: 2:30-3:30 PM
Room 103 City Hall
301 College Ave., Athens, GA 30601

The meetings for the West Broad/Hawthorne Area TAD Advisory Committee will be available to watch live on YouTube at the link available on the Agenda Center for the West Broad/Hawthorne Area TAD.

<https://youtube.com/live/GAA5cfuKW6I?feature=share>

Members Present: TJ Stephens (chair), Bill Berryman, Kimberly Davis, Ken Dious, and Sam Drennen

Members Absent: None

ACC Staff Present: Daniel Young, Economic Development and Matt Adamson, Public Utilities

A. Call to Order as a Regular Meeting: TJ Stephens, Committee Chair

1. Meeting began at 2:34 PM

B. Approval of Agenda

1. Motion to approve agenda: Bill Berryman
Second: Ken Dious
Unanimous approval to approve agenda

C. Approval of December 3, 2024 Minutes

1. Motion to approve of 12-3-2024 Minutes: Sam Drennen
Second: Kimberly Davis
Unanimous approval to approve minutes

D. New Business:

1. Discussion with Matt Adamson, ACCGov Public Utilities Department regarding potential areas to address in TAD
 - i. Proposed hotel at 155 Alps Road – insufficient sewer capacity
 - ii. Sewer system evaluation based on both dry weather and wet weather
 - iii. Current capacity limits require holding tanks to reduce discharge during wet weather events (additional development expense)
 - iv. Seeking proposals for a four-phase system beginning at Middle Oconee Treatment Plant and working northwards. Each phase is approximately two years and the TAD is in phase 3 (years 5-6).
 - v. The burden on a developer requires a privately owned, maintained, and designed structure to accommodate wet weather discharge.

- vi. Capacity issue is east of Middle Oconee River. TAD parcels west of the river are on another line with adequate capacity.
2. Review results of Public Input gathering
 - i. Online survey, open-houses, area and business canvassing, Transit canvassing, and email.
 - ii. Review other TAD Advisory Committee recommendations – three examples emailed on March 4.
 - iii. Discuss making recommendations unique to either side of the Middle Oconee River.
3. Community-Identified Priority List – Sam Drennen will gather the input from the committee members (east and west sides) and create a draft document.
 - i. Potential for a special-called meeting to vote on the final document ahead of next scheduled meeting.
4. Discuss interim-Assistant Manager's email and memo dated March 4, 2025 to consolidate the separate TAD Advisory Committees into a single committee.
 - i. Requesting feedback about the structure of committees.
 - ii. One possibility is to unite two members from each current committee into a single committee.
 - iii. This does not merge the separate TAD funds.

E. Old Business:

1. None.

F. Committee Questions and Discussion

1. What did the Advisory Committee previously decide about ranking the four goal areas? – Based on a March 5, 2024 meeting, the areas were ranked as:
 - i. Public Infrastructure
 - ii. Housing Opportunities
 - iii. Economic Development Partnerships
 - iv. CCSD and Youth Development
2. Can the recommendations of priorities be amended if a project is proposed that does not match exactly? – Yes, these recommendations can be amended.

G. Next Meeting: June 3, 2025 at 2:30pm in 103 City Hall

Note: Special voting meeting for Community-Identified Priorities List scheduled for May 7, 2025 at 10:00 AM

H. Adjourn

1. Motion to adjourn meeting: Kimberly Davis
Second: Sam Drennen
Unanimous approval to adjourn
2. Meeting ended at 3:22pm