

## **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/GAA5cfuKW6l?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