

MINUTES
CITY OF LOGANVILLE
Called Council Meeting
Thursday, February 27, 2020 9am
Council Chambers

The Mayor and Council for the City of Loganville met for a Called Council Meeting on Thursday, February 27, 2020 at 9am in the Council Chambers for the purpose of discussion the Haddow Market Study. Mayor Rey Martinez and Council Members Jay Boland, Linda Dodd, Bill DuVall, Danny Ford and Anne Huntsinger were all present. Council Member Lisa Newberry was unable to attend.

Mayor Rey Martinez called the meeting to order at 9:00am.

City Manager Danny Roberts introduced Chris Hall and Ladson Haddow with Haddow & Company.

Chris Hall and Ladson Haddow presented and explained the draft study to the Mayor and Council.

Council Member Anne Huntsinger clarified that the report address the number of units for apartments but square footage on the retail. Ladson Haddow explained that is correct. Council Member Anne Huntsinger asked why do they look at senior living as the same as a non-senior in terms of the living space. Mr. Haddow explained that if this was a denser market you could see it as separate but looking at the population in Loganville and the surrounding areas there is a cross over between the two.

Mayor Rey Martinez asked why the occupancy rate is lower in the Lowe's shopping center. Mr. Haddow stated that the center seems to have struggled but has been bought by a new group. He explained that the center has large box space that is vacant but the smaller space has been very successful which is more in line with what is being proposed in the downtown area.

Council Member Danny Ford stated that he had heard Dick's was closing at the end of their lease and wanted to know if they had heard that. Mr. Haddow state he did not know and had not heard that.

Council Member Bill DuVall asked if other properties around town being developed for apartments factored into this study. Mr. Haddow stated that they were focused on the plan as proposed and was presented to the council.

Council Member Linda Dodd asked if what she was understanding was that the City should take it's time and build the residential as needed. Mr. Haddow stated that it was their recommendation to take that approach and only zone what you need at a time. If you zone everything all at once you are then at the mercy of the market and it is not in your control. Mr. Haddow further stated that a slow approach would be the correct approach but don't close the door completely because

then you will get passed over. He encourage the council not to be closed minded but take the slow approach.

Council Member Anne Huntsinger stated that Connelly had proposed Class A living space but asked if that was too high end for Loganville. Mr. Haddow stated that better quality the better but limit the supply. Council Member Huntsinger asked if the price point proposed would be viable in Loganville. Mr. Haddow stated that he did not think it is unrealistic or out of line with the market in the area. Council Member Anne Huntsinger asked if these apartments are built high end and then they are not filled how that is managed. Mr. Haddow stated that there are not many of examples of that due to the supply and demand. He further stated that he doesn't think there is a fear of that happening and even if some are not filled it would not become a slum.

City Manager Danny Roberts asked if development would happen without residential. Mr. Haddow explained that Connelly has connections with retailers that would come to Loganville. He explained that apartments give a 24 hour presence that downtown alone doesn't have.

Council Member Anne Huntsinger asked about town homes in this area. Mr. Haddow stated that there would likely be a market for it but they were focused on retail and apartments because that was the hot button issue.

Council Member Danny Ford asked what in their recommendation would be realistically feasible for downtown. Mr. Haddow stated that they believe realistically 300. Council Member Ford asked about the amount of retail. Mr. Haddow stated that would be between 15,000 – 20,000sq ft.

Council Member Jay Boland asked if the number of retail would change if what is proposed were to come along. Mr. Haddow stated that they did not think that would change.

Mayor Rey Martinez asked if they were proposing the apartments being located where the track behind City Hall is now. Mr. Haddow explained that their recommendation would be to place the apartments on the City Hall property keeping in mind that this is a proposed plan and that location Connelly would probably change.

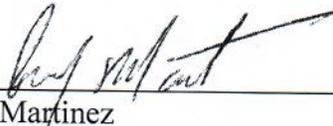
With no further questions from the Council, Mayor Rey Martinez opened the floor for citizens to speak and/ask questions. The following individuals spoke:

- Dustin Bose
- Don Roper
- Eric Stoffer
- Bob Barton
- Pam Hardy
- Susan Evans
- Michael Barron
- Judy Kemp
- Dana Dance
- Dana Russell
- Barry Ford

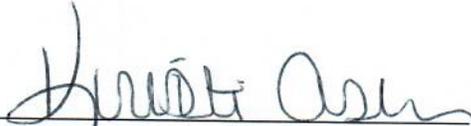
Cary Owens
Bob Chandler
Tricia Elliot
Dan Curry
Bucky Dicks
Janet Halprin
Patti Wolfe
Jeremy Dupree
Nick Nicholas
Brice Biggers
Pam Richardson
Ann O'Shields
Clare Delason

After hearing from everyone, and with no further matters to discuss, Council Member Danny Ford made a motion to adjourn. Council Member Bill DuVall seconded the motion. Motion carried 5-0.

Meeting adjourned at 11:26am.



Rey Martinez
Mayor



Kristi Ash
Deputy Clerk