



CITY OF MORROW, GEORGIA

Rescheduled (January 3, 2023) Regular Meeting

Downtown Development Authority / Urban Revitalization Board

January 19, 2023

Agenda

6:00 pm

CALL TO ORDER: Rochelle B. Dennis, Economic Development Director

1. ROLL CALL:

- a. Sylvia Norris (1/2026)
- b. Dorothy Dean (1/2026)
- c. Bonita Crawford (1/2025)
- d. Cherie Crisp (1/2025)
- e. Lana Labay* (1/2024)
- f. Alaina Reaves* (1/2023)
- g. Vacant*

2. APPROVAL OF MEETING AGENDA:

- a. Approval of January 19, 2023, DDA / URA Regular Meeting Agenda

3. APPROVAL OF MEETING MINUTES:

- a. Approval of December 14, 2022, DDA / URA Special Called Meeting Minutes

4. OLD BUSINESS:

5. NEW BUSINESS:

- a. Board Vacancy
- b. Lease Agreements Update
- c. Property Updates
 - i. Dark Space
 - ii. Strada
 - iii. Reynolds Road
 - iv. The District
 - v. Tea Room
 - vi. Adamson Parkway
 - vii. Southlake Circle

6. PUBLIC COMMENTS



7. NEXT REGULAR MEETING DATE (S):

- a. April 4, 2023 @ 6 pm (Morrow City Hall)
- b. July 13, 2023 @ 6 pm (Morrow City Hall)*
- c. October 3, 2023 @ 6 pm (Morrow City Hall)

8. ADJOURNMENT

*Serves on DDA & URA Boards



Downtown Development Authority
Urban Redevelopment Association
Special Called Meeting
1500 Morrow Road, Morrow, GA

December 14, 2022

Minutes

The special called DDA / URA Meeting was called to order at 5:35 p.m. by Rochelle Dennis, Executive Director.

DDA Members Present:

- Dorothy Dean
- Bonita Crawford
- Cherie Crisp
- Lana Labay
- Alaina Reaves

URA Members Present:

- Lana Labay
- Alaina Reaves

Council Member(s) Present:

- John Lampl, Mayor

Guests Present:

- Jeff Baker, City Manager

I. APPROVAL OF MEETING AGENDA:

- a. Lana Labay, URA Chair, made a motion to approve the DDA / URA Special Called Meeting Agenda of December 14, 2022. The motion was seconded by Bonita Crawford, DDA Chair. There was no discussion and the motion was unanimously approved.

II. APPROVAL OF MEETING MINUTES:

- a. Lana Labay made a motion to approve the October 4, 2022, DDA/URA Regular Meeting Minutes. The motion was seconded by Bonita Crawford. The motion was unanimously approved.

III. **OLD BUSINESS:**

IV. **NEW BUSINESS:**

- a. Authorization of DDA & URA Board Chairpersons to enter leases and special leases less than one year. The City Manager, Jeff Baker explained that such a lease would include special event rentals and temporary pop-up shops.
 - i. Bonita Crawford, DDA Chair, made a motion to give the DDA and URA Chairperson authorization to enter leases and special leases of less than one year. The motion was seconded by Lana Labay, URA Chair. The motion was unanimously approved.
- b. Approval of District Lease Agreements
 1. **1065 Olde Towne Morrow Road, Suite 100**
 - a. Property is currently available. No action was needed or taken.
 2. **1065 Olde Towne Morrow Road, Suite 200**
 - a. Property is currently available. No action was needed or taken.
 3. **1065 Olde Towne Morrow Road, Suite 300**
 - a. Lady of All Trades (Elanda Cordy) is the tenant. The business will sell retail clothing.
 - b. Lease Terms: \$1,200 Mo. – Year 1 / \$1,400 Mo. – Year 2 / \$1,600 Mo. – Year 3 / Year 4-5 Negotiable
 - c. Lana Labay made a motion to approve the lease as submitted. The motion was seconded by Bonita Crawford. The motion was unanimously approved.
 4. **1065 Olde Towne Morrow Road, Suite 400**
 - a. The City of Morrow is the tenant and will use the shop as an office and for special events.
 - b. Lease Terms: \$1.00 Year 1-5
 - c. Lana Labay made a motion to approve the lease as submitted. The motion was seconded by Bonita Crawford. The motion was unanimously approved.
 5. **1065 Olde Towne Morrow Road, Suite 500-600**
 - a. Royal Tea, LLC (Mr. Hung) is the proposed tenant and will use for the retail sale of boba tea.
 - b. Lease Terms: \$1,750 Mo. - Year 1 / \$1,950 Mo. – Year 2 / \$2,150 – Year 3 / Year 4-5 Negotiable
 - c. The minimum rent is calculated as the amount which is the greater of the amount which equals two percent (2%) of all gross annual sales for the Business, and if the Business, includes the sale of any food or alcohol, then the gross annual sales will include all food, drinks, alcohol, retail, delivery, and food truck sales facilitated in any way from the premises.
 - d. Bonita Crawford made a motion to approve the lease as submitted. The motion was seconded by Alaina Reaves. The motion was unanimously approved.

- 6. 1065 Olde Towne Morrow Road, Suite 700**
 - a. VNJ Designs (Lanikki Jones) is the tenant and will use for the retail sale of clothing and accessories.
 - b. Lease Terms: \$850 Mo. - Year 1 / \$1,200 Mo. – Year 2 / \$1,400 – Year 3 / Year 4-5 Negotiable
 - c. Lana Labay made a motion to approve the lease as submitted. The motion was seconded by Bonita Crawford. The motion was unanimously approved.
- 7. 1065 Olde Towne Morrow Road, Suite 800**
 - a. The City of Morrow is the tenant and will use the shop as an office and for special events.
 - b. Lease Terms: \$1.00 Year 1-5
 - c. Lana Labay made a motion to approve the lease as submitted. The motion was seconded by Bonita Crawford. The motion was unanimously approved.
- 8. 1065 Olde Towne Morrow Road, Suite 900**
 - a. Property is currently available. No action was needed or taken.
- 9. 1065 Olde Towne Morrow Road, Suite 1000-1100**
 - a. Retro Alley (Christi Lee) is the tenant and will use the shop for retail sales of vintage housewares and music.
 - b. Lease Terms: \$1.00 Year 1-5
 - c. Lana Labay made a motion to approve the lease as submitted. The motion was seconded by Bonita Crawford. The motion was unanimously approved.
- 10. 1065 Olde Towne Morrow Road, Suite 1200**
 - a. Property is currently available. No action was needed or taken.
- 11. 1065 Olde Towne Morrow Road, Suite 1300**
 - a. Candii Wines (Bruce Harris & Candace Porter) are the tenants and will use the shop for wine tastings, retail sales of wine, and wine accessories
 - b. Lease Terms: \$1,000 Mo. – Year 1 / \$1,200 – Year 2 / \$1,400 – Year 3 / Year 4-5 Negotiable.
 - c. The minimum rent is calculated as the amount which is the greater of the amount which equals two percent (2%) of all gross annual sales for the Business, and if the Business, includes the sale of any food or alcohol, then the gross annual sales will include all food, drinks, alcohol, retail, delivery, and food truck sales facilitated in any way from the premises.
 - d. Bonita Crawford made a motion to approve the lease as submitted. The motion was seconded by Lana Labay. The motion was unanimously approved.
- 12. 1065 Olde Towne Morrow Road, Suite 1400**
 - a. Lease is pending. Proposal for a vintage clothing and consignment store. No action was needed or taken.

13. 1065 Olde Towne Morrow Road, Suite 1500

- a. Lease is pending. Proposal for a smoothie and juice shop. No action was needed or taken.

14. 1065 Olde Towne Morrow Road, Suite 1600

- a. Property is currently available. No action was needed or taken.

15. 1055 Southlake Circle (Green House)

- a. Lease with Palm Island Seafood is pending. The City has three other restaurant proposals for the space under consideration.
- b. Lease Terms: \$1,200 Mo. – Year 1-3 / \$2,500 – Year 4 / \$3,000 – Year 5.
- c. The minimum rent is calculated as the amount which is the greater of the amount which equals five percent (5%) of all gross annual sales for the Business, and if the Business, includes the sale of any food or alcohol, then the gross annual sales will include all food, drinks, alcohol, retail, delivery, and food truck sales facilitated in any way from the premises.
- d. Lana Labay made a motion to approve the lease as submitted. The motion was seconded by Bonita Crawford. The motion was unanimously approved.

16. 1085 Southlake Circle (Red House)

- a. Socialize (Lavette Raston) is the tenant and will use the space as a restaurant supper club.
- b. Lease Terms: \$1,200 Mo. – Year 1-3 / \$2,500 – Year 4 / \$3,000 – Year 5.
- c. The minimum rent is calculated as the amount which is the greater of the amount which equals five percent (5%) of all gross annual sales for the Business, and if the Business, includes the sale of any food or alcohol, then the gross annual sales will include all food, drinks, alcohol, retail, delivery, and food truck sales facilitated in any way from the premises.
- d. The lease was previously approved at the October 4, 2022, URA/DDA Regular Meeting. No additional action was needed or taken.

17. 1073 Southlake Circle (Yellow House)

- a. The City of Morrow is the tenant. There are no current plans for use of the building.
- b. Lease Terms: \$1.00 Year 1-5
- c. Lana Labay made a motion to approve the lease as submitted. The motion was seconded by Bonita Crawford. The motion was unanimously approved.

c. OTHER ITEMS

- i. There were no other items for discussion.

V. PUBLIC COMMENTS:

- a. Retro Alley will have its grand opening/ribbon cutting on Tuesday, December 20, 2002, at 5:3 p.m.

VI. ADJOURNMENT:

- a. The next DDA / URA Regular meeting will be held on Tuesday, January 3, 2023, at 6 pm at the Morrow City Hall (1500 Morrow Road, Morrow, GA)
- b. Bonita Crawford made a motion to adjourn the meeting. Lana Labay seconded the motion. There was no discussion and the motion was unanimously approved. The meeting adjourned at 6:55 pm.

Approved this day

Attest

Rochelle B. Dennis
Economic Development Director
Date:

Bonita Crawford
Chairperson, DDA
Date:

Lana Labay
Chairperson, URA
Date: