

South Fulton Development Authority
Monday November 25, 2019 @ 6:00 PM
Fairfield Inn & Suites by Marriott,
7775 Ella Lane, Fairburn, GA 30213



Honorable Mark Baker, Chairman, Board of Directors
Honorable Jamal Grooms, Vice-Chairman, Board of Directors
Honorable Shelley Lamar, Treasurer, Board of Directors
Honorable Arnold Jiggetts, Secretary, Board of Directors
Honorable Stacy Blakley, Board of Directors
Honorable Andrew Pierson, Board of Directors
Honorable Ric Ross, Board of Directors

Agenda

1. Meeting Called to Order
2. Roll Call
3. Approval of Meeting Agenda
4. Approval of 10/28/19 Meeting Minutes
5. Public Comment
6. Presentation(s):
 - a. Old National Highway Development (Hyatt), Monty Garside
 - b. Tenant Brokerage and Commercial Real Estate Advisory Services, T. Dallas Smith & Company
7. Discussion(s):
 - a. Supplemental Training / Retreat
 - b. Website Design
8. Executive Session (Personnel, Litigation and/or Real Estate)
9. Adjournment

CITY OF SOUTH FULTON, GEORGIA
Development Authority Meeting
Fairfield Inn & Suites by Marriott

Monday, November 25, 2019, 6:00 PM



Attendees: Honorable Mark Baker, Chairman, Board of Directors
Arnold Jiggetts, Secretary, Board of Directors
Andrew Pierson, Director, Board of Directors
Ric Ross, Director, Board of Directors

Staff: Emilia Walker, City Attorney
Corey Adams, Sr., Deputy City Clerk
Christopher Pike, City Economic Development Director
Tony Phillips, Director, City Parks and Recreation Department
John Mrosek, Special Independent Counsel

Other Attendees: Honorable Khalid Kamau, Councilmember, District 6
Honorable Naeema Gilyard, Councilmember, District 4

MEETING MINUTES

The meeting was called to order by Chairman Baker at 6:00 PM.

The roll call was conducted by the Deputy City Clerk. A quorum was established. Directors Jamal Grooms, Stacy Blakley and Shelley Lamar were absent.

A motion was made by Director Jiggetts and seconded by Director Ross at 6:01 PM to recess the meeting until staff arrives. The motion passed 4-0.

A motion was made by Director Jiggetts and seconded by Director Pierson at 6:04 PM to reconvene the meeting. The motion passed 4-0

A motion was made by Director Pierson and seconded by Director Ross to approve the agenda. The motion passed 4-0

A motion was made by Director Pierson and seconded by Director Jiggetts to approve the minutes of the October 28, 2019 Meeting. The motion passed 4-0.

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There were no speakers during the Public Comment portion of the meeting.

Discussion Items

A motion was made by Director Ross and seconded by Director Pierson to hold item 6(a.) – Old National Highway Development Discussion until after Mr. Garcide arrives. The motion passed 4-0.

6(a.) (later in the meeting): Mr. Garcide provided a general description of the proposed hotel project to include:

- Proposed 15-20 story Hyatt hotel
- Class A Office Space
- Condominiums
- Restaurants

Mr. Garcide provided a letter of intent for funding of the project in the amount of \$350 million dollars from Wells Fargo Bank. Mr. Garcide is awaiting other actions by the City and Development Authority prior to proceeding with the next steps regarding the project.

Chairman Baker advised he has spoken to Rev. Smith with World Changers Church and there will be a community meeting to discuss this project in conjunction with the Old National Merchants Association. Mr. Garcide advised he plans to conduct visioning sessions with the community regarding this project.

6(b.) Tenant Brokerage and Commercial Real Estate Advisory Services: The City Attorney advised that T.Dallas Smith had a scheduling conflict for tonight's meeting and this item will be held until the next meeting.

A motion was made by Director Pierson and seconded by Director Ross to hold this item until the next meeting. The motion was approved 4-0.

7(a.) Supplemental Training/Retreat Discussion: Staff will follow up with Director Lamar regarding the results of the past doodle poll to select a preferable date for the training. The City Attorney advised that Doug Selby is available to conduct training regarding the vision and mission of the board. Staff was directed to coordinate a new polling to determine a preferred date for training.

7(b.) Website Design: The City Attorney advised that she has spoken with the City's Information Technology Department and e-mail addresses and the website domain has been established. Chairman Baker also advised that the City's Information Technology Department is also procuring laptops and cellular phones for the Directors. Procurement reconciliation will be coordinated with the Finance Department.

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A motion was made by Director Jiggetts and seconded by Director Ross to authorize website design not to exceed \$1,000; additionally, to authorize City staff to procure a designer and if a designer cannot be retained, to hire someone externally to complete the project. The motion passed 4-0.

A motion was made by Director Jiggetts and seconded by Director Pierson to authorize the creation and printing of business cards utilizing the same color scheme as the City. The motion passed 4-0

Executive Session

A motion was made by Director Jiggetts to recess for an executive session to discuss Real Estate, Litigation and Personnel at 6:38 PM. The motion was seconded by Director Ross and the motion passed 4-0.

A motion was made by Director Jiggetts to close the executive session at 8:15 PM. The motion was seconded by Director Ross and the motion passed 4-0.

The City Attorney reported that there was no action taken in the executive session.

A motion was made by Director Jiggetts and seconded by Director Pierson to direct the City Attorney to send a letter of dismay and concern to the Mayor and City Council. The motion passed 4-0.

A motion was made by Director Pierson and seconded by Director Ross to reconsider the previous action directing the City Attorney to send a letter of dismay and concern to the Mayor and City Council. The motion passed 4-0.

A motion was made by Chairman Baker and seconded by Director Jiggetts as follows “based off discussion in executive session regarding the Halpern’s deal and the District 3 councilwoman’s involvement with it, the Development Authority directs the Development Authority attorney to draft a letter to mayor and council and to whomever else is involved expressing our sentiments regarding what transpired based off of public knowledge and public records (news articles, etc.) that involve redirecting or diverting a development deal away from the Development Authority. Further, the Development Authority wishes to express our disappointment in the mayor and council regarding the council’s creation of the Development Authority and allowing a member of the council to circumvent the Development Authority and potentially cause the loss of funds that would have come to the Development Authority, as well as the potential loss of funds which would normally come to the city as opposed to being redirected to another local government which is contrary to the Development Authority’s mission to attract and retain business to the city as a collective and as individuals.” The motion passed 4-0.

Director Jiggetts requested that Chairman Baker provide direction and content for the website. The City Attorney advised she will provide the presentation presented by Mr. Pike to the

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Chairman. Chairman Baker will develop a one-page informational sheet and provide to the website developer to establish the website. Director Jiggetts recommended that the City establish a temporary website now to include information about the Authority, biographical information regarding the Directors, meeting minutes, bylaws, etc. Director Jiggetts will identify someone to establish the temporary website at a cost not to exceed \$1,000.

Lastly, Director Jiggetts reminded Authority members that the Development Authority can enter into agreements with developers to manage certain aspects of projects such as parking structures, etc. These agreements can be additional revenue sources for the Development Authority.

A motion was made by Director Jiggetts to adjourn the meeting at 8:36 PM. The motion was seconded by Director Ross. The motion passed 4-0.