

South Fulton Development Authority
Monday January 27, 2020 @ 6:00 PM
Fairfield Inn & Suites by Marriott,
7775 Ella Lane, Fairburn, GA 30213



The Honorable Mark Baker, Chairman
The Honorable Arnold Jiggetts, Secretary
The Honorable Stacy Blakley, Director
The Honorable Jamal Grooms, Director
The Honorable Andrew Pierson, Director
The Honorable Ric Ross, Director

Agenda

1. Meeting Called to Order
2. Roll Call
3. Approval of Meeting Agenda
4. Approval of Meeting Minutes
5. Discussion(s):
 - a. 2020 Regular Meeting Schedule
 - b. Substitute Officer Appointment (Treasurer)
 - c. Retreat/Supplemental Training
 - d. Budget Amendment
 - e. Hyatt (Old National Highway), Monty Garside
6. Executive Session (Personnel, Litigation and/or Real Estate)
7. Public Comment
8. Adjournment

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

Monday, January 27, 2020, 6:00 PM



Attendees: Honorable Mark Baker, Chairman, Board of Directors (Arrived at 6:04 PM)
Jamal Grooms, Vice-Chairman, Board of Directors
Arnold Jiggetts, Secretary, Board of Directors
Stacy Blakley, Director, Board of Directors (Departed at 7:19 PM)
Andrew Pierson, Director, Board of Directors (Arrived at 6:12 PM)
Ric Ross, Director, Board of Directors

Staff: Emilia Walker, City Attorney
Corey Adams, Sr., Deputy City Clerk
Frank Milazi, City Chief Financial Officer (CFO) and Treasurer

Other Attendees: Honorable Corey A. Reeves, Councilmember, District 5

MEETING MINUTES

The meeting was called to order by Vice-Chairman Grooms at 6:02 PM.

The roll call was conducted by the Deputy City Clerk. A quorum was established. Chairman Baker and Director Pierson were not present.

A motion was made by Director Jiggetts and seconded by Director Blakley at 6:03 PM to recess the meeting until 6:10 PM. The motion passed 4-0.

A motion was made by Director Jiggetts and seconded by Director Grooms at 6:08 PM to reconvene the meeting. The motion passed 5-0.

A motion was made by Director Blakley and seconded by Director Grooms to amend the agenda by adding "meeting location" under the Discussion section. The motion passed 5-0.

A motion was made by Director Grooms and seconded by Director Jiggetts to approve the agenda as amended. The motion passed 5-0.

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A motion was made by Director Grooms and seconded by Director Pierson to approve the minutes of the November 25, 2019 Meeting. The motion passed 6-0.

Discussion Items

5 (a.) A motion was made by Director Jiggetts and seconded by Director Blakley to establish the regular meeting schedule for 2020 as the last Monday of each month. The motion passed 6-0.

5 (b.) A motion was made by Director Pierson and seconded by Director Grooms to appoint Director Jiggetts as the joint Treasurer and Secretary for the Authority. The motion passed 6-0.

5 (c.) Supplemental Training/Retreat Discussion: Chairman Baker introduced First Class, Inc., headed by Bunnie Jackson Ransom to conduct a visioning session with the Board. He mentioned potentially hosting the session at Serenbe. Later in the meeting, Mrs. Ransom provided further details regarding her qualifications and capabilities.

Director Blakley agreed to reach out to Georgia Power to determine their visioning/training opportunities.

Authority members agreed to provide their “blackout” dates for February 2020 to determine what date(s) is available for the training session.

5 (d.) A motion was made by Director Jiggetts and seconded by Director Ross to hold this item until after the Hyatt project discussion (item 5 e). The motion passed 6-0.

5 (e.) Mr. Monty Garcide provided a general description and update of the proposed hotel project to include:

- Proposed anchor tenant, Hyatt hotel
- Class A Office Space
- Condominiums
- Restaurants
- Public meetings spaces

A motion was made by Director Grooms and seconded by Director Ross to hold the presentation by Mr. Jeff Butler until after the Public Comment section. The motion passed 6-0.

5 (f.) Director Blakley advised that citizens have expressed concern regarding the remote location of the Authority meeting. Citizens have expressed that the current location may be too far for certain sections of the city.

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Chairman Baker requested that this item be heard with the Budget discussion due to the potential cost to the Authority to use other City facilities. A review will be done to determine the cost-benefit of other potential meeting sites.

(7) Public Comment (4 speakers):

Mr. Alvin Reynolds (District 7): Concerns expressed regarding the Hyatt hotel project.

Mr. Nico Alexander (District 2): Concerned expressed regarding meeting location.

Mrs. Bunnie Jackson Ransom (District 1): Introduced herself and her company, First Class, Inc.

Mr. Michael Venable (District 6): Concerned about the Hyatt hotel project and the conveying of park parcels.

5 (e.) continued: Mr. Jeff Butler presented a draft conceptual rendering of buildings and layout of the proposed site of the Hyatt hotel project.

5 (d.): Attorney Walker discussed amounts allocated for the Authority's training budget. Chairman Baker mentioned an upcoming training session which Board members may wish to attend.

Attorney Walker advised that the Board would need to contract with an outside entity to host the website. Mr. Milazi advised that the Authority would need to solidify their agreement with the City prior to authorizing any Authority expenditures. Chairman Baker advised the Board that they will discuss the agreement in Executive Session regarding personnel.

(6) Executive Session

A motion was made by Director Jiggetts to recess for an executive session to discuss Real Estate, Litigation and Personnel at 7:35 PM. The motion was seconded by Director Grooms and the motion passed 5-0.

A motion was made by Director Grooms to close the executive session at 9:09 PM. The motion was seconded by Director Jiggetts and the motion passed 5-0.

A motion was made by Director Grooms and seconded by Director Pierson to appoint Ms. Tiffini Bell, Esq. as special counsel for city-related negotiations at the same hourly rate paid to the interim counsel. The motion passed 5-0.

A motion was made by Director Grooms and seconded by Director Pierson to authorize the Chairman to execute the Old National Redevelopment Project IGA with the City subject to the Chairman being authorized to further negotiate with special counsel regarding concerns expressed by the City Manager. The motion passed 5-0.

A motion was made by Director Grooms and seconded by Director Pierson to authorize the Chairman to negotiate a Finance and Personnel-related IGA with the City with the assistance of special counsel. The motion passed 5-0.

A motion was made by Director Grooms and seconded by Director Pierson to authorize an appraisal of the Old National Park property with the appraisal not to exceed \$3,500.

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The motion passed 5-0.

A motion was made by Director Grooms and seconded by Director Pierson to authorize the current website designer, Impress Me, to host the Authority's website for \$25 per month and to update and maintain the website at a rate of \$100 per 1.5 hours of work. The motion passed 5-0.

A motion was made by Director Grooms to adjourn the meeting at 9:13 PM. The motion was seconded by Director Pierson. The motion passed 5-0.