

South Fulton Development Authority
Monday February 24, 2020 @ 6:00 PM
Fairfield Inn & Suites by Marriott,
7775 Ella Lane, Fairburn, GA 30213



The Honorable Mark Baker, Chairman
The Honorable Jamal Grooms, Vice-Chairman
The Honorable Arnold Jiggetts, Secretary-Treasurer
The Honorable Stacy Blakley, Director
The Honorable Andrew Pierson, Director
The Honorable Derek Pollard, Director
The Honorable Ric Ross, Director

Agenda

1. Meeting Called to Order
2. Roll Call
3. Approval of Meeting Agenda
4. Introduction of new SFDA member Derek Pollard
5. Approval of 1/27/20 and 2/6/20 Meeting Minutes
6. Approval of Application for Bond Inducement Letter
7. Discussion:
 - a. Supplemental Training / Retreat
8. Presentation:
 - a. Park Terrace & Company, Thompson Gooding & Stewart Duggan
9. Public Comment
10. Executive Session (Personnel, Litigation and/or Real Estate)
11. Adjournment

CITY OF SOUTH FULTON, GEORGIA
Development Authority Special Called Meeting
Fairfield Inn and Suites by Marriott

Thursday, February 24, 2020, 6:00 PM



Attendees: Honorable Mark Baker, Chairman, Board of Directors
Jamal Grooms, Vice-Chairman, Board of Directors
Arnold Jiggetts, Secretary and Treasurer, Board of Directors (Arrived at 6:12 PM)
Stacy Blakley, Director, Board of Directors (Arrived at 6:14 PM)
Andrew Pierson, Director, Board of Directors
Derek Pollard, Director, Board of Directors

Staff: Emilia Walker, Interim Authority Attorney
Corey Adams, Sr., Deputy City Clerk
Frank Milazi, City Chief Financial Officer (CFO) and Treasurer
Tiffini Bell, Authority Special Counsel

REGULAR MEETING MINUTES

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

The roll call was conducted. A quorum was established. Director Ric Ross was absent.

A motion was made by Director Grooms and seconded by Director Pollard to approve the agenda. The motion was approved 4-0.

Chairman Baker introduced new Director, Derek Pollard. Director Pollard provided remarks.

A motion was made by Director Grooms and seconded by Director Pierson to approve the minutes of the January 27, 2020 Meeting. The motion was approved 4-0.

A motion was made by Chairman Baker and seconded by Director Grooms to approve the minutes of the February 6, 2020 Meeting with a notation by Chairman Baker that the meeting be identified as a special called meeting for the record. The motion passed with the noted correction 4-0.

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Discussion Items

(6) Application for Bond Inducement Letter

A motion was made by Director Pierson and seconded by Director Grooms to approve the form of the Application for Bond Inducement Letter for use with any future development deals. The motion was approved 4-0.

(7a) Supplemental Training / Vision Retreat:

Attorney Walker informed the Board that she has arranged for several entities to provide training. Subject-Matter Experts expected to present are a financial advisor, a Tax Bond Attorney, Development professionals and the consultant previously discussed by Attorney Walker.

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

(8a) Park Terrace & Company

Mr. Thompson Gooding provided a general description of a proposed mixed-use development located in City Council District 7 at Oakley Industrial Boulevard and Oakley Road. The proposed project tentatively includes: 30 townhomes, 210 multi-family units, 135 senior units. The presentation was followed by a brief question and answer period.

A motion was made by Director Pierson and seconded by Director Jiggetts to allow public comment at this time since no one was present when cards were called for. The motion was approved 6-0.

(9) Public Comment (2 speakers):

Mr. Alvin Reynolds (District 7): Request increased transparency and community involvement in all proposed developments projects.

Mr. Larry Haqq (Fulton County Housing Authority): Expressed policy of the Housing Authority to direct all development deals within the City of South Fulton to the City. They look forward to mutually beneficial relationship and a continued partner.

Executive Session

A motion was made by Director Blakley to recess for an executive session to discuss Real Estate, Litigation and Personnel at 6:50 PM. The motion was seconded by Director Grooms. The motion was approved 6-0.

A motion was made by Director Grooms to close the executive session at 7:53 PM. The motion was seconded by Director Blakley. The motion was approved 6-0.

A motion was made by Director Blakley and seconded by Director Grooms to amend the agenda to add a discussion of the Park Terrace & Company development project. The motion was approved 6-0.

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Director Blakley expressed concern with the lack of community benefits for the project, the impact on property values of nearby communities, the outdatedness of the Development of Regional Impact (DRI) designation and the need for updated impact data.

Director Pollard expressed sensitivity for the need for additional affordable housing in South Fulton.

Director Jiggetts questioned the severity of homelessness in the city of South Fulton.

Chairman Baker expressed concern regarding the impact of the project on the area and will be closely monitoring this proposal.

A motion was made by Director Grooms to adjourn the meeting at 8:10 PM. The motion was seconded by Director Blakley. The motion was approved 6-0.