

**MINUTES OF MEETING OF  
SOUTH FULTON DEVELOPMENT AUTHORITY**

February 4, 2025

PRELIMINARY – Dinner was held from 5:30 pm to 6:00 pm. A meeting binder was distributed to all Board members.

I. CALL TO ORDER

Vice Chairperson James Reese called the meeting to order at 6:04 pm.

The meeting was called to order at the meeting at the time, on the day, and at the place set forth as follows:

Time: 6:04 pm

Date: February 4, 2025

Place: 6385 Old National Highway, Suite 210, South Fulton, GA 30349

II. ROLL CALL

The following directors, constituting a quorum of the Board, were present at the meeting:

Present: Kimberly Mays, Phyllis Minter, James Reese, Stacey Williams, Nathan Lewis

Dana Tucker Davis – Arrived at 6: 20pm

III. ADDITIONS/ DELETIONS/ APPROVAL OF THE AGENDA

The agenda was presented by Chairperson Reese

Motion: Motion to accept the agenda as is, was made by Phyllis Minter, Seconded by Kimberly Mays. Hand vote: YES: Unanimous - Phyllis Minter, Stacey Williams, Nathan Lewis, Kimberly Mays, and James Reese. NO – none. Motion PASSES

IV. APPROVAL OF MINUTES

a. Tuesday, January 7<sup>th</sup>, 2025

Stacey Williams – Under “Actives Committee Update” It should say “attended” the 10<sup>th</sup> Annual Aerotropolis

Motion: Motion to approve January 7, 2025, meeting minutes with edits presented by Stacey Williams was made by Phyllis Minter, Seconded by Nathan Lewis. Hand vote: YES: Unanimous - Phyllis Minter, Stacey Williams, Nathan Lewis, Kimberly Mays, and James Reese. NO – none. Motion PASSES

## V. CITIZENS COMMENTS

No comments.

## VI. PRESENTATIONS

### A. Economic Development Updates

Exec. Dir. Jones –

#### **Invest in Developing Strong Teams**

- **Aerotropolis South Fulton Broker's Reception**

Artie Jones III, Director, and Teresa Parhams, Senior Project Manager of the Economic Development Department, will attend the Aerotropolis South Fulton Broker's Reception on January 29, 2025. The event will allow them to connect with real estate professionals and discuss opportunities for growth in the southern portion of Fulton County and its impact on the City of South Fulton's housing market. Discussion topics will revolve around upcoming developments, strategies to attract quality investments, and ways to enhance available housing options. The event is a key step in strengthening relationships with stakeholders critical to South Fulton's development.

#### **Grow Infrastructure and Solidify Finance**

- **Sizemore Urban Design Draft Recommendations**

This month included a detailed review of Sizemore Urban Design's draft recommendations for South Fulton. The proposed plans thoughtfully consider our community's needs, focusing on smart growth, enhanced public spaces, and infrastructure improvements. City management is currently reviewing the draft recommendations before they are presented to residents and stakeholders. Feedback from city management and the community will be essential as we refine these recommendations to ensure they align with our vision for a vibrant and sustainable future.

#### **Increase Community Collaboration and Quality of Life**

- **Tour of Homes2 Suites by Hilton in South Fulton**

The newly opened Homes2 Suites by Hilton is an exciting addition to South Fulton. The economic development team toured the facility and was impressed by its modern amenities and focus on sustainability. This development not only enhances our local hospitality offerings but also creates new job opportunities for residents. The property's potential to attract more visitors and boost our local economy is promising.

- **Big Peach Running Co. Grand Opening and Ribbon Cutting**

The Economic Development Department participated in the grand opening and ribbon-cutting ceremony for Big Peach Running Co., a new retail store in South Fulton catering to fitness enthusiasts and runners. This event highlighted the growing appeal of our city as a hub for active lifestyles and small businesses. The community's turnout was inspiring, showcasing the support of local entrepreneurs. Big Peach Running Co. is a welcomed addition to our retail landscape.

### **Focus on Economic Development**

- **Atlanta Fed Community Listening Session: Economic Outlook**

This month, the team members had the opportunity to attend the Atlanta Federal Reserve's Community Listening Session, focusing on the economic outlook. The session provided valuable insights into the current economic trends and forecasts that directly impact our community. Key discussions included local employment trends, housing affordability, and strategies to foster inclusive economic growth. Engaging with Federal Reserve representatives and local leaders was a meaningful way to bring South Fulton's voice into broader economic conversations.

- **Cedar Grove Village Project**

The South Fulton Development Authority has approved an inducement resolution for the Cedar Grove Village development. The project will receive \$5.03 million in funding for water and sewer connectivity and parking structure development.

This initiative is part of a larger \$300 million project that includes multifamily townhomes and commercial spaces, contributing to the continued growth and economic development of South Fulton.

- Also, don't forget about SMDO taking place on February 19, at 7:45am
- Gocha's Breakfast Bar will be having a Grand Opening on Wednesday, at 6:30pm at the Cascade location.

### **VII. COMMITTEE REPORTS (if any)**

A. Vision Ad Hoc Committee

Kimberly Mays—We have a meeting with the website developer on February 6.

B. Activities Committee

a. Stacey Williams— no update

C. Civic Engagement

a. No update

D. Finance Committee

a. Nathan Lewis— we are waiting for the January bank statement and will send an e-update.

### **VIII. NEW BUSINESS**

### **IX. OLD BUSINESS**

A. SFDA Board Retreat, Tuesday, March 11<sup>th</sup>

Exec. Dir. Jones – The retreat will begin at 9am with breakfast at 8:30am. The facilitator will be Teri Smiley with Starfish Partnerships.

**Motion to go into executive session** –Stacey Williams Seconded by Nathan Lewis. Hand vote: YES: Phyllis Minter, Stacey Williams, Kimberly Mays, James Reese, and Nathan Lewis. NO – None. --. Motion PASSES.

X. EXECUTIVE SESSION (REAL ESTATE/PERSONNEL/LITIGATION)

XI. ADJOURNMENT – Chairperson Miller requested a motion to adjourn the meeting.

**Motion:** Motion to adjourn the meeting was made by board member Phyllis Minter, Seconded by Treasurer Nathan Lewis. Hand vote: YES - Kimberly Mays, Phyllis Minter, James Reese, Nathan Lewis, Stacey Williams, and Dana Tucker Davis. NO-None. **Motion PASSES.**

The meeting adjourned at 6:53pm.

Next Meeting: Tuesday, March 4, 2025, at 6 pm at 6385 Old National Highway, Suite 210, South Fulton, GA 30349.

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**CERTIFICATE OF SECRETARY**

I certify that I am the duly elected Secretary of the Board of Directors for the South Fulton Development Authority and that these minutes, consisting of four (4) pages, are the minutes of the meeting of the Board of Directors held on February 4, 2025. To the best of my knowledge these minutes are a true and accurate representation of the business conducted.

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Dana M. Tucker Davis, Esq.  
Board Secretary