

**Meeting of
Downtown Development Authority
and Development Authority**
Tuesday, June 24, 2014
56 Malone Street – Fairburn, GA 30213
7:00 p.m.

Downtown Development Authority Agenda

I. Call Meeting to Order of the Downtown Development Authority of Fairburn

Chairperson Suzanne Presley called the meeting to order at 7:00 p.m.

Board Members Present: Chairman Suzanne Presley, Vice Chairman Rhonda Appleby, Jeff Couch, Mack McCarthney, Danita Jones and P. David Orr. Member P. David Orr left at 7:25 pm. Others present were: City Administrator, Tom Barber, City Attorney, Randy Turner and City Clerk, Brenda James.

II. Approval of Minutes for the Downtown Development Authority Meeting: February 25, 2014

Mr. McCarthney made a motion to approve the Downtown Development Authority Minutes of February 25, 2014 with Ms. Appleby providing the second. **The motion carried.**

III. Reports

1. Discussion of Senior Housing Project-Prestwick Development Company

City Administrator Tom Barber gave an overview of the Senior Housing Project-Prestwick Development Company and Prestwick will close on the project June 25, 2014. He said the DDA is selling the land to Prestwick and we are taking a portion of the money to repair the block which will consist of parking and landscaping. He said construction should start in July and hopefully it will be completed in twelve months.

2. Update on Economic Development Activities

City Administrator Tom Barber gave an overview of the Economic Development Activities:

- The Football Complex is almost finished and the Grand Opening at Duncan Park will be around July 15, 2014.
- Completed the engineering for Bohannon Road.

- The Site Evaluation for the Fire Station Project has started and we hired Falcons Inc.
- The Water Authority refunded the Bonds on last Tuesday, June 17, 2014. This terminated the Financial Swap Agreement which was an expense of \$6.8 million dollars. He said we got rid of the Bank of America Letter of Credit and we had \$7 million dollars left that we were refunded. He said and we were left with a \$34,800,000 debt and we are still waiting on the Water Withdrawal Permit. He said we have made progress in buying water from Coweta. He said all of the engineering is done from a conceptual level and we have identified the route of the line; the line sizes and the tank sizes. He said we have estimated it and have met with the Engineer for Coweta and Palmetto; and have had one preliminary conversation with Union City. He said we are waiting on Coweta to get back with us and once we have the 3 cities onboard we will move forward.
- There are ten Housing Permits at Durham Lakes.
- Construction starts on the Johnson Road Bridge Project in July with a 9 month road closure.
- Jehovah Witness is breaking ground at Hwy 74 and Hwy 29 in September and plan to be completed in fifteen months.
- Hardees Restaurant has opened.
- Subway Restaurant has opened.
- There will be another traffic light installed on Meadow Glen and Hwy 74.
- There is a meeting tonight for cohesive overlay for Hwy 74, starting from Hwy 29 to the Peachtree City limits.
- Code Enforcement Manager, Rita Fernandes resigned.
- City Engineer Troy Besseche resigned and he will be going to the City of Sugar Hill.
- There is communication with Fulton County about purchasing more sewage capacity.
- Velocity is repairing potholes in the City.
- The City is working on the Comprehensive Plan (October or November).
- The City has re-advertised for Branding (Request for RFP).

Mrs. Jones asked Mr. Barber when he was informed that Subway Restaurant was coming to the City. He said the Business Owners of Subway Restaurant spoke with the Landlord Patrick Green. Mrs. Jones said because they are members of the Development Authority, she feels they should know what is going on and asked if they could be informed. Mr. Barber said he receive emails from Wendy regarding new businesses and said in the future he would send out an email with the information.

Mr. McCarthney asked about repairing the parking lot at Duncan Park. Mr. Barber said there is no funding available at this time.

Mrs. Jones asked who would pay if we do not get the other school to come to the Education Complex. He said the City will pay \$500,000 per year.

Mr. Barber said GMC is opening a school in Fayetteville. Mr. McCarthney said we would not be making a profit so what is the plan for Fairburn. Mr. Barber said we can put 501C3 (nonprofit) school in the building. Ms. Presley asked how long is the lease at GMC. Mr. Barber said 10 years. Mr. McCarthney asked about Atlanta Tech. Mr. Barber said he will meet with them on Thursday. Mr. Barber said GMC and Brenau are non-competitive because GMC is a traditional College and Brenau is non-traditional. He said Brenau plans to start a Cohort Program that will require students to attend class for 6 weeks, 1 night a week for 4 hours. Mrs. Jones said this is a very good marketing tool. Mr. McCarthney asked about the status on the Fire Station. Mr. Barber said there was a discussion about a parking problem. He said they found a site and they are trying to purchase the land. Mr. Couch asked about the parking at the Education Complex. Mr. Barber said they have discussed it however, they have not done anything. Mrs. Jones asked about Allen Bray and his houses and Mr. Barber said we are not doing anything right now. Ms. Appleby spoke about a new road and light on Hwy 74. Mr. Barber said an inter-parcel road will run from Harris Road to Milan Road.

Mr. Barber said when we received the refund with the Water Authority Bonds, the bond rating increased to AA – which lowers our interest rate. He said the two items the Bond Company rated us on was the improvement of the fund balance and removal of the millage rate. Mr. Couch asked if everyone on the Water Authority was on the same accord. Mr. Barber said there is a solution, however; it is a very long process.

Mrs. Jones said she would like to see someone compete for the electrical power. She said the electric bills are outrageous. Mr. Barber said the electric power will get more expensive once Vogtle opens. Mr. Couch asked about Greystone and if there was someone who could compete with electric power.

3. Update on status of Educational Campus:

City Administrator Tom Barber gave an overview update of the Education Campus. He said they started the construction of classroom building 3 with the intent of negotiating a lease with Georgia Military College. He said they received an email from them stating they no longer need the building due to the decrease of enrollment. He said in order to lease the building with another tenant we still have the issue of the non-compete clause, which is a stumbling block. He said GMC agreed to remove the non-compete clause from the lease and City Attorney Randy Turner prepared the lease and it has been signed by GMC. He said we have spoken with Atlanta Tech and informed them that the non-compete clause has been removed. He said we are still landscaping the parking lot and installing trees; and scrubs.

4. Update on the status of the Courtyard:

Mr. Barber said we have broken ground on the stage and courtyard. He said we are working on the foundation for restrooms and the footings for the stage.

IV. Unfinished Business

There was no unfinished business.

V. New Business

There was no new business.

VI. Adjourn

Mr. Couch made a motion to adjourn the Downtown Development Authority Meeting at 7:50 pm with Mr. McCarthney providing the second. **The motion carried.**

Development Authority Meeting

I. Call Meeting to Order of the Development Authority of Fairburn

Chairperson Suzanne Presley called the meeting to order at 7:51 p.m.

Board Members Present: Chairman Suzanne Presley, Vice Chairman Rhonda Appleby, Jeff Couch, Mack McCarthney and Danita Jones. Others present were: City Administrator, Tom Barber, City Attorney, Randy Turner and City Clerk, Brenda B. James. P. David Orr was absent.

II. Approval of Minutes for the Development Authority Meeting: February 25, 2014

Ms. Appleby made a motion to approve the Minutes of the Development Authority Meeting for February 25, 2014 with Mr. Couch providing the second. **The motion carried.**

I. Reports

- Update on Economic Development Activities

This item was discussed in the Downtown Development Authority Meeting.

II. Unfinished Business

Mr. Couch asked about the replacements for Troy Besseche and Rita Fernandes. Mr. Barber said a Contractor will come in to shadow Mr. Besseche for two weeks and Lt. Tony Williams will manage Code Enforcement.

III. New Business

Ms. Appleby asked about the advanced DDA Training. Ms. Presley said we need to pick out the dates because we must be in compliance. She said advance DDA Training is August 19, 2014. Mr. McCarthney said there is no advanced training for the Development Authority. Ms. Presley said she will check on training and confirm whether or not advanced training is required. Mrs. Jones spoke about the Economic Development Activities and said we should be functioning Boards. She said she does not understand why Members of the Boards do not have any input and use some of the funds to do the things that need to be done. Mr. Barber said we should encourage businesses to come here. Ms. Presley said we cannot do this separate there has to be some cohesion. Mrs. Jones said we should direct people to our administrator. Mr. Couch said there are other programs in place by the City Planner, Toussaint Kirk such as the Redevelopment Agency. Ms. Appleby said Economic Development can present what is going on to the Board. Mr. McCarthney said the Authority should get the information and be informed on what is going on. Mr. Barber said he can only present information when he gets to the table for the sake of time. Ms. Presley asked if there is something we can do to get information flowing more regularly. City Clerk Brenda James said Council Packets are sent to the Development Authority. Mr. Couch said everyone has to come through the corridor and we need to take advantage of it. He also spoke on the overlay.

Chairman Presley announced that the next meeting is Tuesday August 26, 2014 at 7:00pm.

IV. Adjourn

Ms. Appleby made a motion to adjourn the Development Authority Meeting at 8:20 pm with Mr. McCarthney providing the second. **The motion carried.**

Brenda James, City Clerk

Suzanne Presley, Chairman