

City of Fairburn
Annual Joint Meeting Minutes
Development Authority/Downtown Development Authority
Tuesday, April 30, 2013
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

Board Members Present: Chairman Russell called the Downtown Development Authority Meeting to order at 7:00 p.m. Authority Members Present were: Chairman, Jean Barkley Russell, Jeff Couch, Suzanne Presley, Rhonda Appleby and Mack McCarthney. Member Danita Jones arrived at 7:10 p. m. Others present were: Mayor, Mario Avery, City Administrator, Tom Barber, City Attorney, Randy Turner and City Clerk , Brenda James.

II. Approval of Minutes from the following meeting: February 26, 2013

Mr. Couch made a motion to approve the Minutes of February 26, 2013 with Mr. McCarthney providing the second. **The motion carried.**

III. Reports

1. Discussion of Senior Housing Project- Prestwick Development Company

Chairman Russell introduced Wiley (Jody) Tucker, representative of the Prestwick Development Company. She said he would be giving an overview of the Senior Housing Project. She said the DDA will be going on an Annual Tour this Saturday and they will be viewing one of Mr. Tucker's Senior Housing Facilities. Mr. Tucker gave a presentation of Prestwick Development. He said they specialize in affordable housing for low income families and seniors throughout the southeast; and Texas. He said they opened in 2008. He said the project in the City of Fairburn will consist of 88 units for ages 55 and over. He said the Senior Housing Project will be located behind the Police Department on Church Street and this would be an Earth Craft Certified Community. He said the State of Georgia has made it a mission to be a Green State. He said their product is developed with the most stable products. He distributed handouts and said there will be 3 stories on Broad Street and 4 stories on Washington Street. Chairman Russell asked about the income range. He said there are two unit types of income and the first range is for low incomes, which consist of a 1 bedroom/1 bath and 2 bedroom/1 baths. He said 20% of the units will be set aside for residents who make 50% of the yearly income or less and the balance will be set aside for residents who make 60% of the yearly income or less of \$22,000-

\$35,000 range for the low end of 50%, to the high end of 60%. He said rent for the facility consists of the following:

1. 1 bedroom at 50% is \$500.00; and
2. 2 bedrooms at 60% is \$600.00; and
3. 1 bedroom at 60% is \$650; and
4. 2 bedrooms are \$750/ 60%

He said they are doing a mixture of 44, 1 bedrooms and 44, 2 bedrooms. He said 20 % of the one bedroom is set at a 50% level and 9 of those units will be rented at that level; and the other 35 units will be rented for \$600.00 or \$650.00. Mr. Couch asked how much the tenant would have to pay. He said they would have to pay 100%. He said the facility is handicap accessible and 1 resident has to be 55 years of age and children can live in the facility. He said they must conduct a background check, which would consist of a credit check and a criminal background check. He said they must stay in compliance with the upkeep of the property so they do not lose their tax credits. He said the facility will not be gated. He said every year there will be a verification of income.

He said there will be 176 parking spaces and approximately 75% of the residence will drive. He said Marta is located on the corner of Washington Street and Church Street. He said it will cost approximately 13 million dollars to build this facility. Mr. McCarthy asked when the project would start. He said the application will be submitted to the State of Georgia on June 13th and by December 2013 they should have a start date. He said they plan to close and break ground by July 1, 2014 and pre-lease the facility by March 2015. He said they should open by June or July 2015. Ms. Presley asked about the tax credits. He explained how the tax credits work and said they are yearly. He said they have to be allocated in the year they are offered. Mayor Avery asked if any veterans would be living in the facility. Mr. Tucker said yes they can live here if they qualify. He said there is a new development called Developers Integral in Atlanta that partner with the Veterans Administration. He said this development is funded with affordable housing for veterans. He said inside the facility is assistant living and they partner with the Veterans Administration, which provides funding assistance. Mayor Avery asked about the average square footage. Mr. Tucker said the square footage is 750 square feet for 1 bedroom and 950-1000 for 2 bedrooms. Mayor Avery asked if there was any criteria's that would prohibit disabled veterans from qualifying for the facility. Mr. Tucker said the only criteria would be age 55 and over. He said 5% of the facility is fully handicapped assessable and 2% is for the sight; and hearing impaired. Mr. Barber asked how this will affect the neighborhood. Mr. Tucker said the benefits for the City from a construction standpoint will be the economic impact. He said there will be hundreds of people on the job who will be purchasing materials in the City. He said once the facility is occupied; new jobs will be created in the community. He said there will be 88 new residents spending money downtown and they will have utility bills. Mr. McCarthy asked if people who are local could be given a chance on the jobs.

He said yes, however; they must meet certain requirements. Mayor Avery asked Mr. Tucker if he has ever had to add another facility in the same City due to the success of the first facility. Mr. Tucker said yes, they have two facilities in Atlanta. Mayor Avery said he hope this type of facility will one day land over in the Lightnin Community. Mr. Tucker said they are limited on how many units they can build and how many tax credits they can receive per deal.

2. Update on Economic Development Activities

City Administrator, Tom Barber gave an overview of the downtown development. He spoke on the Irish Bread Pub and the negotiation of a lease for the patio and deck, the courtyard; and the development of the stage. He said East Point American Legion is considering purchasing the Gaddy Lumber Building and in the event this happens, he would like to see the VFW merge with the American Legion. He said the Roberts Building is for sale and no other downtown vacant properties are getting any interest. He said the restaurants are looking at the Freight Depot and the Micro-Brewery is receiving a lot of business.

3. Update on status of Educational Campus

Mr. Barber gave an update on the status of the Educational Campus. He said the contract was awarded for the upgrade of the parking lot and they open bids for the classrooms. He said they have demolished the houses at Fairview. He said they plan to open a Driving School and a CNA School at the Education Campus. He said the CNA School would operate Monday through Friday and the Traffic School would operate at night and on the weekends.

4. Update on status of Courtyard

Mr. Barber said they are waiting for the development of the courtyard stage and parking deck.

IV. Unfinished Business

Ms. Jones asked if the Irish Pub received what they wanted. Mr. Barber said no, they wanted the patio and deck for free. Chairman Russell said other cities have not given them any significant incentive as they said they did. Mr. Couch asked when the Irish Pub would open. Mr. Barber said the Irish Pub should be open by the end of December 2013.

V. New Business

City Attorney, Randy Turner said the Downtown Development Authority purchased two houses with bond funds in 2012, at the College Campus. He said they purchased

the two houses to gain ownership of the lots for the expansion of the parking lot. He asked for actions on the following agenda items:

1. Accept Deeds of Conveyance for 369 Fairview Drive for College Campus Project

Mr. McCarthney made a motion to accept the Deeds of Conveyance for 369 Fairview Drive for the College Campus Project with Mr. Couch providing the second.

Mr. Couch asked if the DDA holds the deeds of the property. Attorney Turner said yes, “the DDA holds all the deeds to the properties subject to the bond deal, which is related to the College Campus”. He said there is an operating agreement assigned to the City of Fairburn, which is an Intergovernmental Agreement for managing the tenants and construction for the facility.

After discussion, the motion passed to accept the Deeds of Conveyance for 369 Fairview Drive for College Campus Project.

2. Accept Deeds of Conveyance for 365 Fairview Drive for College Campus Project

Mr. Couch made a motion to accept the Deeds of Conveyance for 365 Fairview Drive for the College Campus Project with Ms. Presley providing the second. **The motion carried.**

3. Review by Attorney of Upcoming Actions related to the Senior Housing Project

City Attorney, Randy Turner gave an update of the upcoming action related to the Senior Housing Project. He said on April 22, 2013, the RM-36 Zoning District was approved by City Council. He said May 16, 2013 the Planning and Zoning Commission will be asked to rezone the Senior Housing Project Area to RM-36. He said on May 20, 2013 they will advertise a Special Called Meeting by the City Council. He said they will consider the following actions related to the Senior Housing Project:

- a) Conduct a Public Hearing for the rezoning of the property; and
- b) Approve the rezoning; and
- c) Approve Purchase and Sell Agreement between DDA, the City and the Prestwick Company; and
- d) Authorize a convergence to DDA; and
- e) Convey a driveway; and
- f) Approve the Inter-Governmental Agreement between the City of Fairburn and DDA; and
- g) Authorize the Resolution giving Mayor authorization to move the project forward; and
- h) Sign another Resolution in 2014;

He said the DDA will meet after the City Council Meeting on May 20, 2013 Special Called Meeting and the application deadline is June 13, 2013.

4. Setting of Date and Time for a Special Called Meeting Related to the Senior Housing Project

Chairman Russell recommended a Special Called Meeting be scheduled for Wednesday May 22, 2013 at 9:00 a.m. The DDA agreed to have the DDA Special Called Meeting on Wednesday May 22, 2013 at 9:00 a.m.

VI. Adjourn

Mr. McCarthney made a motion to adjourn the DDA Meeting at 7:20 p.m. with Ms. Presley providing the second. **The motion carried.**

Development Authority Agenda

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

Board Members Present: Chairman Russell called the Downtown Development Authority Meeting to order at 7:00 p.m. Authority Members Present were: Chairman, Jean Barkley Russell, Jeff Couch, Suzanne Presley, Rhonda Appleby, Mack McCarthney and Danita Jones. Others present were: Mayor, Mario Avery, City Administrator, Tom Barber, City Attorney, Randy Turner and City Clerk, Brenda James.

- II. Approval of Minutes from the following meeting: February 26, 2013

Mr. Couch made a motion to approve the Minutes of February 26, 2013 with Ms. Presley providing the second. **The motion carried.**

- III. Reports

1. Update on Economic Development Activities

Mr. Barber gave an update on Economic Development in Fairburn. He spoke on Hwy 74. He said he met with David Hughes who is the owner of the property next to the Wingate Hotel. He said Mr. Hughes constructed Harris Road in 2011 and owns a portion of land off Harris Road next to Taco Bell. He said there are two parcels owned by Mr. Hughes and a partner that consist of 26 and 82 acres. He said they are looking at developing a tournament site location, hotels, apartments, and retail facility. He said there are restaurants looking at the property of Meadow Glen and 74 which is located at the Old Race Track Property. He said a contractor has purchased the 9 acre parcel across the street from Crackle Barrel and plans to build a three court basketball facility. He said the individual who owns the gym located at the old Black Jack Motor Cycle Company is renting out space for a Florist Shop. He said there is a

group planning to put a 30,000 foot facility on the 55 acres located at the corner of 29 and Hwy 74 between Virlyn B. Smith and Harbor Lakes Apartments. He said the facility will seat up to 2,500 people and this would be a huge economic boost for the City. He said the Shugart Property on Bohannon Road was rezoned industrial in 2012. He said they have a site which allows a 1,208,400 SF building and have several individuals who are interested in the building.

IV. Unfinished Business

Ms. Jones said there are not a lot of projects that cater to Fairburn residents and some changes needs to be made. She said the low income was excluded from the Senior Housing Project. She said she did not know that the low income individuals would be excluded. She said she thought the Senior Housing Project would be set up for residents living in the City who are low income. Chairman Russell asked what the price point for some of the low income to be in the facility. She said she did not know if the low income qualified and recommended an evaluation.

V. New Business

1. Discussion on Upcoming City Tour

Mr. Barber said the tour starts at 10:00 a. m. on Saturday morning and they are going to tour Norcross and the Prestwick Property.

VI. Adjourn

Ms. Appleby made a motion to adjourn the DA Meeting at 8:59 p.m. with Mr. McCarthy providing the second. **The motion carried.**

Brenda James, City Clerk

Jean Barkley Russell, Chairman