City of Sandy Springs Development Authority Meeting was held via Zoom, on May 14, 2020, at 8:30 a.m.

Chairman Chip Collins called the meeting to order at 8:30 a.m.

Roll Call

Authority Members Present: Chairperson Chip Collins, Member Dan DiLuzio, Member Joe Houseman, Member Sunny Park, Member Toshia Battle, Member John Paulson and Member Ed Ukaonu.

Staff and Representatives Present: Director of Economic Development Andrea Worthy; City Attorney Dan Lee, Assistant City Manager Kristin Smith, Finance Director Toni Jo Howard, Economic Development Specialist Caroline Davis; City Clerk Raquel D. González; Counsel Jim Woodard; and Tom Mahaffey, President, Sandy Springs Perimeter Chamber of Commerce.

Approval of Meeting Agenda

Motion and Vote: Member Dan DiLuzio moved to approve the Thursday, December 17, 2020 meeting agenda. Authority Member Joe Houseman seconded the motion. The motion carried unanimously.

Approval of Meeting Minutes

SSDA2020-035 May 14, 2020 Sandy Springs Development Authority Minutes

Motion and Vote: Member Dan DiLuzio moved to approve the Thursday, May 14, 2020 meeting minutes. Member Sunny Park seconded the motion. The motion carried unanimously.

New Business

SSDA2020-036 Welcome New Members

Chair Chip Collins welcomed the newest members of the Sandy Springs Development Authority, **John Paulson** and **Ed Ukaonu.**

Member John Paulson stated he has been on the City Council for 11 years. The City has a lot on its plate right now and he is excited about what he can contribute to the Development Authority, as well as how the Authority can assist the City in facilitating some of these desires and interests.

Member Ed Ukaonu has been in the community for 10 years, and is a business owner. His first business was a homecare agency, which has since sold. He started in the billboard network five years ago. He has been on the Sandy Springs Perimeter Chamber of Commerce, Board of Leadership Sandy Springs, and more. He has an interest in the community and is excited to learn what he can contribute to the Development Authority.

Chair Chip Collins welcomed the new members. Additionally, thank you to outgoing members Gabe Sterling and Jimmy Glenn. Jimmy probably has a lot of other things to do in his business and semi-retirement and that he enjoyed his first foray into politics. We are happy for all the work that Gabe is doing in the Secretary of State's office.

SSDA2020-037 Request for Consideration of Memorandum of Agreement ("Agreement") Between the City of Sandy Springs and the City of Sandy Springs Development Authority

City Attorney Dan Lee stated Economic Development Director Andrea Worthy and Economic Development Specialist Caroline Davis have put a tremendous amount of work into the City's Small Business Relief Grant Program. The City Council set aside $1.2M in what we are loosely calling a 'grant' program. There is no better way in the process or under Georgia law to facilitate contracting with businesses to use these funds to maintain and promote economic development than through the Authority. The City Council has already agreed to the proposed agreement, which authorizes the Authority and the staff to facilitate the program to promote economic development for businesses in Sandy Springs under specific criteria.

Economic Development Director Andrea Worth stated there have been a number of these programs put in place in various forms around the country. This is a small business program and the intent is to give relief for COVID related businesses' losses and expenses. The City's application portal is open, which was created in partnership with the Chamber. There has been a great demand from the business community. Businesses have until December 31, 2020 to apply. Staff will then review the applications to ensure eligibility. A committee comprised of the Finance Director, Economic Development staff, City Manager's Office staff, and some members of the business community will have oversight to these funds and make sure that the businesses receiving them are qualified businesses. Our intent is for these businesses that have applied to receive notification in mid to late January that they have awarded these and to receive these funds by end of January.

Economic Development Specialist Caroline Davis reported that as the morning of December 17, the City has received 106 applications, totally $1.1M in requests. The program is broken up between sole proprietors, 2-10 employees, and 11-99 employees, and the greatest share of applicants are in the 2-10 employee range. Businesses must demonstrate a decline in revenue. This program is meeting a very real present need in our business community.

Director Worthy stated funding allocation is on a first-come, first-serve basis.

City Attorney Lee explained that the Georgia Constitution Gratuities Clause says that Georgia governments cannot simply contribute money. The charter of the Authority allows for the promotion of economic development and gives the Authority much greater latitude in that regard. As a practical matter, that is why the City created the Authority, for this very purpose. This body is an 'arm' of the City Council and charter of the City, are is allowed to do many things that the City government cannot do. The City can contract with the Authority to promote economic development and the Authority charter allows for the promotion of economic development and to assist existing businesses. The legal department determined this was the best process.

Chair Collins stated that in its first meeting after the Pandemic began, Authority members expressed a desire to do something to support local businesses. The Authority collects fees when it does transactions. So the Authority has accumulated some funds, which have been used for things that are consistent with the Authority's statutory purpose. If the demand for the Small Business Relief Grant Program exceeds what the City funded, is there a desire, and would it be legal and possible, for the Authority to add some of its monies to be made available to assist additional businesses in economic development.

City Attorney Lee stated that in early discussions the question was asked could the Authority 'grant' money, and the answer to that is still no. The contract that we have developed, and the process developed,

requires a quid pro quo from the recipients of those funds so that the Gratuities Clause of the Constitution, which is applicable to the Authority also, is not violated. Yes, the Authority could include their funds with these monies that the City has set aside.

Motion and Vote: Member Toshia Battle moved to approve the Memorandum of Agreement between the City of Sandy Springs and the City of Sandy Springs Development Authority, to administer the City's proposed $1.2M for Small Business relief Grant Program. Member Dan DiLuzio seconded the motion. The motion was carried unanimously.

Member Sunny Park stated that there are a number of businesses hurting because of the COVID Pandemic. $1.2M is a very small money when spread across the businesses that are hurting. There are a lot of businesses in Sandy Springs that are doing better now. Maybe a non-profit or the Authority can spread out the work and make a request to the businesses to help. We may get zero responses or we may get some overwhelming response.

City Attorney Lee stated they could. The Authority is the proper vessel to manage these funds from the City Council or funds received from private sector for this program.

Director Worthy stated that if it is the desire of the Authority to include its own funds, we may consider posing a challenge to the community for a matching fund initiative. Staff is able to handle the administration of program, especially with the Sandy Springs Perimeter Chamber of Commerce's staff support.

Member John Paulson stated the Authority should pass this resolution. In the meantime, if we find there is an additional need while reviewing the applications, we later decide to ask that the City kick in more, or does the Authority, or do we reach out to the private business community.

Director Worthy suggested that Authority revisit the question of additional funds at its January 14, 2021 Annual Meeting.

City Attorney Lee stated it appears that the federal government may be closer to a second round of stimulus. By that time we amay know what that looks like.

Member Dan DiLuzio commented that he agrees with continuing discussions at the January meeting. If we do invite private sector businesses to participate, is this considered a contribution for them?

Tom Mahaffey, President, Sandy Springs Perimeter Chamber of Commerce stated there are lot of individuals looking to place some capital this year or next year, if this could be a charitable contribution.

Jim Woodward stated that the Authority is a governmental non-profit; and it should be similar to giving to the City.

Other Business

SSDA2020-038 Sandy Springs Innovation Center Update

Tom Mahaffey, President, Sandy Springs Perimeter Chamber of Commerce stated that the Sandy Springs Innovation Center began October 12, 2017. There are currently four tenants. One of those tenants has 12 employees; another has three employees; and, another with two or three employees. Business RadioX is headquartered there, where they do a lot of interviews and podcasts. There is a small training room that can accommodate 15 people. The City initially gave the Innovation Center $50K for the Center's

build- out. We came back to the City for another $25K so that we could add an outdoor patio for the tenants. Our main tenant, through a sublease, is The Warrior Alliance. They work with veterans to assist them getting back into the workforce. We are looking for tenants to fill the 10 workspaces.

Chair Chip Collins stated that he would call the Innovation Center a moderate success in that it accomplished its goal of being an engine for the creation of small businesses. There are several success stories. They have also had programing over the last three years that has served hundreds of businesses in Sandy Springs. Tom Mahaffey, with the assistance of volunteers and paid staff, have worked to ensure the Innovation Center has carried out its mission. The Innovation Center has been a wise steward of its funds and has worked to achieve break-even status. In the future the Innovation Center may be less of a landlord but will continue to be a concept, idea and platform for programming.

Perimeter Sandy Springs Chamber President Mahaffey reported that unfortunately, just when the Innovation Center was opened, other entities like We Work, Spaces-Georgia and Roam Innovative, opened facilities in close proximity. So, there was some competition at the time. The Innovation Center will continue to work with Georgia Tech, Atlanta Village Technology, and several other Kennesaw State put-together programs that support small businesses.

SSDA2020-039 2021 Economic Development Update

Andrea Worthy, Economic Development Director reported that the Council received a report of the North End Conceptual Design Process at the December 15 City Council meeting. The full report will be available in printed format in early January, 2021. The North End Conceptual Design process looked at underutilized properties of four shopping centers in the North End of Sandy Springs. Even with COVID, the City received great community feedback as to what they would like to see on these sites. These are strictly conceptual. They are not zoning plans. The project was an exercise in reviewing models of what the City and community want to see and whether or not those things are financially feasible to be built. The City began this process in March. The overall feedback received from the community is that they want to see a mix of housing options that are attainable at different price points and different types of housing, as well as more green spaces and connectivity with trails. The community expressed their support of funding infrastructure and parks so we could get the higher quality redevelopment and attainable housing. The City does not necessarily regulate density, but it does regulate height on sites. All these plans are available on the City's website. Out of what the community really wanted to see, about six of those worked financially; but the remainder could work only with changes to existing codes or financial incentives. The next point of discussion in talking with Council is how to make these financially feasible. The City is launching a second phase of a Housing Assessment to talk about how to potentially accommodate more affordable housing through City support and/or policy. The City needs to look at infrastructure investments, specifically in these areas, and look at potentially creating a 'redevelopment zone" in the North End where we could encourage redevelopment efforts. There were recommendations about code changes, i.e., streetscape requirements, permitting, steel and concrete construction, etc. Then there are development incentives, where the Authority could potentially get involved in the future, i.e., investment in the public realm, enhancing transit options in the area, and also looking at financing support. Some of those could be potentially a Tax Allocation District (TAD) and bonds, using the Authority to do those types of things. All of these recommendations will be discussed with Council in the first quarter of 2021. Additionally, early next year there will be an opportunity for the Authority to adopt new policies that are aligned with what the City wants to see in the North End. The Authority should consider offering its incentives, perhaps exclusively, in the areas of the North End for the City. Just the announcement of the City's North End process, earlier in 2020, generated a lot of interest from the development community and they began looking closer at this area.

Member Sunny Park stated that there are a lot of small businesses still hurting, particularly the restaurants. Many in the restaurant industry in Sandy Springs would like to have a drive-thru. A drive-thru window permit is hard to get in Sandy Springs. Perhaps there is opportunity to ease up on this restrictions.

Director Worthy stated that the City delayed payments for the business licenses, and provided waivers to any restaurants who wanted to have extra temporary signage, the advertised 'We're Open' in the very early days of the Pandemic. They have also allowed outdoor dining to take place on the sidewalks and parking lots, which is not generally allowed by our Zoning Codes. The City is still collecting applications for the Small Business Relief Fund. A lot of Sandy Springs restaurants are applying for these funds. The Chamber's Restaurant Council is meeting this afternoon, so attendees will hear directly from the restaurants as to what their immediate needs are and how we, as a policymaking, public body can potentially help.

Adjournment

Motion and Vote: Authority Member Park moved to adjourn the meeting. Authority Member DiLuzio seconded the motion. The motion carried unanimously.

Meeting adjourned at: 9:26 a.m.

Date approved: January 14, 2021

Chip Collins, Chair

Raquel D. González, Recording Secretary