

**AGENDA FOR MEETING OF THE
CITY OF SANDY SPRINGS DEVELOPMENT AUTHORITY**

City of Sandy Springs City Manager Board Room
September 14, 2017
8:30 A.M.

- 1. DA17-023 ROLL CALL**
- 2. DA17-024 APPROVAL OF MINUTES FROM MEETING HELD MAY 11, 2017**
- 3. DA17-025 CONSIDERATION OF DEVELOPMENT AUTHORITY
PARTICIPATION IN THE SANDY SPRINGS FOUNDATION**
- 4. DA17-026 OTHER BUSINESS**
- 5. DA17-027 ADJOURN**

City of Sandy Springs Development Authority Meeting was held at Sandy Springs City Hall, 7840 Roswell Road, Building 500, Sandy Springs, Georgia, 30350, on May 11, 2017, at 8:30 a.m.

Chairperson Chip Collins called the meeting to order at 8:38 a.m.

I. DA17-017 Roll Call

Authority Members Present: Chip Collins, Gabriel Sterling, Jennifer Steele, and Joe Houseman. Carla Sweetwood, Jimmy Glenn, and Jim Squire were absent.

Staff and Representatives Present: City Attorney Wendell Willard, Director of Economic Development Andrea Worthy, Assistant City Clerk Kelly Bogner, and City Clerk Michael Casey.

II. DA17-018 Approval of Minutes from Meeting held February 23, 2017

Motion and Vote: Authority Member Steele moved to approve the February 23, 2017, Sandy Springs Development Authority meeting minutes. Authority Member Houseman seconded the motion. The motion carried unanimously.

III. DA17-019 Consideration of Resolution Acknowledging and Approving, the Sale and Assignment of a Leasehold Interest in Sandy Springs Gateway, LLC Project

Bond Counsel Jim Woodward stated this is the third entity from the Gateway project that the Authority approved in 2014. Two residential projects were already approved and assigned out to a major investor. Those two projects are the JLB companies. This project is with the separate company that is a subsidiary of Core Properties, which is the Sandy Springs Gateway owner. They own the commercial portion of the Gateway project. This is typical for development, that four to five years into the project they sell the project to a major investor. The entity of the investor is MCP Atlanta Gateway LLC, which is a subsidiary of a major investment-banking group. These are similar documents to what was approved for the JLB project last December for the first phase and February 2017 for the second phase. These documents are a resolution that will approve the assignment to the entity. The documents are an assignment, assumption, and agreement for all the bond documents along with the road intersection MOU. The entity will be assuming the responsibilities and paying the City back for that road intersection at Windsor Parkway.

Authority Member Gabriel Sterling asked if the entity would keep the bonds in place.

Bond Counsel Woodward stated these bonds would be kept in place. The entity is also asking for an amendment to the tax agreement with the Board of Tax Assessors. Those documents would approve this deal.

Authority Member Sterling asked what the amendment would do, if anything.

Bond Counsel Woodward stated the amendment just changes the entity name.

Motion and Vote: Authority Member Steele moved to approved Agenda Item No. DA17-019, Adoption of Resolution Acknowledging and Approving, the Sale and Assignment of a Leasehold Interest in Sandy Springs Gateway, LLC Project. Authority Member Sterling seconded the motion. The motion carried unanimously.

1 **IV. DA17-021 Other Business**

2
3 **Chairperson Chip Collins** stated the Innovation Center is now open.

4
5 **Director of Economic Development Andrea Worthy** stated they are working on the signage right now.

6
7 Chairman Collins stated part of the deal for the grant the Authority gave the Center was to receive
8 recognition and signage. It was decided the Authority did not need to spend any money developing a new
9 logo. City staff created two choices and sought input from the Mayor and himself. They agreed that the
10 best and simplest solution was to use the City's logo that money was spent to create and have the Sandy
11 Springs Development Authority name placed underneath that. He did not think that needed a vote from
12 the members. If anyone has opposition to that, please let him know.

13
14 **City Attorney Wendell Willard** stated there would be an agreement between the City and the
15 Development Authority as to the use of the logo.

16
17 **Authority Member Jennifer Steele** stated she has one concern. The Authority is not affiliated with the
18 City in certain respects. She asked if using the City logo would "muddy the water" somewhat.

19
20 Chairman Collins responded no. The Authority is affiliated with the City in that we are all appointed by
21 the Mayor and the Authority is an arm of the government. The Mayor decided he wants consistency
22 regarding the logo. The only issue would be a trademark issue. As long as the City is allowing the
23 Authority to use the logo, there is no issue. The Innovation Center is more for the City than for the
24 Development Authority. We thought it was important to have the City's logo embedded in this.

25
26 Director of Economic Development Worthy stated even though the Authority is a separate legal entity, we
27 are using the City's website for the Authority's minutes and agendas. In many of people's minds, the
28 Authority is associated with the City, even though it is a separate legal entity.

29
30 **Authority Member Gabriel Sterling** stated there are many separate legal entities that are tied to the
31 City.

32
33 City Attorney Willard stated there is a statutory provision that allows local governments to set up their
34 Development Authorities. There is an interconnection in regards to the fact the law gives each local
35 jurisdiction this ability. The law also requires separateness of the governance of the Authority, that the
36 members not be the same people who are involved with the governance of the City.

37
38 Authority Member Steele stated she wishes the members would have known about this earlier. She
39 understands that time is of the essence and the Center needs to move forward. She can explain this, if she
40 is asked about it.

41
42 Director of Economic Development Worthy stated the Innovation Center is in a soft opening stage at this
43 point. The Chamber plans to have a grand opening event probably in June. All of the Authority members
44 will be invited. Lever Stewart from the Chamber would like to have a tenant when the grand opening
45 occurs. The only money that has been paid out to the Chamber is the initial \$50,000 grant. The other
46 fund requests have to come through the Authority for approval, if the money is needed. At this point, we
47 are not sure any more money needs to be spent.

48
49 Authority Member Steele asked if the outdoor space was completed, yet.

50
51 Director of Economic Development Worthy responded no.

1 Chairman Collins stated he thinks the Chamber has decided to wait on building the outdoor space.

2
3 Director of Economic Development Worthy stated the outdoor space might be too expensive.

4
5 **Authority Member Joe Houseman** asked what Bond Counsel Woodward foresees for the upcoming
6 meeting in July.

7
8 Bond Counsel Woodward stated he does not foresee anything for the two deals from 2014. The JLB
9 Phase II project will be closing on May 16 and fully assigned to the German investor group. This deal
10 will be closed in early June.

11
12 Authority Member Sterling asked if the Authority is receiving payments from the first deals.

13
14 Bond Counsel Woodward stated he would confirm that. He knows that for Phase I, this is the first year
15 the Authority will receive PILOT payments.

16
17 Authority Member Sterling asked that the Authority members be emailed the payment schedule.

18
19 City Attorney Willard stated it might be good for future meetings that the Authority also include a report
20 on the financial standings.

21
22 Director of Economic Development Worthy stated she would have the financial report on the next
23 meeting agenda.

24
25 Chairman Collins stated John Roush at the Sandy Springs Reporter has been working the story about
26 affordable housing. He called Chairman Collins, but by the time he spoke to Director of Economic
27 Development Worthy, Mr. Roush's story deadline had already passed. He did not have anything else to
28 add to the story. The official word for the Development Authority's position on affordable housing is that
29 we cannot get involved in deals that are residential only, because of our statutory requirements for job
30 creation. That is a Housing Department issue, not a Development Authority issue. If someone wants to
31 come to the Authority with a mixed-use deal that involves affordable housing, we can be a part of the
32 component. He sees affordable housing more as low-income housing, which he thinks there is plenty of
33 in Sandy Springs. The important issue is the workforce housing, which is more for the middle class such
34 as for teachers, firefighters, and police officers. There is a lack of workforce housing in Sandy Springs.

35
36 City Attorney Willard stated there is also the Fulton County Housing Authority, which has jurisdiction in
37 Sandy Springs. If there were something that needed to be done, the Fulton County Authority would be
38 the entity to do that without creating a Sandy Springs Housing Authority.

39
40 Director of Economic Development Worthy stated the Next10 plan that Council adopted has some steps
41 over the next five to ten years that the City has outlined to encourage workforce housing. Council
42 adopted the new impact fee schedule, which included provisions for waiving impact fees for specific
43 project types. This includes tearing down an existing rental property and including some workforce
44 housing provisions for the new housing. When she is talking to prospects, especially on the north side of
45 the City, she is discussing these options.

46
47 Authority Member Sterling asked if the fees are waived for teardowns. He thought the City would waive
48 a percent of the fees, if workforce housing were built.

49
50 Director of Economic Development Worthy responded that is correct. There is information coming to
51 Council at an upcoming Work Session next Tuesday.

Sandy Springs Development Authority Meeting Minutes

May 11, 2017

Page 4 of 4

V. DA17-022 Adjourn

Motion and Vote: Authority Member Sterling moved to adjourn the meeting. Authority Member Steele seconded the motion. The motion carried unanimously. The meeting adjourned at 8:55 a.m.

Date Approved: September 14, 2017

Chip Collins, Chairman

Michael Casey, City Clerk



SANDY SPRINGS

GEORGIA

To: Development Authority of Sandy Springs

From: Andrea Worthy, Economic Development Director

Date: August 25 for Submission onto the September 14, 2017 Agenda

Subject: Proposed Development Authority participation in the Sandy Springs Foundation

Background

At its August 15, 2017 meeting, City Council took steps to reconstitute the Sandy Springs Foundation by appointing new board members with experience in major Atlanta cultural, educational and arts organizations. The Foundation, originally organized to support City programming and projects, will shift its focus to arts programming and educational opportunities.

The Sandy Springs Foundation will begin to raise money for an endowment to fund educational and other arts-related programming at the City Springs Performing Arts Center ("PAC"), opening in 2018.

"Creating places of community is a core strategy in creating City Springs. One of those place-makers is through the arts, and with the help of the Foundation, we can support those efforts providing resources needed to make certain we create, attract and develop the highest quality programming and educational opportunities for our entire community," - Mayor Rusty Paul

The first seven members of the Foundation will serve as the governing body of the Foundation ("Executive Committee"), with the flexibility for the appointment of additional Executive Committee members at a later date. The Executive Committee will include the City Manager and, in an ex officio role, the PAC's general manager.

To kick start fundraising efforts, the City is requesting that the Development Authority consider contributing \$75,000 in start-up funding for the Sandy Springs Foundation. Should the Development Authority agree to support this request, the City is prepared to contribute an additional \$50,000.

The Executive Committee of the Foundation believes that these two combined contributions will send a strong message that Sandy Spring is committed to arts and educational programming on a sustainable basis. This level of public commitment will greatly enhance their ability to fundraise from other corporate and private donors.



SANDY SPRINGS

GEORGIA

Discussion:

This project meets the mission statement adopted by the Authority in November 2016:

“The primary mission of the Sandy Springs Development Authority is to support City-sponsored projects, City redevelopment and economic development goals, educational institutions or other non-profit organizations in the City by providing taxable and tax-exempt bond financing opportunities and other incentives pursuant to the Georgia Development Authorities Law”

Recommendation:

Staff recommends approval.



8/31/2017

**CASH AND INVESTMENTS
THROUGH PERIOD 01, JULY FY 2018**

UNAUDITED**SUNTRUST & PNC BANK**

MONEY MARKET	\$34,823
OPERATING ACCOUNT	7,849,088
COMMUNITY DEVELOPMENT ESCROW	3,883,468
POLICE - CUSTODIAL ESCROW	16,962
POLICE - FEDERAL FORFEITURE	239,752
POLICE - STATE SEIZED RESTRICTED	325,972
POLICE - STATE SEIZED UNRESTRICTED	83,853
POLICE - FEDERAL SEIZED TREASURY FUND	197,789
POLICE - FEDERAL SEIZED FUNDS US POSTAL SERVICES	33,135
HOTEL / MOTEL TAX ACCOUNT	423,747
COURT SERVICES	719,246
IMPACT FEE ACCOUNT	7,076,402
RECS & PARK SCHOLARSHIP/PRIVATE CONTRIBUTIONS FUND	38,350
TREE FUND ACCOUNT	330,852
HOSPITALITY BOARD	1,316,447
DEVELOPMENT AUTHORITY OPERATING	365,824
DEVELOPMENT AUTHORITY MONEY MKT	34,083
T-SPLOST	2,681,122
TOTAL SUNTRUST & PNC BANK	\$25,650,914

GEORGIA FUND ONE	\$76,060,140
FIRST TENNESSEE	10,500,000
US BANK - CONSTRUCTION FUND	55,533,338
US BANK - SINKING FUND	103
TOTAL INVESTMENT ACCOUNTS	\$142,093,581

TOTAL CASH AND CASH EQUIVALENTS	\$167,744,495
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DEVELOPMENT AUTHORITY REVENUES & EXPENDITURES
THROUGH PERIOD 01, JULY FY 2018

08/31/2017

SANDY SPRINGS™
GEORGIA

GL ACCOUNT	DESCRIPTION	JULY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
Revenues					
840-0000-10-361000	INTEREST REVENUE	-	-	-	- %
	INVESTMENT INCOME	-	-	-	- %
	Total Revenues	\$-	\$-	\$-	- %

DEVELOPMENT AUTHORITY EXPENDITURES

840-1595-10-521240	PROF SVCS-NON-PROFITS	-	-	25,000	- %
840-1595-10-523100	PROPERTY & LIABILITY INS	5,045	5,045	5,500	91.73 %
840-1595-10-523500	TRAVEL	-	-	250	- %
840-1595-10-523700	EDUCATION/TRAINING	-	-	250	- %
Operations & Capital		5,045	5,045	31,000	16.27 %
	DEVELOPMENT AUTHORITY EXPENDITU	5,045	5,045	31,000	16.27 %
	Total Expenditures	\$5,045	\$5,045	\$31,000	16.27 %
DEVELOPMENT AUTHORITY - 840		(\$5,045)	(\$5,045)	\$31,000	16.27 %