

City of Sandy Springs Development Authority Meeting was held at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, Georgia, 30328, on September 13, 2018, at 8:30 a.m.

I. DA18-022 Call to Order

Chairperson Chip Collins called the meeting to order at 8:35 a.m.

II. DA18-023 Roll Call

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

Staff and Representatives Present: City Attorney Dan Lee, Director of Economic Development Andrea Worthy, Assistant City Manager Jim Tolbert, and Assistant City Clerk Kelly Bogner.

III. DA18-024 Approval of the Meeting agenda

Motion and Vote: Authority Member Sterling moved to approve the September 13, 2018 Meeting agenda. Authority Member Steele seconded the motion. The motion carried unanimously.

IV. DA18-025 Approval of Minutes from Meeting held May 10, 2018

Motion and Vote: Authority Member Squire moved to approve the March 8, 2018, Sandy Springs Development Authority meeting minutes. Authority Member Steele seconded the motion. The motion carried unanimously.

New Business

V. DA18-026 Proposed Sponsorship City Green Concert Series

Assistant City Manager Jim Tolbert stated last year the Authority decided to set aside \$100,000 for the Sandy Springs Foundation and programming at the Performing Arts Center (PAC). The Authority also provided \$50,000 to the Foundation for startup costs. There is an opportunity for programming at City Springs and he is requesting \$25,000 from the Authority. Staff feels that it is important to have free concerts for the community. There is an opportunity to hold three concerts before the stage is taken down for the season. The first concert, Home by Dark, is scheduled for next week. This concert has been held in Alpharetta for many years. Attendees can pay to sit at a table and bring in outside food. The lawn area behind the tables will be open and free for anyone who chooses to attend. Staff is working on two other possible dates for concerts. One is in October, which will be a bluegrass concert with more than one band. The other concert would be November 9th as a continuation of the Veterans Day celebration. This concert will be a country/patriotic concert. Both concerts would be free to the public. We found a group to promote the concerts. The City does not own the necessary sound equipment for outside performances. When the City held its grand opening, it cost us \$14,000 for the sound equipment rental. The company that staff found will provide all the sound equipment for the second two nights for \$22,000. For the Home by Dark concert, the amount of \$3,000 will be applied towards those costs. If the Authority approves this, the promotional document for the first event will state "sponsored in part by the Sandy Springs Development Authority". The promotional documents for the other two events will state "sponsored by the Sandy Springs Development Authority".

Authority Member Jim Squire asked if this is similar to the Concerts by the Springs at Heritage Sandy Springs.

Assistant City Manager Tolbert responded it is similar. The City will hold a complete concert series next year. The City has hired Reed Haggard to do fundraising for sponsorships in addition to what the Foundation is doing. The Foundation is working on the charitable donations. The City will not compete with Heritage. We may hold concerts twice a month next year in the spring and fall.

Authority Member Gabriel Sterling asked what the dates of the concerts will be.

Assistant City Manager Tolbert stated the first date will be October 26th. There will be a concert on September 23rd and November 9th. The promotion company also promotes the concerts in Marietta. They have been promoting the concerts there for about twenty-five years. They also promote concerts in the cities of Suwanee, Peachtree Corners, and Woodstock. The City of Woodstock has some free concerts and some paid concerts.

Chairman Collins asked if there would be food trucks at the events.

Assistant City Manager Tolbert stated not at these events. Staff is looking at creating a food truck day about every two weeks at City Springs, as well as having a small band.

Authority Member Sterling asked about the tables that will be for sale at the event and where will the money be spent.

Assistant City Manager Tolbert stated that money goes to the PAC operations funds. There will be food for sale at the Home by Dark event for anyone that does not bring their own food. They may decide to have food trucks at the other events.

Authority Member Sterling asked if any of the restaurants will be open by then.

Assistant City Manager Tolbert responded probably not.

Authority Member Squire asked if the November 9th event is to celebrate Veterans Day.

Assistant City Manager Tolbert stated yes. The event will be held at City Springs this year along with the Marine Corps birthday celebration.

Chairman Collins asked Director of Economic Development Worthy about the signage.

Director of Economic Development Andrea Worthy stated she will work with communications to ensure the signage is in place for the events.

Motion and Second: Authority Member Squire moved to approve Agenda Item No. DA18-026, sponsorship of the City Green Concert Series. Authority Member DiLuzio seconded the motion.

Authority Member Sterling asked how much money is in the Development Authority fund.

Director of Economic Development Worthy stated the Authority has about \$350,000.

Authority Member Squire clarified his motion by stating that the sponsorship amount to be provided by the Authority is \$25,000.

Authority Member Sterling stated if we donate \$25,000 to the concert series, the Authority will have another \$25,000 to donate towards other programming moving forward.

Chairman Collins asked if this plan contradicts any promises the Authority made for donating up to \$50,000. Originally, the Sandy Springs Foundation came to the Authority and we agreed to donate \$50,000 to them for programming.

Assistant City Manager Tolbert stated he does not believe so. The Foundation will be placing a separation between them and the City at the end of the month, because we found that the City being part of the Foundation is causing them difficulty while fundraising. It is a branding issue, among other things.

City Attorney Dan Lee stated he remembers that when the Authority agreed on the seed money for the Foundation, there was great concern about transparency. One of the significant moves that the Foundation is making by separating from the City is, they will attempt to no longer be subject to the open meetings and open records laws.

Assistant City Manager Tolbert stated it is very difficult to talk in an open forum about a financial gift anonymously. One item the Foundation needs is access to donor software. If they have that donor software in their possession, and the City is associated with them directly, then that information is subject to an open records request.

Chairman Collins asked what the Foundation's mission is.

Assistant City Manager Tolbert stated their mission is to support arts in the community and the PAC.

Chairman Collins asked if the support is through infrastructure or programming.

Assistant City Manager Tolbert stated the support is both operational and programming.

Chairman Collins asked if the Foundation would sponsor their own concert.

Assistant City Manager Tolbert responded no. The Foundation would give the City money to help sponsor concerts.

City Attorney Lee stated the Foundation's stated purpose was to grant money to the PAC for educational purposes for children.

Chairman Collins stated he is confident the Authority is not impeding the Foundation's ability to raise money.

Assistant City Manager Tolbert stated the Foundation will create an arts/education program.

Authority Member Squire asked when the separation will occur.

Assistant City Manager Tolbert responded two weeks from today.

Authority Member Dan DiLuzio asked if the Foundation is a 501 (c)(3).

Assistant City Manager Tolbert responded yes.

Authority Member DiLuzio stated he was trying to figure out how the Foundation would operate under the open records act.

Assistant City Manager Tolbert stated it has been very difficult for the Foundation.

Chairman Collin stated he would like to make sure there is agreement that the concert series is in line with the Authority's mission of supporting a City sponsored project. The mission is also supporting City redevelopment and economic development goals. The purpose of the City Center was to bring people to the City Center and support local businesses.

Authority Member Squire stated the Authority is taking action today while the Foundation is under the existing organizational model. We are doing this with the same connection to the City today that we did when the original \$50,000 was approved.

City Attorney Lee stated the motion means the funds are to go directly to the City.

Assistant City Manager Tolbert stated the last check from the Authority was written directly to the City.

Authority Member Sterling asked if the Authority will have a prepaid table at the event.

Assistant City Manager Tolbert stated a table can probably be provided.

Chairman Collins stated he thinks it is entirely appropriate, as part of the recognition, for Authority members to be in attendance. If an Authority member does attend, it would be appropriate to have that individual give a thirty second introduction prior to the start of the concert.

Authority Member Sterling asked about Home by Dark.

Chairman Collins stated the event is a songwriter's roundtable. The songwriter does the singing.

Authority Member Squire stated because he is a Veteran, he would like to request a seat at the event on November 9th.

Vote on the Motion: The motion carried unanimously.

Chairman Collins stated the Authority has made another donation of money to the Innovation Center through the Sandy Springs Perimeter Chamber. As the Chamber Chair, it has been one of his goals this year to make sure the Innovation Center is supported. The Center is doing great and has reached capacity in regards to usage. We are now reconfiguring it to make desk space. There have been quite a few events held at the location. The Center has started programs in partnerships with the schools.

Authority Member DiLuzio stated one of the first tenants is leaving the Center.

Chairman Collins stated these tenants were the first two individuals that rented office space and they have now grown to six or seven employees. The Innovation Center is holding a rebranding and graduation ceremony for the first tenants.

Authority Member DiLuzio stated he believes the event is scheduled for September 27th.

Chairman Collins stated as part of the reconfiguring of the Center, a storage closet is being turned into a Podcast booth paid for by the Sandy Springs Reporter. The money was well spent and he thanked the Authority. We know for a fact that we have created jobs.

Authority Member Sterling stated there has often been discussion about the Big Lots site. Mr. Blanchard will not be continuing with the deal, because the environmental issues were too great. Member Sterling asked Director of Economic Development Worthy if she could look at options, if the Authority were able

to do a tax abatement for redevelopment at this site. This would be for whoever develops the property with a commercial mix. The only suggestion he is hearing is for senior apartment housing. The property is zoned store front three, so the highest that can be built here is three stories. He wants to be sure there is good development constructed in this area. His big concern is if they cannot get a buyer for the property, the current owners will do a facelift on the property and then rent it out. We would then be stuck with the property as it is. This would not help the north end redevelopment.

VI. DA18-027 Adjournment

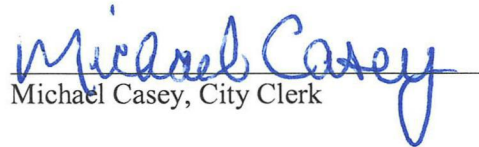
Motion and Vote: Authority Member Steele moved to adjourn the meeting. Authority Member DiLuzio seconded the motion. The motion carried unanimously. The meeting adjourned at 9:01 a.m.

Date Approved: November 27, 2018



Chip Collins, Chairman





Michael Casey, City Clerk