

South Fulton Development Authority
Monday October 28, 2019 @ 6:00 PM
Fairfield Inn & Suites by Marriott,
7775 Ella Lane, Fairburn, GA 30213



The Honorable Mark Baker, Chairman
The Honorable Stacy Blakley, Director
The Honorable Jamal Grooms, Director
The Honorable Arnold Jiggetts, Director
The Honorable Shelley Lamar, Director
The Honorable Andrew Pierson, Director
The Honorable Ric Ross, Director

Agenda

1. Meeting Called to Order
2. Roll Call
3. Approval of Meeting Agenda
4. Approval of 9/30/19 Meeting Minutes
5. Public Comment
6. Discussion:
 - a. Supplemental Training / Retreat
 - b. Budget Adoption
7. Executive Session (Personnel, Litigation and/or Real Estate)
8. Adjournment



DIVIDER SHEET

CITY OF SOUTH FULTON, GEORGIA
Development Authority Meeting
Fairfield Inn & Suites by Marriott
Monday, October 28, 2019, 6:00 PM



Attendees: Honorable Mark Baker, Chairman, Board of Directors
Jamal Grooms, Vice-Chairman, Board of Directors
Arnold Jiggetts, Secretary, Board of Directors
Shelley Lamar, Treasurer, Board of Directors (Arrived 6:23 PM)
Stacy Blakley, Director, Board of Directors
Ric Ross, Director, Board of Directors

Staff: Emilia Walker, City Attorney
Corey Adams, Sr., Deputy City Clerk
Christopher Pike, City Economic Development Director
Frank Milazi, City Chief Financial Officer (CFO) and Treasurer

Other Attendees: Honorable khalid kamau, Councilmember, District 6

MEETING MINUTES

The meeting was called to order by Chairman Baker at 6:03 PM.

The roll call was conducted by the Deputy City Clerk. A quorum was established. Director Andrew Pierson was absent.

A motion was made by Director Grooms and seconded by Director Blakley at 6:04 PM to recess the meeting until staff arrives. The motion passed 5-0.

A motion was made by Director Grooms and seconded by Director Ross at 6:05 PM to reconvene the meeting. The motion passed 5-0

A motion was made by Director Blakley and seconded by Director Grooms to approve the agenda. The motion passed 5-0

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A motion was made by Director Blakley and seconded by Director Jiggetts to approve the minutes of the September 30, 2019 Meeting with the following corrections as noted by Director Blakley:

Page 2, Item, 6(a), ¶3 – spelling correction to the word “separate”

Page 2, Item, 6(b), #3 – Director sought clarification, not whether the code section was required.

The motion passed 5-0.

There were no speakers during the Public Comment portion of the meeting.

Discussion Items

A motion was made by Director Grooms and seconded by Director Ross to hold item 6(a.) – Supplemental Training/Retreat Discussion until after Director Lamar arrives. The motion passed 5-0.

6(a.) (later in the meeting): Director Lamar discussed conversations held with Georgia Power regarding the proposed retreat. Representatives from Georgia Power seek clarification regarding employee roles and responsibilities between the Development Authority and City Economic Development Department. The recommendation is to move the retreat to mid-December 2019 or early January 2020. Chairman Baker expressed his concern with delaying the date of the retreat. Director Lamar explained the reasons for the revised retreat dates. Director Blakley suggested that the Authority establish a solid foundation and not rush this process. Director Lamar advised she will send a doddle poll with new proposed dates for the retreat.

Attorney Walker advised that Douglas Selby, a bond attorney, is available to provide training to the Authority as well. It is unknown at this time whether Mr. Selby will charge a fee for the training. Mr. Selby specializes in revenue enhancement opportunities and bond financing. -

6(b.) Budget Adoption: CFO Milazi presented and reviewed the draft Budget for the Development Authority. Discussion was conducted regarding specific line items. CFO Milazi noted that adjustments to the line items within the \$200,000 Budget can be adjusted at any time by the Authority. The City Attorney recommended that Authority members obtain cell phones from the Authority instead of using their personal cell phones. The City’s Information Technology Department is researching whether phones can be purchased using the same plan that the City utilizes. A motion was made by Director Lamar and seconded by Director Grooms to approve the Budget as presented with the following amendments:

- Combine rental and rent line items into one-line item
- Identify vendor for website design
- Establish e-mails for Development Authority members

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The motion was approved as amended 6-0.

Chairman Baker asked Mr. Pike if he had any updates for the Authority. Mr. Pike advised no. Chairman Baker advised that he will save his real estate-related questions for Mr. Pike for the executive session.

Executive Session

A motion was made by Director Grooms to recess for an executive session to discuss Real Estate, Litigation and Personnel at 6:53 PM. The motion was seconded by Director Blakley and the motion passed 6-0.

A motion was made by Director Grooms to close the executive session at 8:28 PM. The motion was seconded by Director Lamar and the motion passed 6-0.

Chairman Baker reported that there is public action after discussion in the executive session.

A motion was made by Director Grooms and seconded by Director Blakley to direct the City Attorney to not take any action regarding the Halpern deal. The motion was withdrawn by Director Grooms.

A motion was made by Director Grooms and seconded by Director Lamar to direct the City Attorney to proceed with discussions with Halpern regarding the Usufruct proposal and other deals currently under consideration. The motion passed 5-1. Director Blakley voted in opposition.

Chairman Baker announced that the Authority may have to meet again prior to the next meeting. If required, a poll will be sent to Authority members.

Director Ross reiterated to Authority members the purpose of the Authority and why they are on the Board. The focus should always be on City residents and protecting their interest. Director Blakley affirmed this statement and appreciates that decisions and positions are not taken personally.

Director Jiggetts advised he is still working on the small business program for the Authority and will seek funding from the Authority at some point in the future.

Director Grooms provided a closing word from Colossians 3:12 for the assembled.

A motion was made by Director Grooms to adjourn the meeting at 8:39 PM. The motion was seconded by Director Blakley. The motion passed 6-0.