

**South Fulton Development Authority
dba
ENVISION SOUTH FULTON
Regular Meeting
Monday, June 28, 2021@ 6:00 PM
VIRTUAL**



**The Honorable Mark Baker, Chairman
The Honorable Jamal Grooms, Vice-Chairman
The Honorable Arnold Jiggetts, Secretary-Treasurer
The Honorable Thant Coleman, Director
The Honorable Alicia Ivey, Director
The Honorable Mercedes Miller, Director
The Honorable Andrew Pierson, Director
The Honorable Derek Pollard, Director
The Honorable Ric Ross, Director**

Agenda

1. Meeting Called to Order
2. Roll Call
3. Approval of Meeting Agenda
4. Approval of 4/26/21 Regular Meeting Minutes
5. Public Comment (Comments must be submitted in advance and will be read by Clerk)
6. Presentation: Senior Housing Development Proposal, presented by Michael Williams
7. Discussion: Website enhancements and related community outreach
8. Adjournment

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Attendees: Honorable Mark Baker, Chairman, Board of Directors
Arnold Jiggetts, Secretary, and Treasurer, Board of Directors
Thant Coleman, Director, Board of Directors
Alicia Ivey, Director, Board of Directors
Mercedes Miller, Board of Directors
Andrew Pierson, Director, Board of Directors
Derek Pollard, Director, Board of Directors
Ric Ross, Director, Board of Directors

Staff: Emilia Walker, Authority Attorney
Corey Adams, Sr., City Clerk

Guests: Michael Williams, Thompson Obrien LLC.
Ryan Oros, Provision Holdings, LLC.
Craig Gearhart, Grey Partners

REGULAR MEETING MINUTES

The meeting was called to order by Chairman Baker at 6:00 PM.

The roll call was conducted. A quorum was established. Director Jamal Grooms was absent.

A motion was made by Director Miller and seconded by Director Ivey to approve the agenda. The motion was approved unanimously.

A motion was made by Director Jiggetts and seconded by Director Pollard to approve the minutes for the 4/26/21 Regular Meeting. The motion was approved unanimously.

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Public Comment: There were no comments submitted for public comment. Chairman Baker requested that the Clerk provide the information previously requested by a citizen.

Discussion:

1. Senior Housing Development: Michael Williams, Thompson Obrien LLC.

Mr. Williams presented the proposed proposal on behalf of Lifted Reformation Christian Churches to develop a senior housing development project located on Washington Road. The lead church is Spread the Word Ministries pastored by Pastor John Battle. The specific site cannot be publicly identified due to land negotiations; however, the project proposes 240 units with 56 one-bedroom units and 24 two-bedroom units. The project entails greenspace and a recreation area for its residents. The project will be open to all residents in South Fulton County. The developer may seek Development Authority incentives at some time in the future.

A brief question and answer period followed the presentation. Development Authority Directors encouraged Pastor Battle to attend a future meeting. Additionally, Chairman Baker informed the Board that he has spoken with the District Councilmember, Councilmember Willis and she is in support of the project. Upon inquiry, Mr. Williams advised that he has had no interaction with the Downtown Development Authority regarding this project.

2. Website Enhancements and Related Community Outreach

Director Jiggetts made a motion to authorize staff to proceed with headshots, website development and mailing of marketing materials. The motion was seconded by Director Ivey. The motion was approved unanimously. Chairman Baker requested that the Clerk proceed with scheduling photo headshots of the Directors.

Director Miller inquired about the status of the main marketing staff position. Chairman Baker advised that discussions are ongoing with the City via the City Manager. He expects to report back to the Board soon regarding personnel.

Director Ivey encouraged the Board to consider hosting a townhall meeting for the public to introduce the Board and hear the public's desires regarding development.

Director Jiggetts made a motion to reconsider and amend the agenda to allow for an update presentation from Ryan Oros who presented a multifamily development project at the April 26, 2021, Development Authority meeting. The motion was seconded by Director Ivey. The motion was approved unanimously.

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3. Development Presentation: Provision Holdings, LLC., Ryan Oros

Mr. Oros advised that they have enhanced the site plan for the proposed GreyStar mixed-use development project located at Highway 74 and Oakley Industrial Boulevard. The site is 15 acres and envisions 300-320 proposed apartment units with 3 stories.

The greenspace and amenity area has been enhanced. Additionally, the 2,500 square foot commercial space has been reconfigured. Mr. Oros and his business partner, Craig Gearhart envision this area as a potential incubator space for small businesses. A brief question and answer period followed the discussion.

There was no executive session conducted.

Director Ivey was given a point of personal privilege to announce her participation in the State mandated training for Development Authority members. She encouraged her colleagues to take advantage of the training and enjoyed the wealth of knowledge she attained.

Director Miller made a motion to adjourn the meeting at 6:56 PM. The motion was seconded by Director Jiggetts. The motion was approved unanimously.

NOTE: The meeting is being conducted under special emergency circumstances due to the COVID19 (also known as the Coronavirus) pandemic. Authority Directors and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel for public access.