

DEVELOPMENT AUTHORITY OF COBB COUNTY

Minutes of Meeting February 17, 2015

Pursuant of notice, The Development Authority of Cobb County met at the Cobb Chamber of Commerce, 240 Interstate North Prkwy, Atlanta, GA 30339, on February 17, 2015 at 11:00 am.

MEMBERS PRESENT

Clark Hungerford
Bob Morgan
Al Searcy
Richard Moore
Karen Hallacy

SEYFARTH SHAW

Dan McRae
Mike Diamond

GUESTS

Heidi Isom, Marietta Power & Water
Michael Hughes, Cobb County
Randy Scamihorn, CCSB
Mike Winters, Cobb Chamber
Ken Pollock, McKenna Long
Patrick Ouzts, Gregory Doyle
Andrew Egan, Kutak Rock
Rick Bradshaw, TPA Group
Tom Cobb, Oakmont Industrial Group
Bill Holby, King & Spalding

DEVELOPMENT AUTHORITY STAFF

Nelson Geter
Amanda Blanton

Chairman Hungerford called the meeting to order.

MINUTES:

Members reviewed the minutes of January 20, 2015 meeting. Chairman Hungerford asked there be a motion to approve the minutes. Ms. Hallacy made a motion to approve the minutes. Mr. Morgan seconded the motion and the motion was unanimously approved. (5 yes - 0 no)

FINANCIAL REPORT:

The financial report was presented to the members. Following the board's review, Mr. Moore made a motion to approve the report as presented. The motion was seconded by Mr. Morgan and the motion was unanimously approved. (5 yes - 0 no)

Home Depot: Mr. Ken Pollock, McKenna Long Aldridge, spoke on behalf of the project. The Board was presented with a bond resolution to cover the two existing spaces in Vinings and Cumberland and the new IT center in Newmarket Office Park in Marietta. The presented bond resolution, not to exceed \$200M, will be drawn down periodically over the next 10 years, so they are asking for the tax savings to be extended for an additional 10 years. The next step is bond validation and review by the Board of Tax Assessors. Because not all documents were present for the board to review and amendments needed to be made to those received, Chairman Hungerford made a motion to table the item and call a special meeting on Tuesday, March 3rd at 11:00am with the final documents sent to the board no later than the 26th. Mr. Moore seconded the motion and the motion was unanimously approved. (5 yes – 0 no). After much discussion, Chairman Hungerford made a motion to include language in the bond documents that would keep the project revenue neutral over the term of the lease. Mr. Moore seconded the motion. Ms. Hallacy then made a motion to amend the Chairman's motion to use language that would ensure that the project stay revenue neutral through adjustments made to the pilot payments. Chairman Hungerford amended his motion to

read that revenue neutrality apply to any existing abatements. Mr. Moore seconded the amendment and the amended motion was unanimously approved. (5 yes – 0 no)

TPA Group: Andrew Egan, Kutak Rock, and Rick Bradshaw, TPA Group, spoke on behalf of the project. Mr. Egan described the project as a Class A office tower to be located on Akers Mill and Cumberland Blvd. Mr. Bradshaw further explained that the area is zoned for up to 350,000SF of office along with parking. Renderings show 200,000SF and parking ratio is 3.5/1000. Commitments from tenants is still under evaluation. The company is seeking approval of the final bond resolution in the amount of \$60M and application to the Board of Tax Assessors. Mr. Morgan made a motion to approve the final bond resolution in the amount not to exceed \$60M. Mr. Searcy seconded the motion and the motion was approved. (4 yes – 1 no (Hallacy))

Oakmont Project: Mr. Bill Holby, King and Spalding, and Mr. Tom Cobb, Oakmont, spoke on behalf of the project. They are seeking approval of an inducement resolution in the amount of \$24.8M for a warehouse distribution center. This project will be a joint venture between Oakmont and Carlisle Group. The 605,000SF warehouse will be located near Six Flags and is the assemblage of 3 different parcels. The developer is spending \$1.5M on site improvements and the proposed building will be constructed for leasing tenants. Those tenants will most likely be warehouse users and logistics companies. An estimated 200 jobs will be created from the project and it has been approved as an Enterprise Zone. Mr. Searcy made a motion to approve the inducement resolution in the amount not to exceed \$24.8M. Ms. Hallacy seconded the motion and the motion was unanimously approved. (5 yes – 0 no)

Grants Committee: ARMAC approached the committee with a proposal to open a commissary for Cobb's veterans and active duty military. They committee approved a grant in the amount of \$85,000 to be paid on 4 equal installments for the purpose of covering facility rent for the commissary.

Legal Counsel Updates: Mr. McRae discussed bills pending in the General Assembly to include HB97 – Open Agreements Act, SB16 – Job Creation Standards Act, SB59 – Public Private Partnerships, and SB85 – Amending the definition of “projects” in the Development Authority’s law and eliminate troublesome language.

Executive Director Updates: Mr. Geter spoke on an upcoming refunding project from KSU for \$60-70M. He also mentioned that he will begin enforcing the board’s 2 week viewing policy for any agenda items to be presented. Those items not submitted in a timely manner with the required documentation will not be added to the agenda.

There being no further business, the meeting was adjourned.